



Environmental Planning Commission

Agenda Number: 05
Project #: 2019-002920
SI-2020-00996
Hearing Date: November 12, 2020

Staff Report

Agent	Tierra West, LLC
Applicant	Maverick Inc.
Request	Major Amendment Site Plan– EPC
Legal Description	Tract G2B Plat of Tracts G-2-A & G-2-B Montgomery Complex
Location	Located on the northwest corner and Montgomery Blvd. NE and Carlisle Blvd. NE
Size	Approximately 2.25 acres
Existing Zoning	MX-M

Staff Recommendation

APPROVAL of
Project # 2019-002920, SI-2020-00996
based on the Findings 1-13 beginning on p.
19 .

Staff Planner EPC

Leslie Naji, Senior Planner

Summary of Analysis

This request is for a major amendment to an approved site plan that would remove the previously approved design standards and default to current IDO standards. The design standards were part of a site development plan for a religious facility, which no longer occupies the subject site. The applicant plans to construct a light vehicle fueling station using applicable IDO standards.

The subject site is located on the northwest corner of Carlisle Blvd NE and Montgomery Blvd NE, east of Interstate 25, containing approximately 2.25 acres. The subject site is in an Area of Change as designated by the Comprehensive Plan and is zoned MX-M (Mixed-Use – Moderate Intensity Zone District).

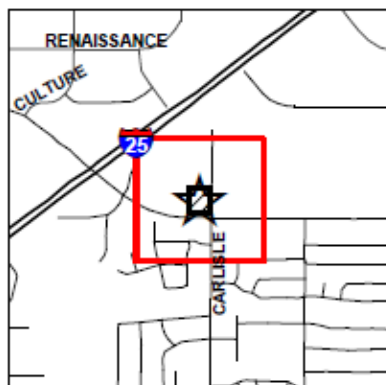
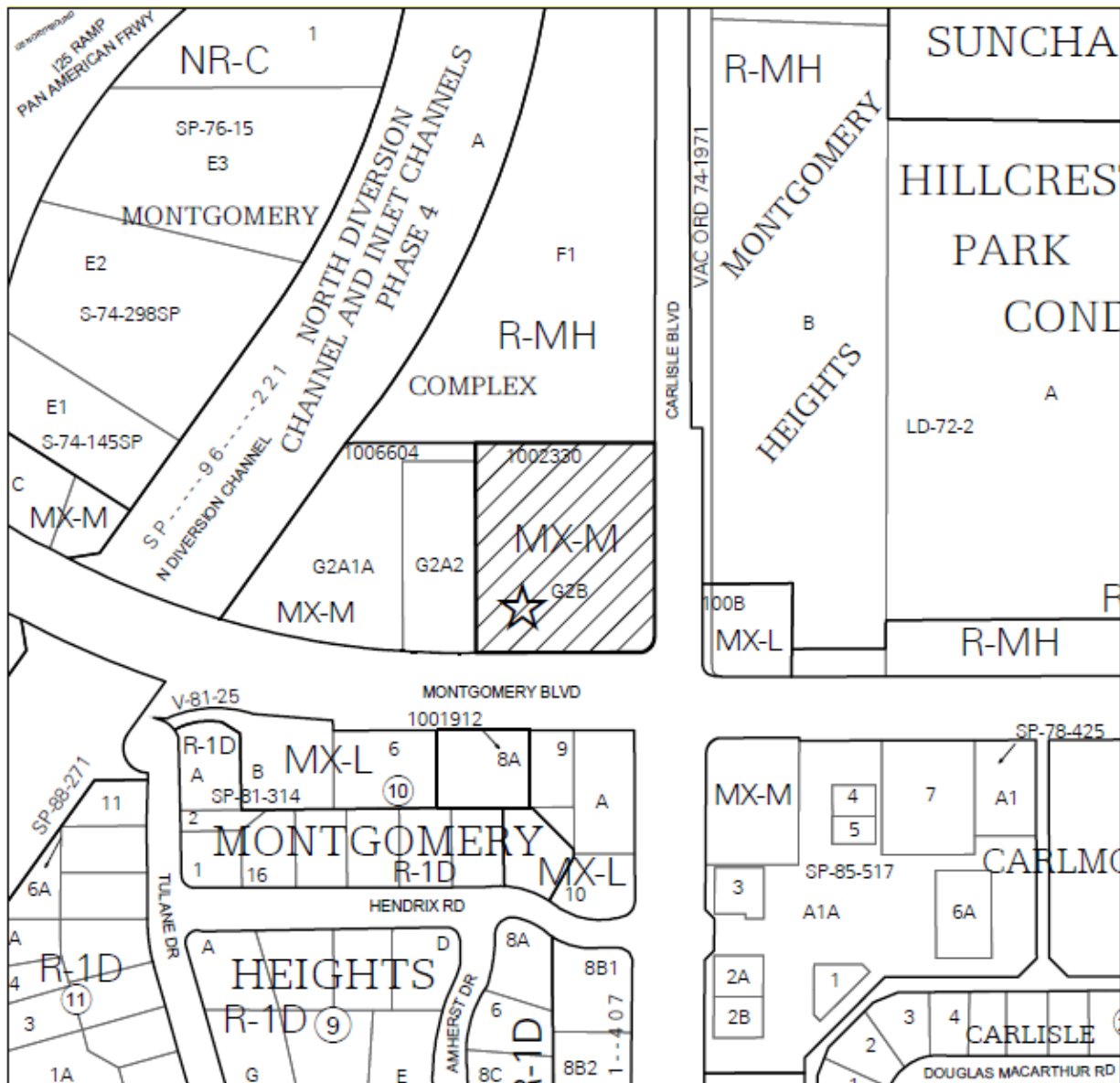
The Hodgin Neighborhood Association and the Districts 4 & 7 Coalitions of Neighborhood Associations were notified along with property owners within 100 feet of the subject site as required. There is no known opposition.

Staff recommends approval.

Map







IDO ZONING MAP

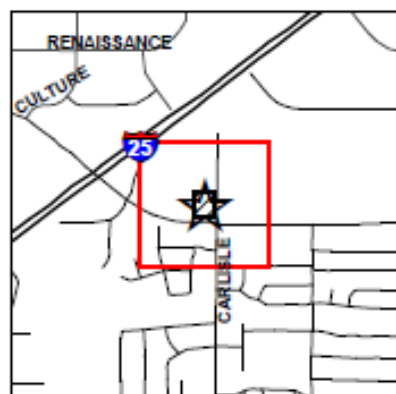
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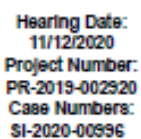
1 inch = 225 feet

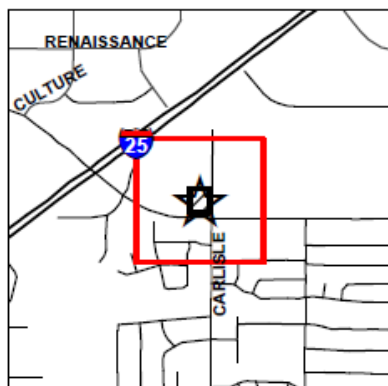
Hearing Date:
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PR-2019-002920
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Zone Atlas Page:
F-16



Note: Gray shading indicates County.

Zone Atlas Page:
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LAND USE MAP

Note: Gray shading
indicates County.

Key to Land Use Abbreviations

LDRES Low-density Residential	APRT Airport
MULT Multi-family	TRANS Transportation
COMM Commercial Retail	AGRI Agriculture
CMSV Commercial Services	PARK Parks and Open Space
OFC Office	DRNG Drainage
IND Industrial	VAC Vacant
INSMED Institutional / Medical	UTIL Utilities
ED Educational	CMTY Community
	KAFB Kirtland Air Force Base



1 inch = 225 feet

Hearing Date:

11/12/2020

Project Number:

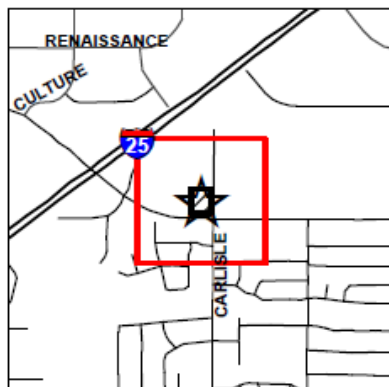
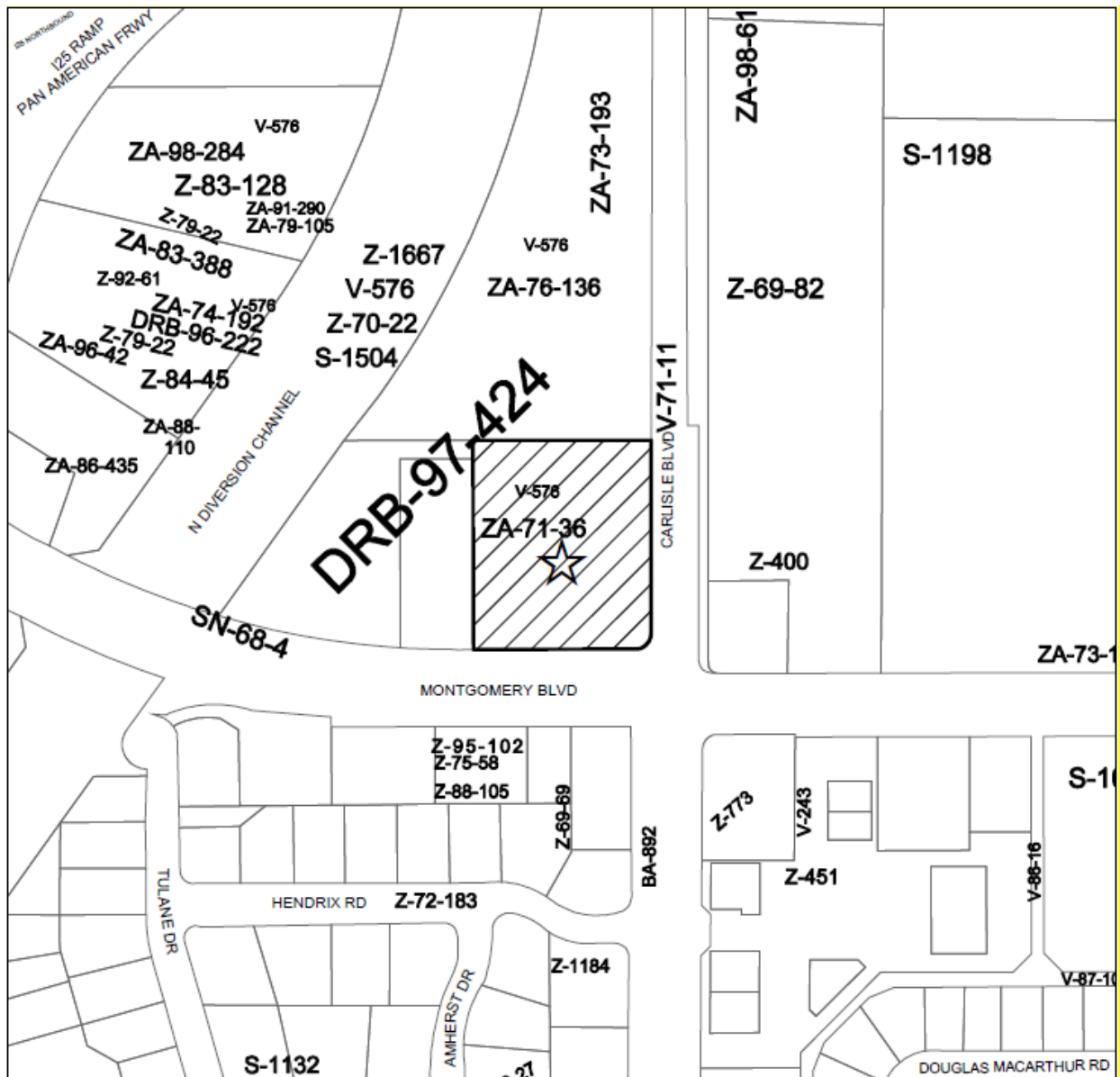
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Case Numbers:

SI-2020-00996

Zone Atlas Page:

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HISTORY MAP

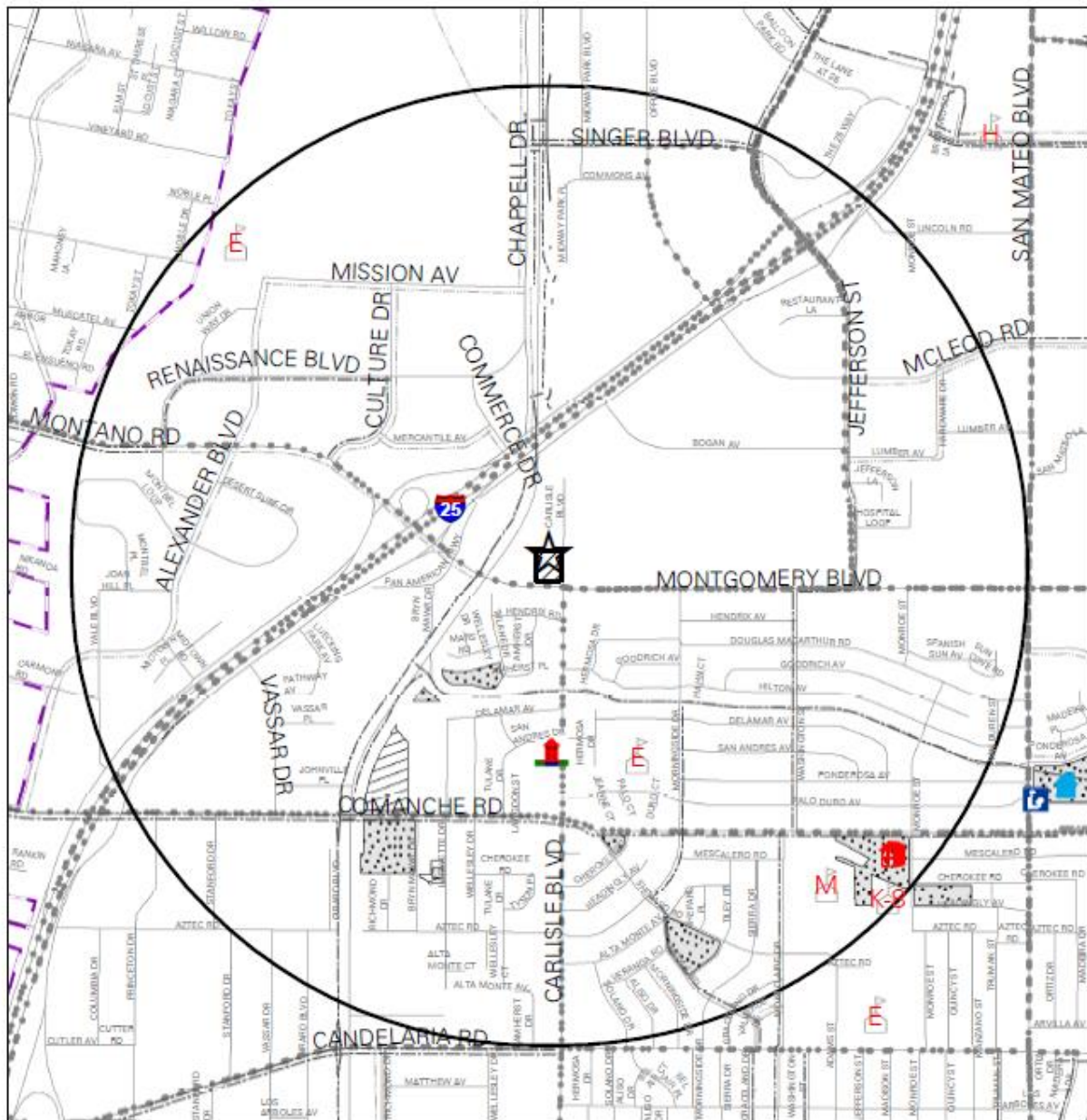
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1 inch = 225 feet

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Project Number:
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Case Numbers:
SI-2020-00996

Zone Atlas Page:
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Public Facilities Map with One-Mile Buffer

- | | | | |
|----------------------|-------------------------|--------------------------|-----------------------------|
| Community Center | Fire | Public School | Landfill designated by EHD |
| Multi-Service Center | Police | Proposed Bike Facilities | Landfill Buffer (1000-feet) |
| Senior Center | Sheriff | ABQ Bike Facilities | Developed City Park |
| Library | Solid Waste | ABQ Ride Route | Undeveloped City Park |
| Museum | Albuquerque City Limits | | Developed County Park |
| | | | Undeveloped County Park |

Project Number: PR-2019-002920

0 0.5 1 Miles

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I. INTRODUCTION

Surrounding zoning, plan destinations and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	MX-M	Change	Community/Vacant
<i>North</i>	R-MH	Change	Multi-Family
<i>South</i>	MX-L	Change	Vacant/ Commercial
<i>East</i>	R-MH/MX-L	Change	Multi-Family/Commercial
<i>West</i>	MX-M	Change	Commercial

Request

This is a request for approval of a Major Amendment to prior approved EPC Site Plan. The applicant seeks to repeal and replace Design Guidelines, Design Standards, Conditions and Restricted/Prohibited Uses of the controlling site development plan and replace them with the currently adopted Integrated Development Ordinance (IDO) in order to facilitate future redevelopment of the site.

The legal description is all or a portion of Tract G2B Plat of Tracts G-2-A & G-2-B Montgomery Complex (the “subject site”). The site is located on the northwest corner of Montgomery Blvd. NE and Carlisle Blvd. NE. The “subject site” is zoned MX-M (Mixed-Use – Moderate Intensity Zone District) and is approximately 2.25 acres.

The subject site was developed according to a site development plan to religious institution uses in 1970 when the area was largely unimproved land. The religious facility has changed location and sold the property. The applicant and new owner is requesting repeal of the 1970 site plan and the application of IDO requirements and standards for the MX-M site.

EPC Role

The EPC is hearing this case because the subject was originally approved by City Council as the Planning Commission entity in 1970, now the EPC. The IDO states that amendments to plans approved prior to the IDO shall be reviewed and decided 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), including any required application fee, public notice, referral to commenting agencies, and public meeting or hearing. The request is a quasi-judicial matter.

Context

The subject site is located in the east side of the City and is at the northwest corner of the intersection of Montgomery Blvd. NE and Carlisle Blvd. NE. The site is located along Montgomery Blvd. NE and bordered by Carlisle Blvd. NE to the east, residential to the north and commercial business to the west.

The subject site is located in an Area of Change as designated by the Comprehensive Plan. The area surrounding the subject site are all Areas of Change with land uses that include commercial services, vehicle related services and high-density residential uses. The Site was originally developed in 1970 as a church and has been in continuous operations until the most recent sale. The area has undergone many changes since the original plan was proposed. At that time the area was largely vacant north and west of the subject site's location.

History

Historical tracking for the property is #ZA-71-36. City records revealed some documents relevant to the original 1970's approval specific to the site plan and church uses proposed and approved by City Council, which at the time was the equivalent of today's EPC. The approval was for a three-phase development plan which took place to create the current structures on the site which are now vacant. The original approved site plan, shows a square footage of 8,820 sq.-ft which increased to 15,503 sq.-ft at the completion of the three phases. (See Reduced Drawings)

Transportation System

According to the Long-Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), Montgomery Blvd. NE is functionally classified as a Regional Principal Arterial. Carlisle Blvd. adjacent to the property frontage is not classified.

A Traffic Impact Study (TIS) was completed and accepted by the COA and NM DOT in March of 2020 for the proposed Maverik Gas Station at the project site. The TIS identified approximately \$50,000 work of public roadway improvements to be completed with a future development, such as the Maverik store proposed.

Comprehensive Plan Corridor Designation

The ABC Comprehensive Plan shows Montgomery Blvd and Carlisle Blvd as a Major Transit Corridor. The site is not a part of a Character Protection or Historic Overlay Zone or within or near an Activity Center.

Trails/Bikeways

No bikeways are adjacent to the site. There is a paved multi-use trail along the North Albuquerque drainage channel about ¼ mile west of the site and a proposed bikeways along Montano Blvd. from the drainage channel to the west.

Transit

The subject site is served by two bus routes: #5 going north/south Along Carlisle and # 157 going east/west along Montgomery/Montano.

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)

The subject site is zoned MX-M, Mixed-Use Moderate Intensity Zone District, IDO 14-16-2-4(C). The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors.

The MX-M (Mixed-Use Moderate Intensity) zoning district has a maximum height allowance of 45 feet. It requires a 5-foot minimum front setback and a 15-foot rear setback.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

The subject site is located in an Area of Change as designated by the Comprehensive Plan. Applicable Goals and policies are listed below. Staff analysis follows in ***bold italic*** text. Applicants response is in *italic* text.

Chapter 4: Community Identity

Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

The request is consistent with Goal 4.1 because the amendment will enhance the existing area by providing commercial development that will contribute to protecting and preserving the community's distinct identity.

The character of the community has changed from 1970. At that time, it was open space north of Montgomery. The area is now characterized by commercial and multi-family residential uses. Removal from the original site plan will allow for more cohesive development in keeping with Goal 4.1. The request is consistent with Goal 4.1-Character.

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

Future development on the subject property will be subject to IDO design and standard requirements. These requirements will ensure appropriate scale and location of development and character of building design as well as to protect the identity and cohesiveness of the neighborhood. The standards include and are not limited to, dimensional standards (Pg. 194 Table 5-1-2), parking location and design (Pg. 240 Sect. 14-16-5-5(F)), buffer landscaping (Pg. 259 Sect. 14-16-5-6(E)), and building design standards (Pg. 291 Sect. 14-16-5-11(E)).

Future development would be subject to IDO requirements. These requirements will ensure appropriate scale and location of development and character of building design as well as protect the identity and cohesiveness of the neighborhood. The request is consistent with Policy 4.1.2.

Chapter 5: Land Use

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

The subject site is located within the Montgomery Blvd. Major Transit Corridor. This request is consistent with Goal 5.1 because infill development on this site can now be coordinated with roadway improvements per the IDO and the DPM following all improvements identified within the Traffic Study for the site.

The subject site is not located in a designated Activity Center, but it is along the Montgomery/Montano Major Transit Corridor. This request is consistent with Goal 5.1 because infill development on the subject site can now be coordinated with roadway improvements subject to the IDO and the DPM.

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

At this location within the Major Transit Corridor new development will support a sustainable development pattern by encouraging density and growth along a major corridor that has the necessary infrastructure to support further infill development. As the previous use (Church) has relocated and the site is now vacant, this creates instability in the region for which new development permissive within the MX-M which this development will enhance and re-stabilize

The proposed site plan would allow for a range of mixed uses in the MX-M zone adjacent to the Montgomery/Montano Transit Corridor and will contribute toward the growth of the surrounding community. This infill project, located in an Area of Change, would continue to encourage employment and development, accommodate growth and discourage the need for development at the urban edge. This request is consistent with Policy 5.1.1.

Policy 5.1.6 (b): Provide neighborhood-oriented commercial, retail, institutional, and public services.

The requested adoption of IDO zoning (specifically the MX-M zone) allows for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses. The site is adjacent to residential zone districts and commercial uses. MX-M uses and applicable development standards provide neighborhood-oriented commercial, retail, institutional and public services close to the residential uses.

The requested removal of site plan restrictions and incorporation of IDO standards allows for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses. The site is adjacent to residential zone districts and other MX-M sites. MX-M uses and applicable development standards provide neighborhood-oriented commercial, retail, institutional and public services close to the residential uses. This request is consistent with Policy 5.1.6(b).

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

The requested amendment to IDO (MX-M zoning) may provide opportunities for redevelopment to possible uses where residents can live, work, learn, shop and play together. There is a bus route and a stop along the Montgomery Blvd. property frontage that offers choices for transportation for services offered and for access to employment generated by the site redevelopment.

The requested site plan amendment would continue to provide opportunities in the community where residents can live, work, learn, shop and play. This request is consistent with Goal 5.2.

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

Policy 5.2.1 (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.

With an adoption of the IDO (MX-M zoning) the property may be redeveloped with business/es that offers a mix of uses that could create a healthy, sustainable and distinct community that brings goods and services within walking and biking distance of neighborhoods.

The subject site is located along two major bus routes and with walking or biking distance of several residential developments. The IDO standards would allow for development of uses that can easily serve the community bringing to the site goods and services not permitted under the controlling site plan. This request is consistent with Policy 5.2.1(a).

Goal 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The request to adopt the IDO (MX-M zoning) will enable redevelopment of the site that will maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The requested Site Plan amendment would provide for smaller-scale commercial development that will maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good. This request is consistent with Goal 5.3.

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

The adoption of the IDO (MX-M zoning) will support redevelopment and promote additional growth in this area where existing infrastructure and public facilities are available.

The requested Site Plan amendment would support additional growth in an Area of Change with existing infrastructure and public facilities. This request is consistent with Policy 5.3.1.

Policy 5.6.2 (b): Encourage development that expands employment opportunities.

Under IDO (MX-M zoning) the site may be redeveloped to a number of permissible uses, such as commercial uses, that will offer and expand employment opportunities in the area.

The proposed development will encourage commercial development that will expand employment opportunities in the area. This request is consistent with Policy 5.6.2(b).

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.

a) Provide appropriate transitions between uses of different intensity or density and between non-residential uses and single-family neighborhoods to protect the character and integrity of existing residential areas.

Under IDO (MX-M zoning) there are specific setbacks, buffering's and limits on building heights and massing's which provide suitable transitions between Areas of Change with Areas of Consistency, such is the case with the R-MH zoned property to the north of the subject site. These conditions will now be required for any new development. The IDO outlines such requirements which were established to further protect the character and integrity of the existing residential areas.

Although the entire area is designated an Area of Change, the zoning to the north of the site is R-MH with an existing multi-family housing development. The application of IDO standards for the site, rather than those of fifty years ago, will assure proper buffering between the existing apartment complex and new development on the subject site. It will also require additional landscaping along the public streets. This request is consistent with Policy 5.6.4.

Chapter 6: Transportation

Goal 6.1 Land Use – Transportation Integration: Plan, develop, operate, and maintain a transportation system to support the planned character of existing and future land uses.

The proposed adoption of the IDO for this property will allow for redevelopment of the site that was intended to be supported by the existing transportation system. The Major Transit Corridors of Montgomery Blvd. and Carlisle Blvd. can support the planned character future land uses under the MX-M zoning.

The proposed site plan amendment would allow for continued development around the existing transportation system to support the planned character of existing and future land uses along the Montgomery Transit Corridor. This request is consistent with Goal 6.1

Chapter 8: Economic Development

Goal 8.1 Placemaking: Create places where business and talent will stay and thrive.

Redevelopment of this site will expand the area with places where business and talent may wish to locate and stay.

While the development of this one site may not be a draw to talent, it will at least provide a site to draw in a new business. This request is consistent with Goal 8.1.

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 diverse economy. [ABC]

The proposed adoption of IDO zoning will enable redevelopment of the site that will generate tax revenue that can be used for infrastructure investment and municipal services. The proposed redevelopment will provide an improvement to the quality of life for residences by encouraging economic development that will provide jobs, goods, and services which improve the life for new and existing residents. The demand and supply and monetary transactions support a robust, resilient, and diverse economy. Redevelopment at this site, in conformance with the MX-M zoning guidelines is well suited for infill locations along a major transit and commercial corridors.

The site as it currently sits is vacant with an outdated building of use specific design and an entirely paved lot. Removal of the site specific use standards will open the site to development uses that can provide employment and services to the community. This request is consistent with Policy 8.1.2.

As demonstrated in the above policy narrative, the proposed removal from existing site-plan (site plan amendment) would be consistent with a preponderance of applicable Goals and policies found in the ABC Comprehensive Plan and would clearly facilitate its desired goals which provides a framework to guide private development land use decisions, and decision-makers as they contemplate new plans affecting the whole community.

III. SITE PLAN MAJOR AMENDMENT

14-16-6-4(Y) AMENDMENTS OF PRIOR APPROVALS describes the process. Because this action will result in a removal of the existing site plan, 6-6(H)(3) Review and Decision Criteria (Site Plan-EPC) applies.

The purpose of this Major Amendment to Site Plan is to remove the approved Site Plan for Subdivision Project Number: ZA-71-36. The Site Plan for Subdivision was approved in 1970 for church uses and recently the church has relocated. This request will enable redevelopment of the property under its IDO MX-M zoning. Future site plans would be approved through the DRB process.

6-6(H) SITE PLAN-EPC

6-6(H)(3) Review and Decision Criteria

Any application for a Site Plan – EPC shall be approved if it meets all of the following criteria. Applicant's response is in *Italic*; staff analysis follows in ***bold italic*** text.

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

Response: The proposed 'site plan replacement', for the existing 1970 plan to be replaced by the current provisions IDO and DPM, is consistent with the Comprehensive Plan, as demonstrated by the policy analysis above.

The site plan amendment is consistent with the ABC Comp Plan especially in the areas of Development in an Area of Change, Land Use, and Economic Development. The removal of the existing site plan will encourage broadened development options to meet an increasing need. See the above analysis and justification.

6-6(H)(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.

Response: This site is not subject to any terms and conditions related to special use or PD zoning or any related development agreements and/or regulations.

This site is not subject to any terms and conditions related to special use or PD zoning or any related development agreements and/or regulations.

- 6-6(H)(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.

Response: By removing the existing site plan and its use restrictions, future development will be consistent with the City's Goals and Policies as implemented by the regulations and standards of the IDO, DPM and all other adopted City regulations.

It is the intension of the applicant to abide by the IDO, DPM, and any other city regulations. The request is for removal of the terms and conditions specifically applied to development of the property in a prior per approval affecting the property fifty years ago.

- 6-6(H)(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.

Response: The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems have adequate capacity to serve any proposed redevelopment of the site.

The site is currently underutilized and has adequate infrastructure to accommodate new development. None of the responding utility agencies had any concerns or comments.

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

Response: The uses allowed by the site's MX-M zoning, in conjunction with applicable Development standards will not cause any significant adverse impacts on the surrounding area.

Any perceived adverse effects from the change of use, including traffic congestion, would be addressed through the use specific site plan at DRB.

IV. AGENCY and NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other interested agencies reviewed this application prior to the EPC Hearing. Few agency comments were received and all responded with, “No Adverse Effect”. Refer to the agency comments at the end of the staff report.

Neighborhood/Public

The Hodgin Neighborhood Association and the Districts 4 & 7 Coalitions of Neighborhood Associations were notified along with property owners within 100 feet of the site. As of this writing, no comments have been received by planning staff, although there was an enquiry as to when comments were due. There was a request for a facilitated neighborhood meeting from neighborhood meeting which was held September 22, 2020. The notes from this meeting showed a concern for traffic and congregation of homeless individuals in conjunction with the proposed use of a 24-hour service station.

V. CONCLUSION

This request is for a major amendment to an approved site plan for subdivision to repeal the existing site plan for a religious institution. This would remove the undeveloped area from the design standards and land use restrictions currently imposed upon the site by a development from 1970. The subject site is located on the northwest corner of Montgomery Blvd NE and Carlisle Blvd NE, containing approximately 2.25 acres.

The applicant wishes to remove the site plan and use restrictions and apply current IDO standards to which have changed from the previous religious institution.

The subject site is in an Area of Change as designated by the Comprehensive Plan and is zoned MX-M (Multi-Use Moderate Intensity).

There is no opposition to this action; however, concern has been expressed regarding the proposed gas station. Staff recommends approval.

FINDINGS, SI-2019-02920, November 12, 2020 – Site Plan Major Amendment

1. This is a request for approval of a Major Amendment to prior approved EPC Site Development Plan to remove Design Guidelines, Design Standards, Conditions and Restricted/Prohibited Uses and replace them with the currently adopted Integrated Development Ordinance (IDO) for proposed redevelopment of the site, which is approximately 2.25 acres.
2. The subject site is in an Area of Change as designated by the Comprehensive Plan and is zoned MX-M (Mixed-Use –Moderate Intensity Zone District).
3. The Site Plan for Subdivision and a Site Development Plan for Building Permit for Tract G2B Plat of Tracts G2A and G2B (Case # Z-70-22) was approved by City Council in 1970.
4. Repeal of the controlling site development plan would allow Future development to be guided and governed by the Integrated Development Ordinance (IDO), the Development Process Manual (DPM) and/or other applicable City regulations.
5. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance are incorporated herein by reference and made part of the records for all purposes.
6. The request is consistent with the following Comprehensive Plan Goal from the Community Identity Chapter:

GOAL 4.1 CHARACTER:

Enhance, protect, and preserve distinct communities.

Removal from the original site plan will allow for more cohesive development in keeping with Goal 4.1.

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

Future development would be subject to IDO requirements. These requirements will ensure appropriate scale and location of development and character of building design as well as protect the identity and cohesiveness of the neighborhood. The request is consistent with Policy 4.1.2.

7. The request is consistent with the following Comprehensive Plan Goals and policies in Chapter 5: Land Use:

GOAL 5.1 CENTERS & CORRIDORS:

Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The subject site is not located in a Center but it is along the Montgomery/Montano Transit Corridor. This request is consistent with Goal 5.1 because infill development on this site can now be coordinated with roadway improvements per the IDO and the DPM.

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

The proposed site plan would allow for a range of mixed uses in the MX-M zone adjacent to the Montgomery/Montano Transit Corridor and will contribute toward the growth of the surrounding community. This infill project, located in an Area of Change, would continue to encourage employment and development, accommodate growth and discourage the need for development at the urban edge. This request is consistent with Policy 5.1.1.

Policy 5.1.6 (b): Provide neighborhood-oriented commercial, retail, institutional, and public services.

The requested removal of site plan restrictions and incorporation of IDO standards allows for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses. The site is adjacent to residential zone districts and other MX-M sites. MX-M uses and applicable development standards provide neighborhood-oriented commercial, retail, institutional and public services close to the residential uses. This request is consistent with Policy 5.1.6(b).

GOAL 5.2 COMPLETE COMMUNITIES:

Foster communities where residents can live, work, learn, shop and play together.

The requested amendment to IDO (MX-M zoning) may provide opportunities for redevelopment to possible uses where residents can live, work, learn, shop and play together. There is a bus route and a stop along the Montgomery Blvd. property frontage that offers choices for transportation for services offered and for access to employment generated by the site redevelopment. This request is consistent with Goal 5.2.

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

Policy 5.2.1 (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 site is located along two major bus routes and with walking or biking distance of several residential developments. The IDO standards would allow for development of uses that can easily serve the community bringing to the site goods and services not permitted under the current plan. This request is consistent with Policy 5.2.1(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 requested Site Plan amendment would provide for smaller-scale commercial development that will maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good. This request is consistent with Goal 5.3.

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

The requested Site Plan amendment would support additional growth in an Area of Change with existing infrastructure and public facilities. This request is consistent with Policy 5.3.1.

Policy 5.6.2 Area of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

Policy 5.6.2 (b): Encourage development that expands employment opportunities.

The proposed development will encourage commercial development that will expand employment opportunities in the area. This request is consistent with Policy 5.6.2(b).

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.

a) Provide appropriate transitions between uses of different intensity or density and between non-residential uses and single-family neighborhoods to protect the character and integrity of existing residential areas.

Although the entire area is designated an Area of Change, the zoning to the north of the site is R-MH with an existing multi-family housing development. By adopting IDO standards for the site, rather than those of fifty years ago, will assure proper buffering between the existing apartment complex and new development on the site. It will also require additional landscaping along the public streets. This request is consistent with Policy 5.6.4.9.

8. The request is consistent with the following Comprehensive Plan Goal and policy in Chapter 6: Transportation:

GOAL 6.1 LAND USE – TRANSPORTATION INTEGRATION:

Plan, develop, operate, and maintain a transportation system to support the planned character of existing and future land uses.

The proposed site plan amendment would allow for continued development around the existing transportation system to support the planned character of existing and future land uses along the Montgomery Transit Corridor. This request is consistent with Goal 6.1

9. The request is consistent with the following Comprehensive Plan Goal and policies in Chapter 8: Economic Development:

A. GOAL 8.1 PLACEMAKING:

Create places where business and talent will stay and thrive.

Redevelopment of this site will expand the area with places where business and talent may wish to locate and stay.

B. 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 diverse economy. [ABC]

The proposed adoption of IDO zoning will enable redevelopment of the site that will generate tax revenue that can be used for infrastructure investment and municipal services. The proposed redevelopment will provide an improvement to the quality of life for residences by encouraging economic development that will provide jobs, goods, and services which improve the life for new and existing residents. Redevelopment at this site, in conformance with the MX-M zoning guidelines is well suited for infill locations along a major transit and commercial corridors.

C. Policy 8.1.3 Economic Base: Strengthen and diversify the economic base to help reduce reliance on government spending. [ABC]

The proposed amendment would allow for future development of the property with uses other than religious facilities as it is currently restricted. The additional use would strengthen the economic base and provide an incentive to local business to expand and diversify employment. This request is consistent with Policy 8.1.3.

10. This request is for a major amendment to an approved site plan for subdivision to repeal the existing site plan for a religious institution. This would remove the undeveloped area from the design standards and land use restrictions currently imposed upon the site by a development from 1970.
11. The applicant notified the following affected neighborhood organization as required: the Hodgin NA, District 4 Coalition of Neighborhood Associations and District 7 Coalition of Neighborhood Associations. Property owners within 100 feet of the subject site were notified as required.
12. A facilitated meeting was held on September 22, 2020.
13. As of this writing, there is no known opposition to or support for this request.

RECOMMENDATION – SI-2020-00996, November 12, 2020

APPROVAL of Project #2019-002920, SI-2020-00996, a request for Major Amendment to a Prior Approval, Site Development Plan, for all or a portion of Tract G2B Plat of Tracts G2A and G2B of Montgomery Complex, approximately 2.25 acres, based on the preceding Findings.



Senior Planner

Notice of Decision cc list:

List will be finalized subsequent to the EPC hearing on November 12, 2020.

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Office of Neighborhood Coordination

Long Range Planning

Project #2019-002920; SI-2020-00996 (SI)

Address: 3601 Montgomery Blvd. NE, between I-25, and Carlise NE

Request: Site Plan – EPC Major Amendment to remove a portion of the originally approved geography (and get out of design guidelines and standards and use limitations)

Long Range Comments

The request is to remove the portion of the site that they would like to replace with a new site plan that can be developed in the future according to the IDO standards.

The site plan is illegible in terms of development standards and guidelines. According to the applicant, the only use allowed is religious institution. The request would rescind the prior site plan for this parcel and allow the IDO uses and development standards for the MX-M zone to apply to future redevelopment of the site. The staff planner should confirm whether the site plan restricts uses, and if so, require the applicant to justify the change of uses to the allowances in MX-M per the IDO.

Additional information is needed to determine if the original site plan only covered this parcel or if it also includes the 3 parcels that front on Montgomery Blvd., in which case the other 2 property owners should have been notified and included as party to this request.

CITY ENGINEER

Transportation Development Services

PR-2019-002920

Maverik, 3601 Montgomery

SI-2020-000996 – Site Plan

The Transportation Department has no adverse comments.

Hydrology Development

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Project #2019-002920
SI-2020-00996-Site Improvement
Transportation Section:
No Comments

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

RECOMMENDED CONDITIONS FROM THE CITY ENGINEER:

WATER UTILITY AUTHORITY

An Availability Statement (Availability Statement #200209) has been issued for the site on March 26, 2020 and will remain in effect for a period of one year from the date issued, provided the information for the site has not changed.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Project #2019-002920, SI-2020-00996

Montgomery Blvd NE is a Regional Principal Arterial, requiring street trees per the Street Tree Ordinance and IDO Section 5-6. The application packets for the case does not appear to include a Landscape Plan, so it is unclear what landscape improvements will be provided.

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

PR-2019-002920- A TCL signed by the Solid Waste Department will be required, along with a double trash enclosure that meets the C.O.A minimum requirements.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

Project #2019-002920
SI-2020-00996-Site
Improvement

COMMENTS:

No adverse comment. Project does not have foreseeable impact to Bernalillo County transportation network.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

ALBUQUERQUE PUBLIC SCHOOLS

Project #2019-002920

EPC Description: SI-2020-00996 – Amendment to Site Plan.

Site Information: Montgomery Complex, Tract G2B Plat of Tracts G-2-A and G-2-B.

Site Location: 3601 Montgomery Blvd. NE, between Montgomery NE and Carlisle NE.

Request Description: This is a request for a major amendment to a site plan to allow for demolition of existing building, in order build a Maverik gas station, in the future.

Case comments: No adverse impacts.

MID-REGION COUNCIL OF GOVERNMENTS

PR 2020-004086_SI 2020-00690

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

**PR-2019-002920/SI-2020-00996 - Major Amendment to Site Plan, Maverik - Montgomery
Information:**

The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at www.pnm.com/erequest for PNM to review.

PICTURE PAGES

November 12, 2020



Figure 1: Looking north from corner of Carlisle and Montgomery.

Figure 2: Looking west along north property line of the subject site.



November 12, 2020

Figure 3: Looking south
along eastern edge of the
site along Carlisle.



Figure 4: Looking southeast
across Montgomery Blvd.
toward intersection with
Carlisle.

November 12, 2020

Figure 5: Looking east
across the site along the
south property line.



Figure 6: Looking
north along western
side of the site.

HISTORY



Figure 1 Current 1970 Site Development Plan approval for Church Uses

The site plan illustrates the proposed 10-story office building at 615 N. 1st St. The building is shown with a footprint of approximately 100' x 100'. The plan includes parking spaces, setbacks, and surrounding streets. Key features include:

- Streets:** 1st St, 2nd St, 3rd St, and 4th St.
- Proposed Building:** 10-story office building at 615 N. 1st St.
- Existing Structures:** City of Denver building, Denver Public Library, and existing parking areas.
- Setbacks and Dimensions:** Various setbacks and dimensions are indicated, such as 100' setbacks and 100' dimensions.
- Site Label:** A large 'SITE' label is placed near the proposed building.
- Other Labels:** 'PROPOSED' and 'EXISTING' labels are used to distinguish between new and existing features.

This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____, and that the findings and conditions is the Official Notice, Notification of Decision have been complied with.

Project Description	Date
Transportation Development Division	3-19-03
Transportation Development	3-19-03
Utilities Department	3-16-03
Parks and Recreation Department	3-16-03
City Engineer	3-19-03

Development Process Manual.

Devan Nelson
City Planner, Planning Department

3/19/03
Date

Site: This site is Tract G2A Montgomery Complex (formerly a portion of lots G-1 and G-2, Montgomery Complex), consisting of 2.4 acres.

The existing zoning is SU-1 for Permissive C-2 Uses. Existing house and wall will be demolished and removed from the property.

Access to the property will occur at the existing driveways off of Montgomery Boulevard. The access shall utilize two existing curb cuts along Montgomery Boulevard. The eastern access is right-in, right-out only and the western access has an existing median opening, however access shall be determined in conjunction with the future Site Plan for Building Permit. The site is located west of the intersection of Carlisle and Montgomery Boulevard. Cross access will be provided between Tracts G 2, A and G 2 B providing access to Carlisle Boulevard, per the plat.

Pedestrian, Bicycle, and Trail Access:

A trail is planned for the North Diversion Channel and if the trail is located on the east side of the channel, direct access shall be provided. The primary pedestrian access shall be along Montgomery Boulevard.

Coordination with City Transit Department shall be initiated at the time of Site Plan for Building Permit to provide access to this property. Montgomery Boulevard is a major transit route.

Building height shall be consistent with the provisions of the C-2 zone.

Landscape Plan:

Conceptual Landscape Plans shall be developed in accordance with the future Site Plan for Building Permit and consistent with the landscaping and screening requirements contained within the Design Guidelines (see sheet 2)

Water and Sewer Availability Statement has been requested and a response provided per letter dated December 13, 2002.

Added new Lot Line to create Tracts G-2-A-1 and G-2-A-2, December 1, 2005

ADMINISTRATIVE AMENDMENT

File # 0544-0884 Project # 607930

Creation of monument.

DATE _____

APPROVED BY [Signature] DATE 9/10/06

Administrative Amendment
Site Plan for Subdivision
MONTGOMERY COMPLEX
3551 Montgomery Blvd., NE

Jim Hakeem
12415 Walker Way NE
Albuquerque, NM 87111

Consensus Planning, Inc.
924 Park Avenue SW
Albuquerque, NM 87102
March 3, 2003

Sheet 1 of 2

Sheet 1 of 2

ZONING

Please refer to the Integrated Development Ordinance (IDO)
for specifics regarding the MX-M zone.

APPLICATION

October 22, 2020

Mr. Dan Serrano, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM. 87102

RE: **MAJOR AMENDMENT TO AN APPROVED SITE PLAN TO REMOVE AND REPLACE
CURRENT STANDARDS AND USES APPROVED BY CITY COUNCIL WITH THE
INTEGRATED DEVELOPMENT ORDINANCE EPC 6-4-(y) AMENDMENTS OF PRIOR
APPROVALS**
LEGAL DESCRIPTION: TR G2B PLAT OF TRACTS G-2-A & G-2-B
LOCATION: 3601 MONTGOMERY BLVD. NE, APPROXIMATELY 2.2 ACRES
LEGAL DESCRIPTION: TR G2B PLAT OF TRACTS G-2-A & G-2-B
ZONE ATLAS MAP: F-16-Z

Dear Mr. Chairman:

This is a request for approval of a Major Amendment to prior approved EPC Site Plan for Subdivision to remove Design Guidelines, Design Standards, Conditions and Restricted/Prohibited Uses with the currently adopted Integrated Development Ordinance (IDO). This application is made pursuant to Section 6-4(Y) Amendments of Prior Approvals. This request is made by Tierra West LLC, the "Agent" who is acting on behalf of Maverik Inc, the "Applicant".

INTRODUCTION

The subject property is located 3601 Montgomery Blvd NE, on the northwest corner of Montgomery Blvd. and Carlisle Blvd. NE. The legal description for the property is TR G2B Plat of Tracts G-2-A & G-2-B and is approximately 2.2 acres. The property is in an Area of Change as designated by the Comprehensive Plan. The property currently has an abandoned building, formerly used as a worship center that is undergoing asbestos abatement prior to demolition. The approval of this request will enable redevelopment of the site and will ensure the best development outcomes and protections for the neighborhoods to occur in a manner that is consistent with the Comprehensive Plan, IDO, DPM and all other adopted City regulations in place today.

The original Site Plan for Subdivision was approved in 1970 by City Council with a historical tracking # Z-70-22. The subject property was developed further since the date of the original approval in 1970, with additional renovations and building square footage added but these have not been captured under plan amendments with the City. Due to the recent sale of the property and the vacation of the worship center from the premise, the original 1970 site plan and use restrictions are no longer relevant, and so this request will enable redevelopment of the property due to the changed conditions. The request includes removing any and all Design Guidelines, Design Standards, Conditions and Restricted/Prohibited Uses listed on the 1970 plan, and replacing them with the standards listed within the IDO, as adopted and amended.

This site is earmarked to be redeveloped as Maverik Gas Station, and all requirements pursuant to this proposed use at this location, under the IDO and DPM shall be followed.

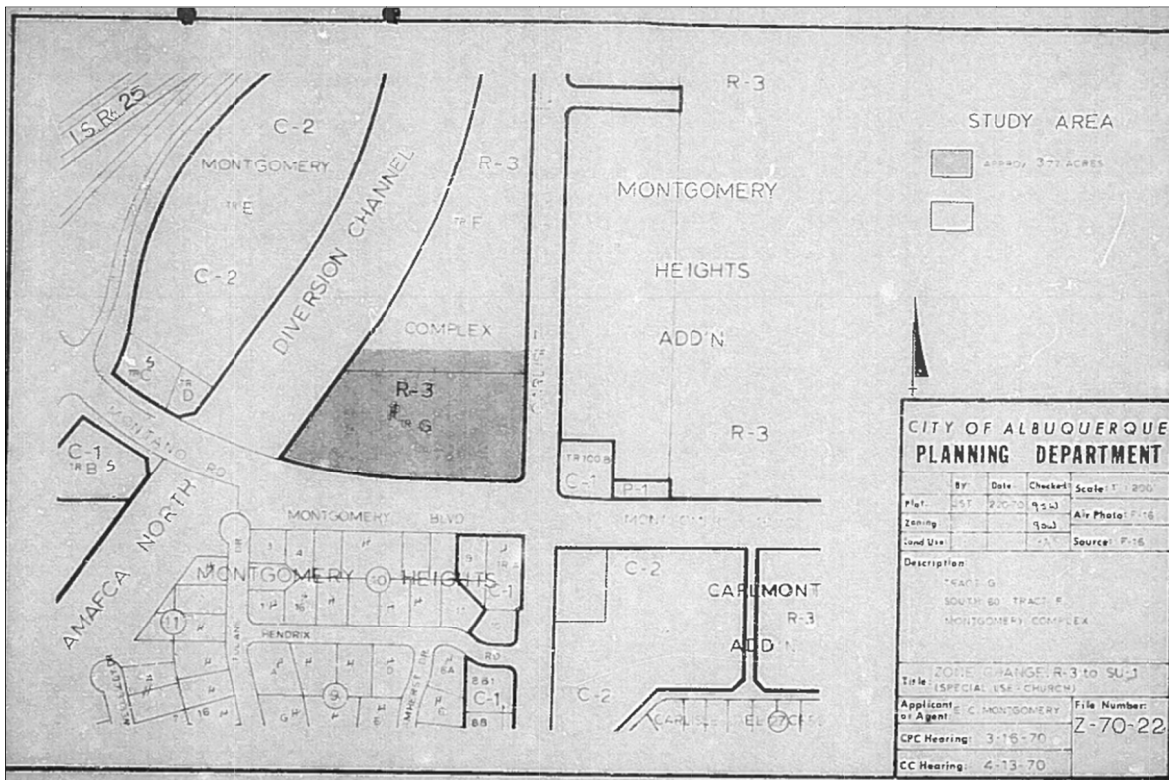


Figure 1 Current 1970 Site Development Plan approval for Church Uses

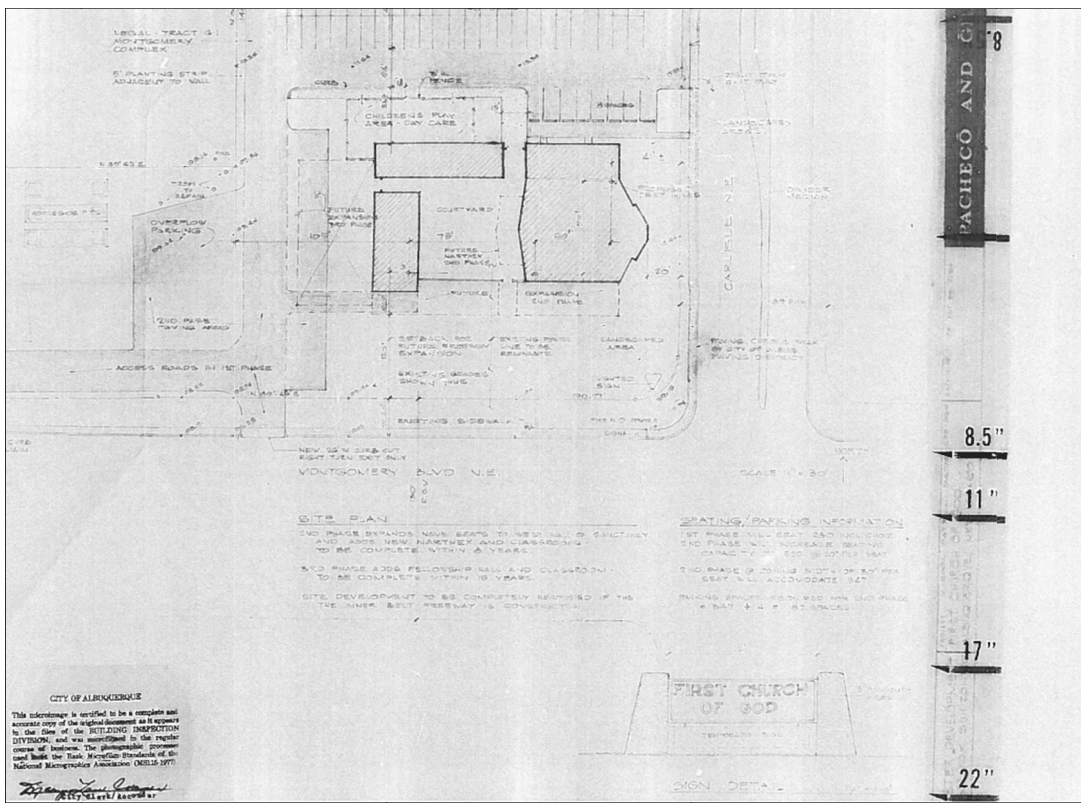


Figure 2 Current 1970 Site Plan for the Church

It is the Agents understanding the development process for new development on this property shall be per the thresholds of the IDO that shall indicate which process must be followed for site plan approval. Based on the existing and proposed lot size and the scale of potential future development, all site plan review shall be done via either the Site Plan – DRB process or the Site Plan – Administrative processes - if the EPC approves the Amendment to the existing site plan.

Environmental Planning Commission (EPC) Role

The EPC is hearing this case pursuant to Integrated Development Ordinance (IDO) Section 6-4(Y), Amendments of Prior Approvals, which address applications for amendments to site development plans approved prior to the effective date of this IDO. The EPC is the final decision-making body unless the EPC decision is appealed. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council. The City Council would make the final decision. This is a quasi-judicial matter.

Location & Context

The subject property is located in the east side of the City and is at the northwest corner of the intersection of Montgomery Blvd. NE and Carlisle Blvd. NE. The site is located along Montgomery Blvd. NE and bordered by Carlisle Blvd. NE to the east, residential to the north and commercial business to the west. The site is located in an Area of Change as designated by the Comprehensive Plan. The area surrounding the subject site are all Areas of Change with land uses that include commercial services, vehicle related services and high-density residential uses. The Site was originally developed in 1970 as a church and has been in continuous operations until the most recent sale. There have been many changes in the area and development conditions and the age of the structure has reached its original life expectancy.

History & Previous Approvals

According to City Staff the historical tracking for the property is #Z-70-22. City records revealed some documents relevant to the original 1970's approval specific to the site plan and church uses proposed and approved by City Council, which at the time was the equivalent of today's EPC. There have been several noticeable changes to the original approved site plan, most notably the increase in the square footage from 8,820 sq-ft to 15,503 sq-ft that is present today, however there are no records detailing the approved changes to the site plan over the years and so the 1970 plan is the only plan available.

Roadway System

According to the Long Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), Montgomery Blvd. NE is functionally classified as a Regional Principal Arterial. Carlisle Blvd. adjacent to the property frontage is not classified. A Traffic Impact Study (TIS) was completed and accepted by the COA and NM DOT in March of 2020 for the proposed Maverik Gas Station at the project site. The TIS identified approximately \$50,000 work of public roadway improvements to be completed with a future development, such as the Maverik store proposed.

Comprehensive Plan Corridor Designation

The ABC Comprehensive Plan shows Montgomery Blvd and Carlisle Blvd as a Major Transit Corridor. The site is not a part of a Character Protection or Historic Overlay Zone.

Neighborhood Outreach

The Hodgkin NA, District 4 Coalition of Neighborhood Associations and District 7 Coalition of Neighborhood Associations representatives were contacted as required with the notice provisions of the IDO and a facilitated public meeting was held on September 22, 2020. The representatives were interested in the procedural process required by the City as they had previously been

notified and met to discuss prior applications regarding the proposed Maverik Gas Station for the property.

ANALYSIS OF MAJOR AMENDMENT: PREVIOUSLY ALLOWABLE USES AND DESIGN/DEVELOPMENT STANDARDS

Per IDO Section 1-10(A)(1) which states any approvals granted prior to adoption of the IDO remain in effect, there is no evidence in the record that the approved 1970 Site Plan ever expired, therefore the uses and development standards specified on the site plan prevail over the provisions of the IDO, until such time that EPC approves the Amendment request. Therefore the site uses are restricted to Religious Institutional uses only, and all other land uses that do not fall into this category are considered incompatible uses and would not be allowed at this site. The approved 1970 Site Plan details a total of 8,820 square feet of building space, with associated parking facilities to support the development. All other development standards are illegible on the Site Plan and no other development standards were provided during the case search for this property, such as building height restrictions. The approved Site Plan did not identify any prohibited uses.

Given the restriction for Religious Institutional uses only, a side by side analysis of uses will not be presented; instead the allowable uses that may occur in a MX-M zoned parcel under the provisions of the IDO are listed below:

Table 4-2-1: Allowable Uses

P = Permissive Primary

C = Conditional Primary

Use	Condition	IDO Specific
Dwelling, townhouse	P	4-3(B)(5)
Dwelling, live-work	P	4-3(B)(6)
Dwelling, multi-family	P	4-3(B)(7)
Assisted living facility or nursing home	P	
Community residential facility, small	P	4-3(B)(8)
Community residential facility, medium	P	4-3(B)(8)
Community residential facility, large	P	4-3(B)(8)
Group home, small	P	4-3(B)(9)
Group home, medium	P	4-3(B)(9)
Group home, large	C	4-3(B)(9)
Sorority or fraternity	P	
Adult or child day care facility	P	
Community center or library	P	4-3(C)(1)
Elementary or middle school	P	4-3(C)(3)

Use	Condition	IDO Specific
High school	P	4-3(C)(4)
Hospital	P	4-3(C)(5)
Museum or art gallery	P	4-3(C)(6)
Parks and open space	P	4-3(C)(8)
Religious institution	P	4-3(C)(9)
Sports field	P	
University or college	P	
Vocational school	P	
Community garden	P	4-3(D)(1)
Kennel	C	4-3(D)(4)
Veterinary hospital	P	4-3(D)(5)
Other pet services	P	
Auditorium or theater	P	4-3(D)(7)
Bar	P	4-3(D)(8)
Catering service	P	
Health club or gym	P	4-3(D)(9)
Nightclub	P	4-3(D)(8)
Residential community amenity	P	4-3(D)(10)
Restaurant	P	4-3(D)(8)
Tap room or tasting room	P	4-3(D)(8)
Other indoor entertainment	P	4-3(D)(11)
Hotel or motel	P	4-3(D)(14)
Car wash	P	4-3(D)(15)
Light vehicle fueling station	P	4-3(D)(17)
Light vehicle repair	P	4-3(D)(18)
Light vehicle sales and rental	P	4-3(D)(19)
Paid parking lot	P	4-3(D)(21)
Parking structure	P	4-3(D)(21)
Bank	P	4-3(D)(22)
Blood services facility	C	
Club or event facility	P	4-3(D)(23)
Commercial services	P	
Medical or dental clinic	P	4-3(D)(25)
Mortuary	P	
Office	P	
Personal and business services, small	P	4-3(D)(26)

Use	Condition	IDO Specific
Personal and business services, large	P	4-3(D)(26)
Research or testing facility	P	4-3(D)(27)
Self-storage	C	4-3(D)(28)
Drive-in theater	C	4-3(D)(30)
Residential community amenity	P	
Bakery goods or confectionery shop	P	
Building and home improvement materials store	C	4-3(D)(32)
Farmers' market	P	4-3(D)(33)
General retail, small	P	4-3(D)(34)
General retail, medium	P	4-3(D)(34)
General retail, large	C	4-3(D)(34)
Grocery store	P	4-3(D)(35)
Liquor retail	P	4-3(D)(36)
Pawn shop	P	4-3(D)(37)
Park-and-ride lot	P	4-3(D)(40)
Transit facility	P	
Artisan manufacturing	P	4-3(E)(1)
Solar energy generation	P	4-3(E)(7)
Utility, electric	P	4-3(E)(8)
Utility, other major	P	
Freestanding	P	
Outdoor storage	C	4-3(E)(15)
Warehousing	C	4-3(E)(16)
Wholesaling and distribution center	C	4-3(E)(17)

There are over 200 uses that would become allowed uses and would have consistent development standards as listed in the IDO and DPM, intended to automatically require mitigation of potential adverse effects with built-in measures, such as buffers, distance separation requirements, conditional use approval/s, and other restrictions and requirements established to protect the community for undesirable development and uses.

ANALYSIS OF APPLICABLE PLANS AND ORDINANCES

The request is consistent with the following Comprehensive Plan Goals and policy in **Chapter 4: Community Identity**:

GOAL 4.1 Character: Enhance, protect, and preserve distinct communities.

The request is consistent with Goal 4.1 because the amendment will enhance the existing area by providing commercial development that will contribute to protecting and preserving the community's distinct identity.

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

Future development on the subject property will be subject to IDO design and standard requirements. These requirements will ensure appropriate scale and location of development and character of building design as well as to protect the identity and cohesiveness of the neighborhood. The standards include and are not limited to, dimensional standards (Pg. 194 Table 5-1-2), parking location and design (Pg. 240 Sect. 14-16-5-5(F)), buffer landscaping (Pg. 259 Sect. 14-16-5- 6-(E)), and building design standards (Pg. 291 Sect. 14-16-5-11(E)).

The request is consistent with the following Comprehensive Plan Goals and policies in **Chapter 5: Land Use**:

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

The subject site is located within the Montgomery Blvd. Major Transit Corridor. This request is consistent with Goal 5.1 because infill development on this site can now be coordinated with roadway improvements per the IDO and the DPM following all improvements identified within the Traffic Study for the site.

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

At this location within the Major Transit Corridor new development will support a sustainable development pattern by encouraging density and growth along a major corridor that has the necessary infrastructure to support further infill development. As the previous use (Church) has relocated and the site is now vacant, this creates instability in the region for which new development permissive within the MX-M which this development will enhance and re-stabilize.

POLICY 5.1.6 (b): Provide neighborhood-oriented commercial, retail, institutional, and public services.

The requested adoption of IDO zoning (specifically the MX-M zone) allows for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses. The site is adjacent to residential zone districts and commercial uses. MX-M uses and applicable development standards provide neighborhood-oriented commercial, retail, institutional and public services close to the residential uses.

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

The requested amendment to IDO (MX-M zoning) may provide opportunities for redevelopment to possible uses where residents can live, work, learn, shop and play together. There is a bus route and a stop along the Montgomery Blvd. property frontage that offers

choices for transportation for services offered and for access to employment generated by the site redevelopment.

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.

With an adoption of the IDO (MX-M zoning) the property may be redeveloped with business/es that offers a mix of uses that could create a healthy, sustainable and distinct community that brings goods and services within walking and biking distance of neighborhoods.

GOAL 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The request to adopt the IDO (MX-M zoning) will enable redevelopment of the site that will maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

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

The adoption of the IDO (MX-M zoning) will support redevelopment and promote additional growth in this area where existing infrastructure and public facilities are available.

POLICY 5.6.2 (b): Encourage development that expands employment opportunities.

Under IDO (MX-M zoning) the site may be redeveloped to a number of permissible uses, such as commercial uses, that will offer and expand employment opportunities in the area.

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. a) Provide appropriate transitions between uses of different intensity or density and between non-residential uses and single-family neighborhoods to protect the character and integrity of existing residential areas.

Under IDO (MX-M zoning) there are specific setbacks, buffering's and limits on building heights and massing's which provide suitable transitions between Areas of Change with Areas of Consistency, such is the case with the R-MH zoned property to the north of the subject site. These conditions will now be required for any new development. The IDO outlines such requirements which were established to further protect the character and integrity of the existing residential areas.

The request is consistent with the following Comprehensive Plan Goal and policy in **Chapter 6: Transportation:**

Goal 6.1 Land Use – Transportation Integration: Plan, develop, operate, and maintain a transportation system to support the planned character of existing and future land uses.

The proposed adoption of the IDO for this property will allow for redevelopment of the site that was intended to be supported by the existing transportation system. The Major Transit Corridors of Montgomery Blvd. and Carlisle Blvd. can support the planned character future land uses under the MX-M zoning.

The request is consistent with the following Comprehensive Plan Goal and policies in **Chapter 8: Economic Development:**

Goal 8.1 Place making: Create places where business and talent will stay and thrive.

Redevelopment of this site will expand the area with places where business and talent may wish to locate and stay.

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 diverse economy.

The proposed adoption of IDO zoning will enable redevelopment of the site that will generate tax revenue that can be used for infrastructure investment and municipal services. The proposed redevelopment will provide an improvement to the quality of life for residences by encouraging economic development that will provide jobs, goods, and services which improve the life for new and existing residents. The demand and supply and monetary transactions support a robust, resilient, and diverse economy. Redevelopment at this site, in conformance with the MX-M zoning guidelines is well suited for infill locations along a major transit and commercial corridors.

Policy 8.1.3 Economic Base: Strengthen and diversify the economic base to help reduce reliance on government spending.

The proposed adoption of the IDO zoning will allow for redevelopment of the property providing an incentive to local business to expand and diversify employment.

PART D. IDO REVIEW AND DECISION CRITERIA

6-4(Y) Amendments of Prior Approvals

Approvals granted prior to the effective date of this IDO may be amended as described in this Subsection 14-16-6-4(Y). The purpose of this Major Amendment to Site Plan is to remove the approved Site Plan for Subdivision Project Number: Z-70-22, Application. The Site Plan for Subdivision was approved in 1970 for church uses and recently the church has relocated so the site plan and use restriction are no longer relevant, and so this request will enable redevelopment of the property due to the changed.

6-4(Y)(1) Site Development Plans.

This Subsection 14-16-6-4(Y) addresses applications for amendments to site development plans approved prior to the effective date of this IDO.

6-4(Y)(1)(b) Major Amendments All requested amendments that do not qualify as Minor Amendments pursuant to Subsection (a) above shall be subject to relevant IDO standards, unless a different procedure described below applies.

1. Except as noted in Subsection 2 below, Major Amendments shall be reviewed and decided 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), including any required application fee, public notice, referral to commenting agencies, and public meeting or hearing.

Response: This Amendment exceeds the thresholds established for a Minor Amendment, therefore per 6-4(Y)(1)(b) Major Amendments – we are requesting approval from the original approving body. In 1970 the City Council was the equivalent of the Environmental Planning Commission today.

2. For Major Amendments that involve any of the following, the relevant IDO procedures shall be followed, including any required application fee, public notice, referral to commenting agencies, and public meeting or hearing.
 - a. Any standard in the Site Development Plan that is covered by an IDO standard in Section 14-16-5-3 (Access and Connectivity), Section 14-16-5-4 (Subdivision of Land), Section 14-16-5-5 (Parking and Loading), or any DPM standard.

Response: We are requesting that the standards be stricken in their entirety for the proposed subject site. We are requesting that all future development subsequent to the amended Site Plan approval follow all standards of the IDO as adopted and amended as well as any DPM standards.

- b. Any change affecting an easement.

Response: This request for a Major Amendment to the Site Plan does not affect any site easements.

- c. Any expansion of a nonconforming use or structure.

Response: This request does not expand a nonconforming use or structure.

6-6(H)(3) Review and Decision Criteria (Site Plan-EPC)

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

Response: The proposed 'site plan replacement', for the existing 1970 plan to be replaced by the current provisions IDO and DPM, is consistent with the Comprehensive Plan, as demonstrated by the policy analysis above.

6-6(H)(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.

Response: This site is not subject to any terms and conditions related to special use or PD zoning or any related development agreements and/or regulations.

6-6(H)(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.

Response: By removing the existing site plan and its use restrictions, future development will be consistent with the City's Goals and Policies as implemented by the regulations and standards of the IDO, DPM and all other adopted City regulations.

6-6(H)(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.

Response: The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems have adequate capacity to serve any proposed redevelopment of the site.

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

Response: The uses allowed by the site's MX-M zoning, in conjunction with applicable Development standards will not cause any significant adverse impacts on the surrounding area.

Conclusion

The original Site Plan for Subdivision was approved in 1970 by City Council and due to the recent sale of the property and the vacation of the worship center from the premise, the original 1970 site plan and use restrictions are no longer relevant, and so there are changed conditions.

The approval of this request will enable redevelopment of the site and will ensure the best development outcomes and protections for the neighborhoods to occur in a manner that is consistent with the Comprehensive Plan, IDO, DPM and all other adopted City regulations in place today. Therefore we ask EPC to support this request to remove the governing site plan from the property.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Richard Stevenson, P.E

Richard Stevenson, P.E.

Enclosure/s

cc:

Christie Hutchings, Maverik Inc.

Doug Meldrum, Maverik Inc.

Hodgin Neighborhood Association

District 4 Coalition of Neighborhood Associations

District 7 Coalition of Neighborhood Associations

JN: 2019050

RRB/rs/kw

City of
Albuquerque**DEVELOPMENT REVIEW BOARD APPLICATION**

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

SUBDIVISIONS		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input checked="" type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SNW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
SITE PLANS		<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
BRIEF DESCRIPTION OF REQUEST			
Amendment to Site Plan			

APPLICATION INFORMATION			
Applicant: Maverik Inc.		Phone: 801-335-3851	
Address: 185 S State St. Suite 800		Email: christie.hutchings@	
City: Salt Lake City	State: UT	Zip: 84111	
Professional/Agent (if any): Tierra West, LLC		Phone: 505-858-3100	
Address: 5571 Midway Park PI NE		Email: rstevenson@tierrawestllc.com	
City: Albuquerque	State: NM	Zip: 87109	
Proprietary Interest in Site: Owner		List all owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: TR G2B PLAT OF TRACTS G-2-A & G-2-B		Block:	Unit:
Subdivision/Addition:		MRGCD Map No.:	UPC Code: 101606151903040303
Zone Atlas Page(s): F-16-Z	Existing Zoning: MX-M		Proposed Zoning: MX-M
# of Existing Lots: 1	# of Proposed Lots: 1		Total Area of Site (Acres): 2.2543
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 3601 Montgomery		Between: Montgomery Blvd NE	and: Carlisle
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PR-2019-002920, 1002330			

Signature:		Date: 9/23/2020	
Printed Name: Ronald R. Bohannon		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY			
Case Numbers	Action	Fees	
SI-2020-00996	ASP	\$420	
		\$460	
Meeting Date: November 12, 2020		Fee Total: \$420 \$460	
Staff Signature: Vanessa A Segura		Date: 9/24/2020	Project # PR-2019-002920

FORM P1: SITE PLAN – EPC

Please refer to the EPC hearing schedule for public hearing dates and deadlines. Your attendance is required.

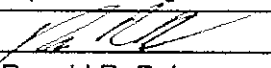

- ☐ SITE PLAN – EPC
- ☐ MASTER DEVELOPMENT PLAN
- ☒ MAJOR AMENDMENT TO SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN
- ☐ EXTENSION OF SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN

- N/A** Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- ☒ A Single PDF file of the complete application including all 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. PDF *shall be organized* with the Development Review Application and this Form P1 at the front followed by the remaining documents *in the order provided on this form*.
- ☒ Zone Atlas map with the entire site clearly outlined and labeled
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- N/A** Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ☒ Signed Traffic Impact Study (TIS) Form
- ☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-6(H)(3) or 14-16-6-6(F)(3), as applicable
- ☒ Explanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(O)
- ☒ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- ☒ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- ☒ Office of Neighborhood Coordination neighborhood meeting inquiry response
- ☒ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
- ☒ If a meeting was requested/held, copy of sign-in sheet and meeting notes
- ☒ Sign Posting Agreement
- ☒ Required notices with content per IDO Section 14-16-6-4(K)(6)
- ☒ Office of Neighborhood Coordination notice inquiry response
- ☒ Copy of notification 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) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
- ☒ Completed Site Plan Checklist
- ☒ Scaled Site Plan or Master Development Plan and related drawings (10 copies, 24" x 36" folded)
Master Development Plans should include general building and parking locations, as well as design requirements for buildings, landscaping, lighting, and signage.
- ☒ Copy of the original approved Site Plan or Master Development Plan (for amendments only) (1 copy, 24" x 36")
- ☒ Site Plan or Master Development Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- N/A** Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone

☐ **VARIANCE – EPC**

— In addition to the above requirements for the Site Plan – EPC or Master Development Plan the proposed variance request is related to, please describe, explain, and justify the variance per the criteria in IDO Section 14-16-6-6(M)(3).

Note: Any variance request from IDO Standards in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), 14-16-5-5 (Parking and Loading), or DPM standards shall only be granted by the DRB per IDO Section 14-16-6-6(L) See Form V.

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: 9/23/2020
Printed Name: Ronald R. Bohannon		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY		
Case Numbers:	Project Number:	
SI-2020-00996	PR-2019-002920	
Staff Signature: <i>Vanessa A Segura</i>		
Date: 9/24/2020		

September 21, 2020

Mr. Dan Serrano, Chair
Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: EPC SUBMITTALS
3601 MONTGOMERY BLV NE
TR G2B PLAT OF TRACTS G-2-A & G-2-B MONTGOMEY COMPLEX**

Dear Mr. Serrano:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of Maverik, Inc. pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

Elizabeth Sorenson

Print Name
Elizabeth Sorenson

Signature

Permitting Manager

Title

9/22/2020

Date

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Maverik Inc. DATE OF REQUEST: 9/14/20 ZONE ATLAS PAGE(S): F-16-Z

CURRENT: 3601 Montgomery NE

LEGAL DESCRIPTION:

ZONING MX-M

LOT OR TRACT # _____ BLOCK # _____
TR G2B PLAT OF TRACTS G-2-A & G-2-B

PARCEL SIZE (AC/SQ. FT.) 2.2543

SUBDIVISION NAME _____

REQUESTED CITY ACTION(S):

ANNEXATION ☐

SITE DEVELOPMENT PLAN:

ZONE CHANGE ☐: From _____ To _____

SUBDIVISION* ☐

AMENDMENT ☒

SECTOR, AREA, FAC, COMP PLAN ☐

BUILDING PERMIT ☐

ACCESS PERMIT ☐

AMENDMENT (Map/Text) ☐

BUILDING PURPOSES ☐

OTHER ☐

*includes platting actions

PROPOSED DEVELOPMENT:

GENERAL DESCRIPTION OF

ACTION:

NO CONSTRUCTION/DEVELOPMENT ☐

OF UNITS: _____

NEW CONSTRUCTION ☐

BUILDING SIZE: _____ (sq. ft.)

EXPANSION OF EXISTING DEVELOPMENT ☐

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

APPLICANT OR REPRESENTATIVE Richard Stevenson, P.E.

DATE 9/14/2020

(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 ☐ BORDERLINE ☐

THRESHOLDS MET? YES ☒ NO ☐ MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: ☐
Notes:

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.**

M.P. P.E.

9/14/2020

TRAFFIC ENGINEER

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 2/12/2020

-FINALIZED / /

TRAFFIC ENGINEER

DATE

Approved March 3, 2020.

F16-D001A



TIERRA WEST, LLC

September 23, 2020

Mr. Dan Serrano, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM. 87102

RE: MAJOR AMENDMENT TO AN APPROVED SITE PLAN TO REMOVE AND REPLACE
CURRENT STANDARDS AND USES APPROVED BY CITY COUNCIL WITH THE
INTEGRATED DEVELOPMENT ORDINANCE EPC 6-4-(y) AMENDMENTS OF PRIOR
APPROVALS

LEGAL DESCRIPTION: TR G2B PLAT OF TRACTS G-2-A & G-2-B

LOCATION: 3601 MONTGOMERY BLVD. NE, APPROXIMATELY 2.2 ACRES

LEGAL DESCRIPTION: TR G2B PLAT OF TRACTS G-2-A & G-2-B

ZONE ATLAS MAP: F-16-Z

Dear Mr. Chairman:

This is a request for approval of a Major Amendment to prior approved EPC Site Plan for Subdivision to remove Design Guidelines, Design Standards, Conditions and Restricted/Prohibited Uses with the currently adopted Integrated Development Ordinance (IDO). This application is made pursuant to Section 6-4(Y) Amendments of Prior Approvals. This request is made by Tierra West LLC, the "Agent" who is acting on behalf of Maverik Inc, the "Applicant".

INTRODUCTION

The subject property is located 3601 Montgomery Blvd NE, on the northwest corner of Montgomery Blvd. and Carlisle Blvd. NE. The legal description for the property is TR G2B Plat of Tracts G-2-A & G-2-B and is approximately 2.2 acres. The property is in an Area of Change as designated by the Comprehensive Plan. The property currently has an abandoned building, formerly used as a worship center that is undergoing asbestos abatement prior to demolition. The approval of this request will enable redevelopment of the site and will ensure the best development outcomes and protections for the neighborhoods to occur in a manner that is consistent with the Comprehensive Plan, IDO, DPM and all other adopted City regulations in place today.

The original Site Plan for Subdivision was approved in 1970 by City Council with a historical tracking # Z-70-22. The subject property was developed further since the date of the original approval in 1970, with additional renovations and building square footage added but these have not been captured under plan amendments with the City. Due to the recent sale of the property and the vacation of the worship center from the premise, the original 1970 site plan and use restrictions are no longer relevant, and so this request will enable redevelopment of the property due to the changed conditions. The request includes removing any and all Design Guidelines, Design Standards, Conditions and Restricted/Prohibited Uses listed on the 1970 plan, and replacing them with the standards listed within the IDO, as adopted and amended.

This site is earmarked to be redeveloped as Maverik Gas Station, and all requirements pursuant to this proposed use at this location, under the IDO and DPM shall be followed.

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

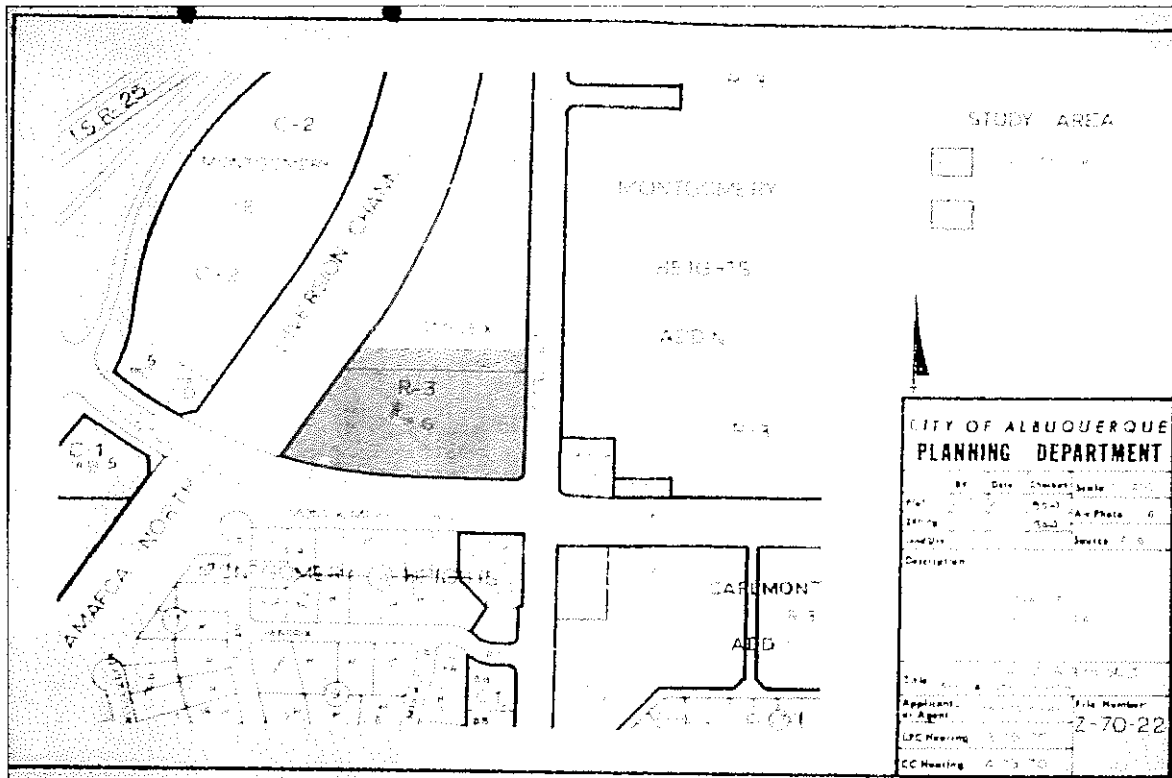


Figure 1 Current 1970 Site Development Plan approval for Church Uses

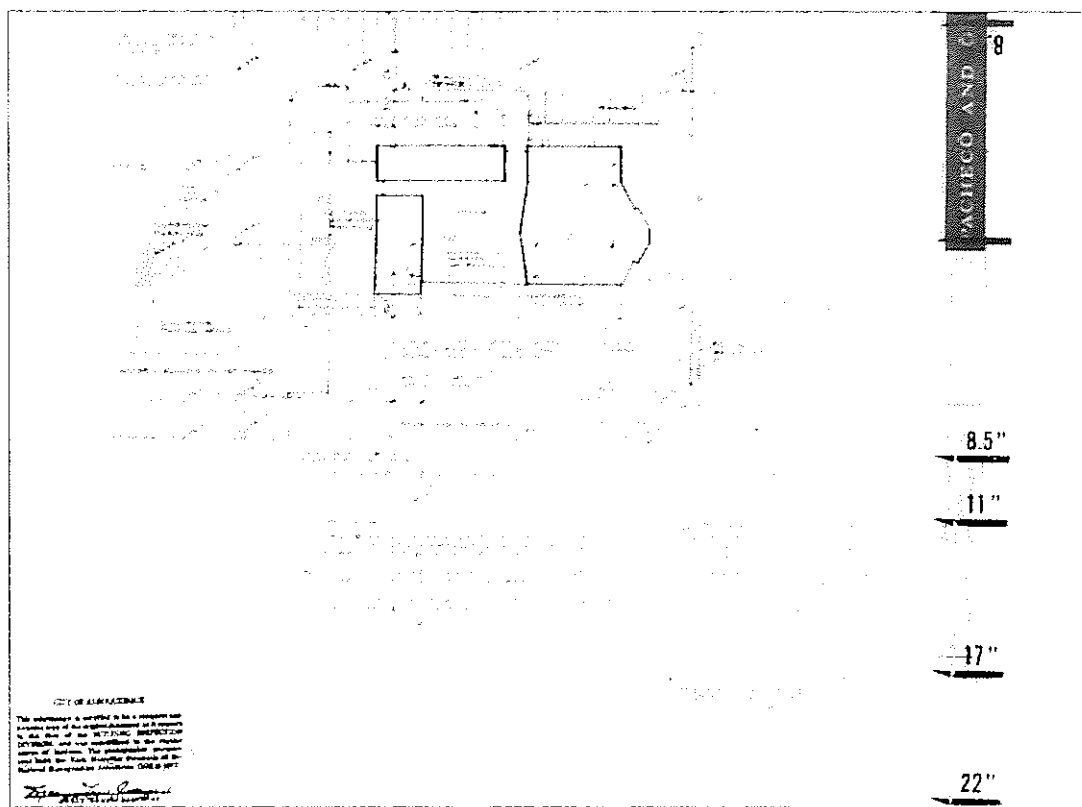


Figure 2 Current 1970 Site Plan for the Church

It is the Agents understanding the development process for new development on this property shall be per the thresholds of the IDO that shall indicate which process must be followed for site plan approval. Based on the existing and proposed lot size and the scale of potential future development, all site plan review shall be done via either the Site Plan – DRB process or the Site Plan – Administrative processes - if the EPC approves the Amendment to the existing site plan.

Environmental Planning Commission (EPC) Role

The EPC is hearing this case pursuant to Integrated Development Ordinance (IDO) Section 6-4(Y), Amendments of Prior Approvals, which address applications for amendments to site development plans approved prior to the effective date of this IDO. The EPC is the final decision-making body unless the EPC decision is appealed. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council. The City Council would make the final decision. This is a quasi-judicial matter.

Location & Context

The subject property is located in the east side of the City and is at the northwest corner of the intersection of Montgomery Blvd. NE and Carlisle Blvd. NE. The site is located along Montgomery Blvd. NE and bordered by Carlisle Blvd. NE to the east, residential to the north and commercial business to the west. The site is located in an Area of Change as designated by the Comprehensive Plan. The area surrounding the subject site are all Areas of Change with land uses that include commercial services, vehicle related services and high-density residential uses. The Site was originally developed in 1970 as a church and has been in continuous operations until the most recent sale. There have been many changes in the area and development conditions and the age of the structure has reached its original life expectancy.

History & Previous Approvals

According to City Staff the historical tracking for the property is #Z-70-22. City records revealed some documents relevant to the original 1970's approval specific to the site plan and church uses proposed and approved by City Council, which at the time was the equivalent of today's EPC. There have been several noticeable changes to the original approved site plan, most notably the increase in the square footage from 8,820 sq-ft to 15,503 sq-ft that is present today, however there are no records detailing the approved changes to the site plan over the years and so the 1970 plan is the only plan available.

Roadway System

According to the Long Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), Montgomery Blvd. NE is functionally classified as a Regional Principal Arterial. Carlisle Blvd. adjacent to the property frontage is not classified. A Traffic Impact Study (TIS) was completed and accepted by the COA and NM DOT in March of 2020 for the proposed Maverik Gas Station at the project site. The TIS identified approximately \$50,000 work of public roadway improvements to be completed with a future development, such as the Maverik store proposed.

Comprehensive Plan Corridor Designation

The ABC Comprehensive Plan shows Montgomery Blvd and Carlisle Blvd as a Major Transit Corridor. The site is not a part of a Character Protection or Historic Overlay Zone.

Neighborhood Outreach

The Hodgkin NA, District 4 Coalition of Neighborhood Associations and District 7 Coalition of Neighborhood Associations representatives were contacted as required with the notice provisions of the IDO and a facilitated public meeting was held on September 22, 2020. The representatives were interested in the procedural process required by the City as they had previously been

notified and met to discuss prior applications regarding the proposed Maverik Gas Station for the property.

ANALYSIS OF MAJOR AMENDMENT: PREVIOUSLY ALLOWABLE USES AND DESIGN/DEVELOPMENT STANDARDS

Per IDO Section 1-10(A)(1) which states any approvals granted prior to adoption of the IDO remain in effect, there is no evidence in the record that the approved 1970 Site Plan ever expired, therefore the uses and development standards specified on the site plan prevail over the provisions of the IDO, until such time that EPC approves the Amendment request. Therefore the site uses are restricted to Religious Institutional uses only, and all other land uses that do not fall into this category are considered incompatible uses and would not be allowed at this site. The approved 1970 Site Plan details a total of 8,820 square feet of building space, with associated parking facilities to support the development. All other development standards are illegible on the Site Plan and no other development standards were provided during the case search for this property, such as building height restrictions. The approved Site Plan did not identify any prohibited uses.

Given the restriction for Religious Institutional uses only, a side by side analysis of uses will not be presented; instead the allowable uses that may occur in a MX-M zoned parcel under the provisions of the IDO are listed below:

Table 4-2-1: Allowable Uses

P = Permissive Primary

C = Conditional Primary

Use	Condition	IDO Specific
Dwelling, townhouse	P	4-3(B)(5)
Dwelling, live-work	P	4-3(B)(6)
Dwelling, multi-family	P	4-3(B)(7)
Assisted living facility or nursing home	P	
Community residential facility, small	P	4-3(B)(8)
Community residential facility, medium	P	4-3(B)(8)
Community residential facility, large	P	4-3(B)(8)
Group home, small	P	4-3(B)(9)
Group home, medium	P	4-3(B)(9)
Group home, large	C	4-3(B)(9)
Sorority or fraternity	P	
Adult or child day care facility	P	
Community center or library	P	4-3(C)(1)
Elementary or middle school	P	4-3(C)(3)

Use	Condition	IDO Specific
High school	P	4-3(C)(4)
Hospital	P	4-3(C)(5)
Museum or art gallery	P	4-3(C)(6)
Parks and open space	P	4-3(C)(8)
Religious institution	P	4-3(C)(9)
Sports field	P	
University or college	P	
Vocational school	P	
Community garden	P	4-3(D)(1)
Kennel	C	4-3(D)(4)
Veterinary hospital	P	4-3(D)(5)
Other pet services	P	
Auditorium or theater	P	4-3(D)(7)
Bar	P	4-3(D)(8)
Catering service	P	
Health club or gym	P	4-3(D)(9)
Nightclub	P	4-3(D)(8)
Residential community amenity	P	4-3(D)(10)
Restaurant	P	4-3(D)(8)
Tap room or tasting room	P	4-3(D)(8)
Other indoor entertainment	P	4-3(D)(11)
Hotel or motel	P	4-3(D)(14)
Car wash	P	4-3(D)(15)
Light vehicle fueling station	P	4-3(D)(17)
Light vehicle repair	P	4-3(D)(18)
Light vehicle sales and rental	P	4-3(D)(19)
Paid parking lot	P	4-3(D)(21)
Parking structure	P	4-3(D)(21)
Bank	P	4-3(D)(22)
Blood services facility	C	
Club or event facility	P	4-3(D)(23)
Commercial services	P	
Medical or dental clinic	P	4-3(D)(25)
Mortuary	P	
Office	P	
Personal and business services, small	P	4-3(D)(26)

Use	Condition	IDO Specific
Personal and business services, large	P	4-3(D)(26)
Research or testing facility	P	4-3(D)(27)
Self-storage	C	4-3(D)(28)
Drive-in theater	C	4-3(D)(30)
Residential community amenity	P	
Bakery goods or confectionery shop	P	
Building and home improvement materials store	C	4-3(D)(32)
Farmers' market	P	4-3(D)(33)
General retail, small	P	4-3(D)(34)
General retail, medium	P	4-3(D)(34)
General retail, large	C	4-3(D)(34)
Grocery store	P	4-3(D)(35)
Liquor retail	P	4-3(D)(36)
Pawn shop	P	4-3(D)(37)
Park-and-ride lot	P	4-3(D)(40)
Transit facility	P	
Artisan manufacturing	P	4-3(E)(1)
Solar energy generation	P	4-3(E)(7)
Utility, electric	P	4-3(E)(8)
Utility, other major	P	
Freestanding	P	
Outdoor storage	C	4-3(E)(15)
Warehousing	C	4-3(E)(16)
Wholesaling and distribution center	C	4-3(E)(17)

There are over 200 uses that would become allowed uses and would have consistent development standards as listed in the IDO and DPM, intended to automatically require mitigation of potential adverse effects with built-in measures, such as buffers, distance separation requirements, conditional use approval/s, and other restrictions and requirements established to protect the community for undesirable development and uses.

ANALYSIS OF APPLICABLE PLANS AND ORDINANCES

The request is consistent with the following Comprehensive Plan Goals and policy in **Chapter 4: Community Identity**:

GOAL 4.1 Character: Enhance, protect, and preserve distinct communities.

The request is consistent with Goal 4.1 because the amendment will enhance the existing area by providing commercial development that will contribute to protecting and preserving the community's distinct identity.

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

Future development on the subject property will be subject to IDO design and standard requirements. These requirements will ensure appropriate scale and location of development and character of building design as well as to protect the identity and cohesiveness of the neighborhood. The standards include and are not limited to, dimensional standards (Pg. 194 Table 5-1-2), parking location and design (Pg. 240 Sect. 14-16-5-5(F)), buffer landscaping (Pg. 259 Sect. 14-16-5- 6-(E)), and building design standards (Pg. 291 Sect. 14-16-5-11(E)).

The request is consistent with the following Comprehensive Plan Goals and policies in **Chapter 5: Land Use**:

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

The subject site is located within the Montgomery Blvd. Major Transit Corridor. This request is consistent with Goal 5.1 because infill development on this site can now be coordinated with roadway improvements per the IDO and the DPM following all improvements identified within the Traffic Study for the site.

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

At this location within the Major Transit Corridor new development will support a sustainable development pattern by encouraging density and growth along a major corridor that has the necessary infrastructure to support further infill development. As the previous use (Church) has relocated and the site is now vacant, this creates instability in the region for which new development permissive within the MX-M which this development will enhance and re-stabilize.

POLICY 5.1.6 (b): Provide neighborhood-oriented commercial, retail, institutional, and public services.

The requested adoption of IDO zoning (specifically the MX-M zone) allows for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses. The site is adjacent to residential zone districts and commercial uses. MX-M uses and applicable development standards provide neighborhood-oriented commercial, retail, institutional and public services close to the residential uses.

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

The requested amendment to IDO (MX-M zoning) may provide opportunities for redevelopment to possible uses where residents can live, work, learn, shop and play together. There is a bus route and a stop along the Montgomery Blvd. property frontage that offers

choices for transportation for services offered and for access to employment generated by the site redevelopment.

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.

With an adoption of the IDO (MX-M zoning) the property may be redeveloped with business/es that offers a mix of uses that could create a healthy, sustainable and distinct community that brings goods and services within walking and biking distance of neighborhoods.

GOAL 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The request to adopt the IDO (MX-M zoning) will enable redevelopment of the site that will maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

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

The adoption of the IDO (MX-M zoning) will support redevelopment and promote additional growth in this area where existing infrastructure and public facilities are available.

POLICY 5.6.2 (b): Encourage development that expands employment opportunities.

Under IDO (MX-M zoning) the site may be redeveloped to a number of permissible uses, such as commercial uses, that will offer and expand employment opportunities in the area.

The request is consistent with the following Comprehensive Plan Goal and policy in **Chapter 6: Transportation:**

Goal 6.1 Land Use – Transportation Integration: Plan, develop, operate, and maintain a transportation system to support the planned character of existing and future land uses.

The proposed adoption of the IDO for this property will allow for redevelopment of the site that was intended to be supported by the existing transportation system. The Major Transit Corridors of Montgomery Blvd. and Carlisle Blvd. can support the planned character future land uses under the MX-M zoning.

The request is consistent with the following Comprehensive Plan Goal and policies in **Chapter 8: Economic Development:**

Goal 8.1 Place making: Create places where business and talent will stay and thrive.

Redevelopment of this site will expand the area with places where business and talent may wish to locate and stay.

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 diverse economy.

The proposed adoption of IDO zoning will enable redevelopment of the site that will generate tax revenue that can be used for infrastructure investment and municipal services. The proposed redevelopment will provide an improvement to the quality of life for residences by encouraging economic development that will provide jobs, goods, and

services which improve the life for new and existing residents. The demand and supply and monetary transactions support a robust, resilient, and diverse economy. Redevelopment at this site, in conformance with the MX-M zoning guidelines is well suited for infill locations along a major transit and commercial corridors.

Policy 8.1.3 Economic Base: Strengthen and diversify the economic base to help reduce reliance on government spending.

The proposed adoption of the IDO zoning will allow for redevelopment of the property providing an incentive to local business to expand and diversify employment.

PART D. IDO REVIEW AND DECISION CRITERIA

6-4(Y) Amendments of Prior Approvals

Approvals granted prior to the effective date of this IDO may be amended as described in this Subsection 14-16-6-4(Y). The purpose of this Major Amendment to Site Plan is to remove the approved Site Plan for Subdivision Project Number: Z-70-22, Application. The Site Plan for Subdivision was approved in 1970 for church uses and recently the church has relocated so the site plan and use restriction are no longer relevant, and so this request will enable redevelopment of the property due to the changed.

6-4(Y)(1) Site Development Plans.

This Subsection 14-16-6-4(Y) addresses applications for amendments to site development plans approved prior to the effective date of this IDO.

6-4(Y)(1)(b) Major Amendments All requested amendments that do not qualify as Minor Amendments pursuant to Subsection (a) above shall be subject to relevant IDO standards, unless a different procedure described below applies.

1. Except as noted in Subsection 2 below, Major Amendments shall be reviewed and decided 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), including any required application fee, public notice, referral to commenting agencies, and public meeting or hearing.

Response: This Amendment exceeds the thresholds established for a Minor Amendment, therefore per 6-4(Y)(1)(b) Major Amendments – we are requesting approval from the original approving body. In 1970 the City Council was the equivalent of the Environmental Planning Commission today.

2. For Major Amendments that involve any of the following, the relevant IDO procedures shall be followed, including any required application fee, public notice, referral to commenting agencies, and public meeting or hearing.
 - a. Any standard in the Site Development Plan that is covered by an IDO standard in Section 14-16-5-3 (Access and Connectivity), Section 14-16-5-4 (Subdivision of Land), Section 14-16-5-5 (Parking and Loading), or any DPM standard.

Response: We are requesting that the standards be stricken in their entirety for the proposed subject site. We are requesting that all future development subsequent to the amended Site Plan approval follow all standards of the IDO as adopted and amended as well as any DPM standards.

- b. Any change affecting an easement.

Response: This request for a Major Amendment to the Site Plan does not affect any site easements.

- c. Any expansion of a nonconforming use or structure.

Response: This request does not expand a nonconforming use or structure.

6-6(H)(3) Review and Decision Criteria (Site Plan-EPC)

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

Response: The proposed 'site plan replacement', for the existing 1970 plan to be replaced by the current provisions IDO and DPM, is consistent with the Comprehensive Plan, as demonstrated by the policy analysis above.

6-6(H)(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.

Response: This site is not subject to any terms and conditions related to special use or PD zoning or any related development agreements and/or regulations.

6-6(H)(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.

Response: By removing the existing site plan and its use restrictions, future development will be consistent with the City's Goals and Policies as implemented by the regulations and standards of the IDO, DPM and all other adopted City regulations.

6-6(H)(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.

Response: The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems have adequate capacity to serve any proposed redevelopment of the site.

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

Response: The uses allowed by the site's MX-M zoning, in conjunction with applicable Development standards will not cause any significant adverse impacts on the surrounding area.

Request for Change of Zone to MX-M

The original Site Plan for Subdivision was approved in 1970 by City Council and due to the recent sale of the property and the vacation of the worship center from the premise, the original 1970 site plan and use restrictions are no longer relevant, and so there are changed conditions.

The approval of this request will enable redevelopment of the site and will ensure the best development outcomes and protections for the neighborhoods to occur in a manner that is consistent with the Comprehensive Plan, IDO, DPM and all other adopted City regulations in place today. We ask for EPC to support this request with an approval and zone the property MX-M which was the zoning placed on the property by the IDO when adopted

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc:

Christie Hutchings, Maverik Inc.

Doug Meldrum, Maverik Inc.

Hodgin Neighborhood Association

District 4 Coalition of Neighborhood Associations

District 7 Coalition of Neighborhood Associations

JN: 2019050

RRB/rs/kw

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-243 Date: Aug. 13, 2019 Time: 2:00 pm

Address: 3601 Montgomery Blvd. NE

AGENCY REPRESENTATIVES AT MEETING:

Planning: Cheryl Lomperfeldt

Code Enforcement: Carl Gann 505.924-3838

Fire Marshall: _____

Transportation: Mojgan

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: _____

SITE INFORMATION:

Zone: 111-111 Size: 5508 Bldg 2.25 acres

Use: Community Religious Institution Overlay Zone: NA

Comp Plan Area Of: Change Comp Plan Corridor: Major Transit

Comp Plan Center: N/A MPOS or Sensitive Lands: N/A

Parking: _____ MR Area: N/A

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: Site Plan Admin

Review and Approval Body: _____ Is this PRT a requirement? _____

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-243 Date: Aug. 13, 2019 Time: 2:00pm

Address: 3601 Montgomery Blvd NE

NOTES: Use Specific Standards

1155 - Light Vehicle Fueling Station 4.3.D.17 p.147

1155 - Liquor Retail 4.3.D.36 p.159

- Need Conditional Use Permit for 6 A p. 385
for liquor

~~1155~~ Amend existing Site Plan
or replace in whole per ID Standard
6.4 y p.368 Amendment & prior approvals

4.3.D.17k

Variance to 15-ft setback ~~4.3.D.17j~~ - ZHE p.148

See Appendix on 4th & Montano

1155 p. 412 City of Denver, 11/13 - met with ZHE planner
Loren ~~Pat~~ Patten - City of Denver

Table 6.1.1 p.327 - Neighborhood Verification

Site Plan Admin

Conditional Use

Variance

- 'Where do you want access?'

- BP - Ground Level

- Consult Tamping Tower for existing Site Plan

p. 148

4.3.D.17i - Conditional Use Permit needed adjacent to Residence

4.3.D.17i wall, fence, or screen 6-foot high

Kristl Walker

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Wednesday, September 2, 2020 12:09 PM
To: Kristl Walker
Subject: 3601 Montgomery Blvd NE Public Notice Inquiry
Attachments: IDOZoneAtlasPage_F-16-Z.PDF

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Hodgin NA	Christine	Neal	cmneal424@yahoo.com	4301 San Andres Road NE	Albuquerque	NM	87110	5052001385	
Hodgin NA	Ann	Levin	annjlevin@gmail.com	4824 Douglas MacArthur Road NE	Albuquerque	NM	87110	2622271024	
District 4 Coalition of Neighborhood Associations	Mildred	Griffee	nena_treasurer@norestre.org	PO Box 94115	Albuquerque	NM	87119	5052800082	
District 4 Coalition of Neighborhood Associations	Daniel	Regan	dlreganabq@gmail.com	4109 Chama Street NE	Albuquerque	NM	87109	5052802549	
District 7 Coalition of Neighborhood Associations	David	Haughwout	davidh.d7@comcast.net	2824 Chama Street NE	Albuquerque	NM	87110	5055141965	5058

State

NM

ZIP

87109

Legal description of the subject site for this project:

TR G2B PLAT OF TRACTS G-2-A & G-2-B MONGOMERY COMPLEX

Physical address of subject site:

3601 Montgomery Blvd NE

Subject site cross streets:

Montgomery & Carlise

Other subject site identifiers:

This site is located on the following zone atlas page:

F-16-Z

This message has been analyzed by Deep Discovery Email Inspector.



TIERRA WEST, LLC

September 3, 2020

Ms. Lynne Martin
District 7 Coalition of NA
1531 Espejo NE
Albuquerque, NM 87112

**RE: NIEGHBORHOOD MEETING OFFER TO DISCUSS EPC APPLICATION TO
AMENDMENT TO EXISTING 1970 SITE PLAN
SITE ADDRESS: 3601 MONTGOMERY BLVD. NE 87109
SITE LEGAL: TR G2B PLAT OF TRACTS G-2-A & G-2-B MONTGOMERY
COMPLEX
ZONE ATLAS MAP: F-16-Z**

Dear Ms. Martin :

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Section 14-16-6-4(C) listed on page 339, Tierra West LLC acting as the agent for the property owner, is providing an opportunity to discuss an Environmental Planning Commission (EPC) application to amend the existing 1970 site plan that is on record with the City of Albuquerque for the subject site. The property is located at 3601 Montgomery Blvd. NE. The amendment to the existing site plan will remove the use and site development conditions listed on the original plan, and we are proposing to replace with the IDO.

Attached is the current site plan that was approved in 1970 by City Council. As the New Beginnings Church of God has recently relocated to a new premise, the site plan conditions and use restrictions are no longer suitable for the site and as such, by removing the conditions and replacing with the IDO standards, will enable the property to be redeveloped rather than lie vacant.

As you may recall, this is the proposed property for the Maverik convenience and gas station that was previously discussed and advertised for the granted conditional use permit by the Zone Hearing Examiner, and approved plat by Development Review Board and of which we received City site plan approval on.

Before we submit to EPC we are offering to meet to address any question you may have. It would be an informal meeting, and given the current pandemic we would prefer to meet via a video/conference call rather than in person, but recognize an in person meeting, adhering to the Governors current Covid-19 Executive Order restrictions may be a possibility.

Per the IDO, you have 15 days from September 4, 2020 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 would like to submit our application on September 23, 2020.

If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this letter.

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com



TIERRA WEST, LLC

September 3, 2020

Mr. David Haughwout
District 7 Coalition of NA
2824 Chama Street NE
Albuquerque, NM 87110

**RE: NIEGHBORHOOD MEETING OFFER TO DISCUSS EPC APPLICATION TO
AMENDMENT TO EXISTING 1970 SITE PLAN
SITE ADDRESS: 3601 MONTGOMERY BLVD. NE 87109
SITE LEGAL: TR G2B PLAT OF TRACTS G-2-A & G-2-B MONTGOMERY
COMPLEX
ZONE ATLAS MAP: F-16-Z**

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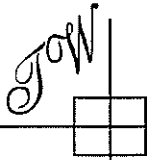
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TIERRA WEST, LLC

September 3, 2020

Mr. Daniel Regan
District 4 Coalition of NA
4109 Chama Street NE
Albuquerque, NM 87109

**RE: NIEGHBORHOOD MEETING OFFER TO DISCUSS EPC APPLICATION TO
AMENDMENT TO EXISTING 1970 SITE PLAN
SITE ADDRESS: 3601 MONTGOMERY BLVD. NE 87109
SITE LEGAL: TR G2B PLAT OF TRACTS G-2-A & G-2-B MONTGOMERY
COMPLEX
ZONE ATLAS MAP: F-16-Z**

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fax (505) 858-1118
tierrawestllc.com



TIERRA WEST, LLC

September 3, 2020

Ms. Mildred Griffiee
District 4 Coaliton of NA
PO Box 94115
Albuquerque, NM 87119

**RE: NIEGHBORHOOD MEETING OFFER TO DISCUSS EPC APPLICATION TO
AMENDMENT TO EXISTING 1970 SITE PLAN
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SITE LEGAL: TR G2B PLAT OF TRACTS G-2-A & G-2-B MONTGOMERY
COMPLEX
ZONE ATLAS MAP: F-16-Z**

Dear Ms. Griffiee :

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Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

gW

TIERRA WEST, LLC

September 3, 2020

Ms. Ann Levin
Hodgin NA
4824 Douglas MacArthur Road NE
Albuquerque, NM 87110

**RE: NIEGHBORHOOD MEETING OFFER TO DISCUSS EPC APPLICATION TO
AMENDMENT TO EXISTING 1970 SITE PLAN
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SITE LEGAL: TR G2B PLAT OF TRACTS G-2-A & G-2-B MONTGOMERY
COMPLEX
ZONE ATLAS MAP: F-16-Z**

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tierrawestllc.com



TIERRA WEST, LLC

September 3, 2020

Ms. Christine Neal
Hodgin NA
4301 San Andres Road NE
Albuquerque, NM 87110

**RE: NIEGHBORHOOD MEETING OFFER TO DISCUSS EPC APPLICATION TO
AMENDMENT TO EXISTING 1970 SITE PLAN
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ZONE ATLAS MAP: F-16-Z**

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☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage \$ 1.20

Total Postage and \$ 7.60

Sent To Lynne Martin

District 7 Coalition of NA

1531 Espejo NE

Albuquerque, NM 87112

City, State, ZIP+4[®]

PS Form 3800, August 2004 PSN 7530-02-000-9053 (over \$500)

642E 5E2E 0000 0600 0202

7020 0090 0000 3235 3767

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☐ Return Receipt (electronic)

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery

Postage \$ 1.20

Total Postage and \$ 7.60

Sent To Daniel Regan

District 4 Coalition of NA

4109 Chama Street NE

Albuquerque, NM 87109

City, State, ZIP+4[®]

PS Form 3800

Postmark
Here

S SECTION ON DELIVERY

Agent ☐ Addressee ☒
(Printed Name) Daniel Regan C. Date of Delivery 9-5-11

Address different from item 1? ☐ Yes
delivery address below: ☐ No

- ☐ Priority Mail Express[®]
- ☒ Registered Mail[™]
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation[™]
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

2019050

Domestic Return Receipt

S SECTION ON DELIVERY

Agent ☐ Addressee ☒
(Printed Name) Mike C. Date of Delivery 9-5-11

Address different from item 1? ☐ Yes
delivery address below: ☐ No

- ☐ Priority Mail Express[®]
- ☒ Registered Mail[™]
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation[™]
- ☐ Signature Confirmation Restricted Delivery

2019050

PS Form 3811, July 2015 PSN 7530-02-000-9053

S SECTION ON DELIVERY

Agent ☐ Addressee ☒
(Printed Name) Ann Levin C. Date of Delivery 9-8-20

Address different from item 1? ☐ Yes
delivery address below: ☐ No

- ☐ Priority Mail Express[®]
- ☒ Registered Mail[™]
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation[™]
- ☐ Signature Confirmation Restricted Delivery

2019050

PS Form 3811, July 2015 PSN 7530-02-000-9053

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee \$ 3.55

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ <u>2.35</u>
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$ 1.20

Total Postage and Fees \$ 7.10

Sent To Mildred Griffee

Street and Apt. No. District 4 Coalition of NA

City, State, ZIP+4[®] PO Box 94115
Albuquerque, NM 87119

PS Form 3800, July 2015

Postmark Here

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee \$ 3.55

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$ <u>2.35</u>
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$ 1.20

Total Postage and Fees \$ 7.10

Sent To Christine Neal

Street and Apt. No. Hodgin NA

City, State, ZIP+4[®] 4301 San Andres Road NE
Albuquerque, NM 87110

PS Form 3800, July 2015

Postmark Here

SECTION ON DELIVERY

Printed Name Christine Neal

C. Date of Delivery 5/8/20

Address different from item 1? ☐ Yes ☐ No

Delivery address below: ☐ Yes ☐ No

☐ Priority Mail Express[®]

☒ Registered Mail[™]

☐ Registered Mail Restricted Delivery

☐ Return Receipt for Merchandise

☐ Signature Confirmation

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage \$ 1.20

Total Postage and Fees \$ 7.10

Sent To David Haughawout

Street and Apt. No. District 7 Coalition of NA

City, State, ZIP+4[®] 2824 Chama Street NE
Albuquerque, NM 87110

PS Form 3800, July 2015

Postmark Here

U.S. Postal Service[™]
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Albuquerque, NM 87110

PS Form 3800, July 2015

Postmark Here

SECTION ON DELIVERY

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C. Date of Delivery 5/8/20

Address different from item 1? ☐ Yes ☐ No

Delivery address below: ☐ Yes ☐ No

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☐ Registered Mail Restricted Delivery

☐ Return Receipt for Merchandise

☐ Signature Confirmation

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



TIERRA WEST, LLC

September 23, 2020

Mr. Dan Serrano, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM. 87102

RE: MAJOR AMENDMENT TO AN APPROVED SITE PLAN TO REMOVE AND
REPLACE CURRENT STANDARDS AND USES APPROVED BY CITY COUNCIL
WITH THE INTEGRATED DEVELOPMENT ORDINANCE EPC 6-4-(y)
AMENDMENTS OF PRIOR APPROVALS
LEGAL DESCRIPTION: TR G2B PLAT OF TRACTS G-2-A & G-2-B
LOCATION: 3601 MONTGOMERY BLVD. NE, APPROXIMATELY 2.2 ACRES
LEGAL DESCRIPTION: TR G2B PLAT OF TRACTS G-2-A & G-2-B
ZONE ATLAS MAP: F-16-Z

Dear Chairman Serrano,

A facilitated public meeting was held at 4pm on 9/22/2020 to discuss the application. Jocelyn M Torres was the facilitator and members from Hodgkin Neighborhood Association, District 4 Coalition of Neighborhood Associations and District 7 Coalition of Neighborhood Associations attended.

The meeting notes prepared by the facilitator shall be added to the record once made available.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Richard Stevenson, P.E.

JN: 2019050
RRB/rs/kw

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from 10/28/2020 To 11/12/2020

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature]
(Applicant or Agent)

9/23/2020
(Date)

I issued _____ signs for this application, _____ (Date), _____ (Staff Member)

PROJECT NUMBER: _____

Kristl Walker

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Tuesday, September 22, 2020 1:05 PM
To: Kristl Walker
Subject: 3601 Montgomery Neighborhood Meeting Inquiry
Attachments: IDOZoneAtlasPage_F-16-Z.PDF

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City	State
Hodgin NA	Ann	Levin	annjlevin@gmail.com	4824 Douglas MacArthur Road NE	Albuquerque	NM
Hodgin NA	Christine	Neal	cmneal424@yahoo.com	4301 San Andres Road NE	Albuquerque	NM
District 4 Coalition of Neighborhood Associations	Daniel	Regan	dlreganabq@gmail.com	4109 Chama Street NE	Albuquerque	NM
District 4 Coalition of Neighborhood Associations	Mildred	Griffiee	mgriffiee@noreste.org	PO Box 90986	Albuquerque	NM
District 7 Coalition of Neighborhood Associations	David	Haughawout	davidh.d7@comcast.net	2824 Chama Street NE	Albuquerque	NM
District 7 Coalition of Neighborhood Associations	Lynne	Martin	lmartin900@aol.com	1531 Espejo NE	Albuquerque	NM

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you're not sure what information you need to include in your e-mail.

<https://www.cabq.gov/planning/urban-design-development/public-notice>

Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Monday, September 21, 2020 9:10 AM
To: Office of Neighborhood Coordination <kwalker@tierrawestllc.com>
Cc: 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

Kristl Walker

Telephone Number

505-858-3100

Email Address

kwalker@tierrawestllc.com

Company Name

Tierra West LLC

Company Address

5571 Midway Park Pl

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

TR G2B PLAT OF TRACTS G-2-A & G-2-B MONTGOMERY COMPLEX

Physical address of subject site:

3601 Montgomery & Carlisle

Subject site cross streets:

Montgomery & Carlisle

Other subject site identifiers:

This site is located on the following zone atlas page:

F-16-Z

This message has been analyzed by Deep Discovery Email Inspector.



TIERRA WEST, LLC

September 23, 2020

Ms. Mildred Griffiee
District 4 Coalition of NA
PO Box 90986
Albuquerque, NM 87119

RE: MAJOR AMENDMENT TO AN APPROVED SITE PLAN TO REMOVE AND REPLACE CURRENT STANDARDS AND USES APPROVED BY CITY COUNCIL WITH THE INTEGRATED DEVELOPMENT ORDINANCE (MX-M) PER EPC 6-4-(Y) AMENDMENTS OF PRIOR APPROVALS
LEGAL DESCRIPTION: TR G2B PLAT OF TRACTS G-2-A & G-2-B
LOCATION: 3601 MONTGOMERY BLVD. NE, APPROXIMATELY 2.2 ACRES
ZONE ATLAS MAP: F-16-Z

Dear Ms. Griffiee,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative/nearby Property Owner that Tierra West LLC, on behalf of Maverik Inc., will be submitting an application to the Environmental Planning Commission (EPC) to remove the Special Use Permit Zone and request adoption of the MX-M zone proposed by the IDO for the property at 3601 Montgomery Blvd NE, on the northwest corner of Montgomery Blvd. and Carlisle Blvd. NE. The legal description for the property is TR G2B Plat of Tracts G-2-A & G-2-B and is approximately 2.2 acres.

The property currently has an abandoned building, formerly used as a worship center that is undergoing asbestos abatement prior to being demolished. This site is earmarked to be redeveloped as Maverik Gas Station, and all requirements pursuant for this use consistent with the IDO, DPM and all other adopted City regulations shall be followed.

The EPC Public Zoom Hearing for this application will be held on November 12, 2020 starting at 8:30 AM. Due to the ongoing public health orders, this meeting will be in a virtual format via the Zoom software platform.

The agenda will be posted on the Planning Department website one week prior to the hearing on November 5, 2020 and will include the Zoom meeting call-in details. Please visit: <http://www.cabq.gov/planning/boardscommissions/environmental-planning-commission/epc-agendas-reports-minutes> to review the agenda and staff reports. If you have any questions on the EPC process you can call the Planning Department at 505-924-3860.

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

Ms.Mildred Griffiee
September 23, 2020
Page 2

If you have any questions or need additional information regarding the application, please do not hesitate to contact us:

Tierra West LLC Contact(s):

Ronald R. Bohannon, P.E.
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Richard Stevenson, P.E.
5571 Midway Park Place NE
Albuquerque, NM 87109
rstevenson@tierrawestllc.com
505-858-3100

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Christie Hutchings, Maverik Inc
Doug Meldrum, Maverik Inc

JN: 2019050
RRB/rs/kw



TIERRA WEST, LLC

September 23, 2020

Mr. David Haughawout
District 7 Coalition of NA
2824 Chama Street NE
Albuquerque, NM 87110

RE: MAJOR AMENDMENT TO AN APPROVED SITE PLAN TO REMOVE AND REPLACE CURRENT STANDARDS AND USES APPROVED BY CITY COUNCIL WITH THE INTEGRATED DEVELOPMENT ORDINANCE (MX-M) PER EPC 6-4-(Y) AMENDMENTS OF PRIOR APPROVALS
LEGAL DESCRIPTION: TR G2B PLAT OF TRACTS G-2-A & G-2-B
LOCATION: 3601 MONTGOMERY BLVD. NE, APPROXIMATELY 2.2 ACRES
ZONE ATLAS MAP: F-16-Z

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tierrawestllc.com

Mr.David Haughawout
September 23, 2020
Page 2

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Tierra West LLC Contact(s):

Ronald R. Bohannon, P.E.
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Richard Stevenson, P.E.
5571 Midway Park Place NE
Albuquerque, NM 87109
rstevenson@tierrawestllc.com
505-858-3100

Sincerely,

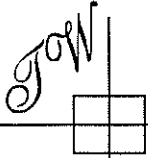


Ronald R. Bohannon, P.E.

Enclosure/s

cc: Christie Hutchings, Maverik Inc
Doug Meldrum, Maverik Inc

JN: 2019050
RRB/rs/kw



TIERRA WEST, LLC

September 23, 2020

Ms. Lynne Martin
District 7 Coalition of NA
1531 Espejo NE
Albuquerque, NM 87112

RE: MAJOR AMENDMENT TO AN APPROVED SITE PLAN TO REMOVE AND REPLACE CURRENT STANDARDS AND USES APPROVED BY CITY COUNCIL WITH THE INTEGRATED DEVELOPMENT ORDINANCE (MX-M) PER EPC 6-4-(Y) AMENDMENTS OF PRIOR APPROVALS
LEGAL DESCRIPTION: TR G2B PLAT OF TRACTS G-2-A & G-2-B
LOCATION: 3601 MONTGOMERY BLVD. NE, APPROXIMATELY 2.2 ACRES
ZONE ATLAS MAP: F-16-Z

Dear Ms. Martin,

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5571 Midway Park Pl. NE
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(505) 858-3100 fax (505) 858-1118
1-800-245-3102
tierrawestllc.com

Ms. Lynne Martin
September 23, 2020
Page 2


If you have any questions or need additional information regarding the application, please do not hesitate to contact us:

Tierra West LLC Contact(s):

Ronald R. Bohannon, P.E.
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Richard Stevenson, P.E.
5571 Midway Park Place NE
Albuquerque, NM 87109
rstevenson@tierrawestllc.com
505-858-3100

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Christie Hutchings, Maverik Inc
Doug Meldrum, Maverik Inc

JN: 2019050
RRB/rs/kw

TW

TIERRA WEST, LLC

September 23, 2020

Mr. Daniel Regan
District 4 Coalition of NA
4109 Chama Street NE
Albuquerque, NM 87109

RE: MAJOR AMENDMENT TO AN APPROVED SITE PLAN TO REMOVE AND REPLACE CURRENT STANDARDS AND USES APPROVED BY CITY COUNCIL WITH THE INTEGRATED DEVELOPMENT ORDINANCE (MX-M) PER EPC 6-4-(Y) AMENDMENTS OF PRIOR APPROVALS
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ZONE ATLAS MAP: F-16-Z

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Mr. Daniel Regan
September 23, 2020
Page 2

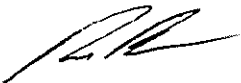
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Tierra West LLC Contact(s):

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5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Richard Stevenson, P.E.
5571 Midway Park Place NE
Albuquerque, NM 87109
rstevenson@tierrawestllc.com
505-858-3100

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Christie Hutchings, Maverik Inc
Doug Meldrum, Maverik Inc

JN: 2019050
RRB/rs/kw



TIERRA WEST, LLC

September 23, 2020

Ms. Christine Neal
Hodgin NA
4301 San Andres Road NE
Albuquerque, NM 87110

RE: MAJOR AMENDMENT TO AN APPROVED SITE PLAN TO REMOVE AND REPLACE CURRENT STANDARDS AND USES APPROVED BY CITY COUNCIL WITH THE INTEGRATED DEVELOPMENT ORDINANCE (MX-M) PER EPC 6-4-(Y) AMENDMENTS OF PRIOR APPROVALS
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ZONE ATLAS MAP: F-16-Z

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5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

Ms.Christine Neal
September 23, 2020
Page 2

If you have any questions or need additional information regarding the application, please do not hesitate to contact us:

Tierra West LLC Contact(s):

Ronald R. Bohannon, P.E.
5571 Midway Park Place NE
Albuquerque, NM 87109
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505-858-3100

Richard Stevenson, P.E.
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rstevenson@tierrawestllc.com
505-858-3100

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Christie Hutchings, Maverik Inc
Doug Meldrum, Maverik Inc

JN: 2019050
RRB/rs/kw



TIERRA WEST, LLC

September 23, 2020

Ms. Ann Levin
Hodgin NA
4824 Douglas MacArthur Road NE
Albuquerque, NM 87110

RE: MAJOR AMENDMENT TO AN APPROVED SITE PLAN TO REMOVE AND REPLACE CURRENT STANDARDS AND USES APPROVED BY CITY COUNCIL WITH THE INTEGRATED DEVELOPMENT ORDINANCE (MX-M) PER EPC 6-4-(Y) AMENDMENTS OF PRIOR APPROVALS
LEGAL DESCRIPTION: TR G2B PLAT OF TRACTS G-2-A & G-2-B
LOCATION: 3601 MONTGOMERY BLVD. NE, APPROXIMATELY 2.2 ACRES
ZONE ATLAS MAP: F-16-Z

Dear Ms. Levin,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative/nearby Property Owner that Tierra West LLC, on behalf of Maverik Inc., will be submitting an application to the Environmental Planning Commission (EPC) to remove the Special Use Permit Zone and request adoption of the MX-M zone proposed by the IDO for the property at 3601 Montgomery Blvd NE, on the northwest corner of Montgomery Blvd. and Carlisle Blvd. NE. The legal description for the property is TR G2B Plat of Tracts G-2-A & G-2-B and is approximately 2.2 acres.

The property currently has an abandoned building, formerly used as a worship center that is undergoing asbestos abatement prior to being demolished. This site is earmarked to be redeveloped as Maverik Gas Station, and all requirements pursuant for this use consistent with the IDO, DPM and all other adopted City regulations shall be followed.

The EPC Public Zoom Hearing for this application will be held on November 12, 2020 starting at 8:30 AM. Due to the ongoing public health orders, this meeting will be in a virtual format via the Zoom software platform.

The agenda will be posted on the Planning Department website one week prior to the hearing on November 5, 2020 and will include the Zoom meeting call-in details. Please visit: <http://www.cabq.gov/planning/boardscommissions/environmental-planning-commission/epc-agendas-reports-minutes> to review the agenda and staff reports. If you have any questions on the EPC process you can call the Planning Department at 505-924-3860.

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118
tierrawestllc.com

If you have any questions or need additional information regarding the application, please do not hesitate to contact us:

Tierra West LLC Contact(s):

Ronald R. Bohannon, P.E.
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Richard Stevenson, P.E.
5571 Midway Park Place NE
Albuquerque, NM 87109
rstevenson@tierrawestllc.com
505-858-3100

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Christie Hutchings, Maverik Inc
Doug Meldrum, Maverik Inc

JN: 2019050
RRB/rs/kw



TIERRA WEST, LLC

September 23, 2020

**RE: MAJOR AMENDMENT TO AN APPROVED SITE PLAN TO REMOVE AND REPLACE CURRENT STANDARDS AND USES APPROVED BY CITY COUNCIL WITH THE INTEGRATED DEVELOPMENT ORDINANCE (MX-M) PER EPC 6-4-(Y) AMENDMENTS OF PRIOR APPROVALS- 100FT BUFFER NEIGHBORS
LEGAL DESCRIPTION: TR G2B PLAT OF TRACTS G-2-A & G-2-B
LOCATION: 3601 MONTGOMERY BLVD. NE, APPROXIMATELY 2.2 ACRES
ZONE ATLAS MAP: F-16-Z**

Dear To Whom It May Concern,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative/nearby Property Owner that Tierra West LLC, on behalf of Maverik Inc., will be submitting an application to the Environmental Planning Commission (EPC) to remove the Special Use Permit Zone and request adoption of the MX-M zone proposed by the IDO for the property at 3601 Montgomery Blvd NE, on the northwest corner of Montgomery Blvd. and Carlisle Blvd. NE. The legal description for the property is TR G2B Plat of Tracts G-2-A & G-2-B and is approximately 2.2 acres.

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If you have any questions or need additional information regarding the application, please do not hesitate to contact us:

Tierra West LLC Contact(s):

Ronald R. Bohannon, P.E.
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118
tierrawestllc.com

Richard Stevenson, P.E.
5571 Midway Park Place NE
Albuquerque, NM 87109
rstevenson@tierrawestllc.com
505-858-3100

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Bohannon', with a stylized flourish at the end.

Ronald R. Bohannon, P.E.

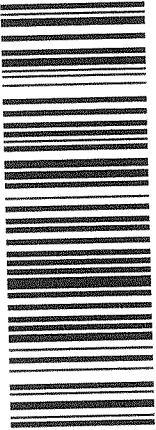
Enclosure/s

cc: Christie Hutchings, Maverik Inc
Doug Meldrum, Maverik Inc

JN: 2019050
RRB/rs/kw



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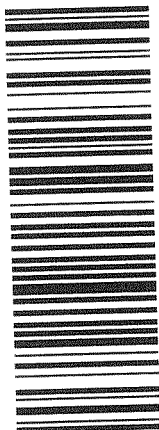
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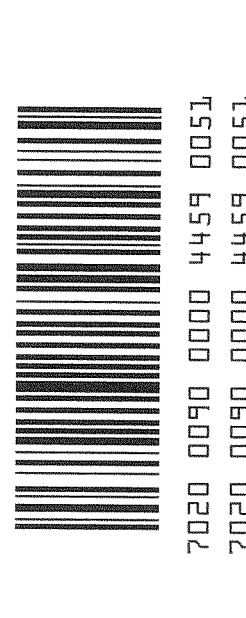
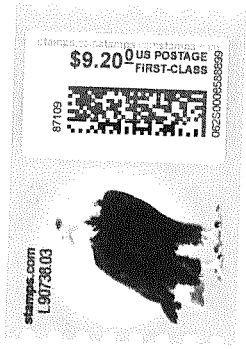
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\$	9.20
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	2824 Chama Street NE
City, State, ZIP+4®	Albuquerque, NM 87110

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PO Box 90986

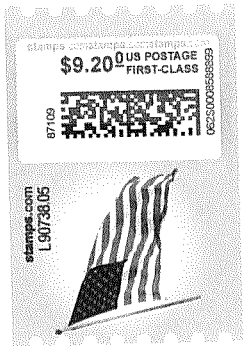
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Albuquerque, NM 87199

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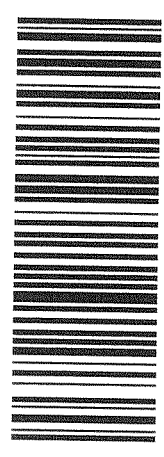
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Mildred
District
PO Box
Albuquerque

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5571 MIDWAY PARK PLACE NE
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Street and Apt.	District 4 Coalition of NA
City, State, Zip+	4109 Chama Street NE Albuquerque, NM 87109

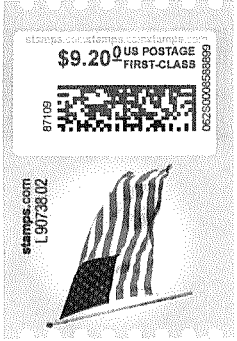
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TERRA WEST, LLC
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ALBUQUERQUE NM 87109

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ALBUQUERQUE NM 87109



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Total Postage and Fees	\$ 9.20

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Hodgin NA
4301 San Andres Road NE
Albuquerque, NM 87110

City, State, ZIP+4

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
\$	2.80
Total Postage and Fee	
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Sent To	
Ann Levin	
Hodgin NA	
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4824 Douglas MacArthur Road NE	
City, State, ZIP+4®	
Albuquerque, NM 87110	
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Carlisle and Montgomery Blvd NE

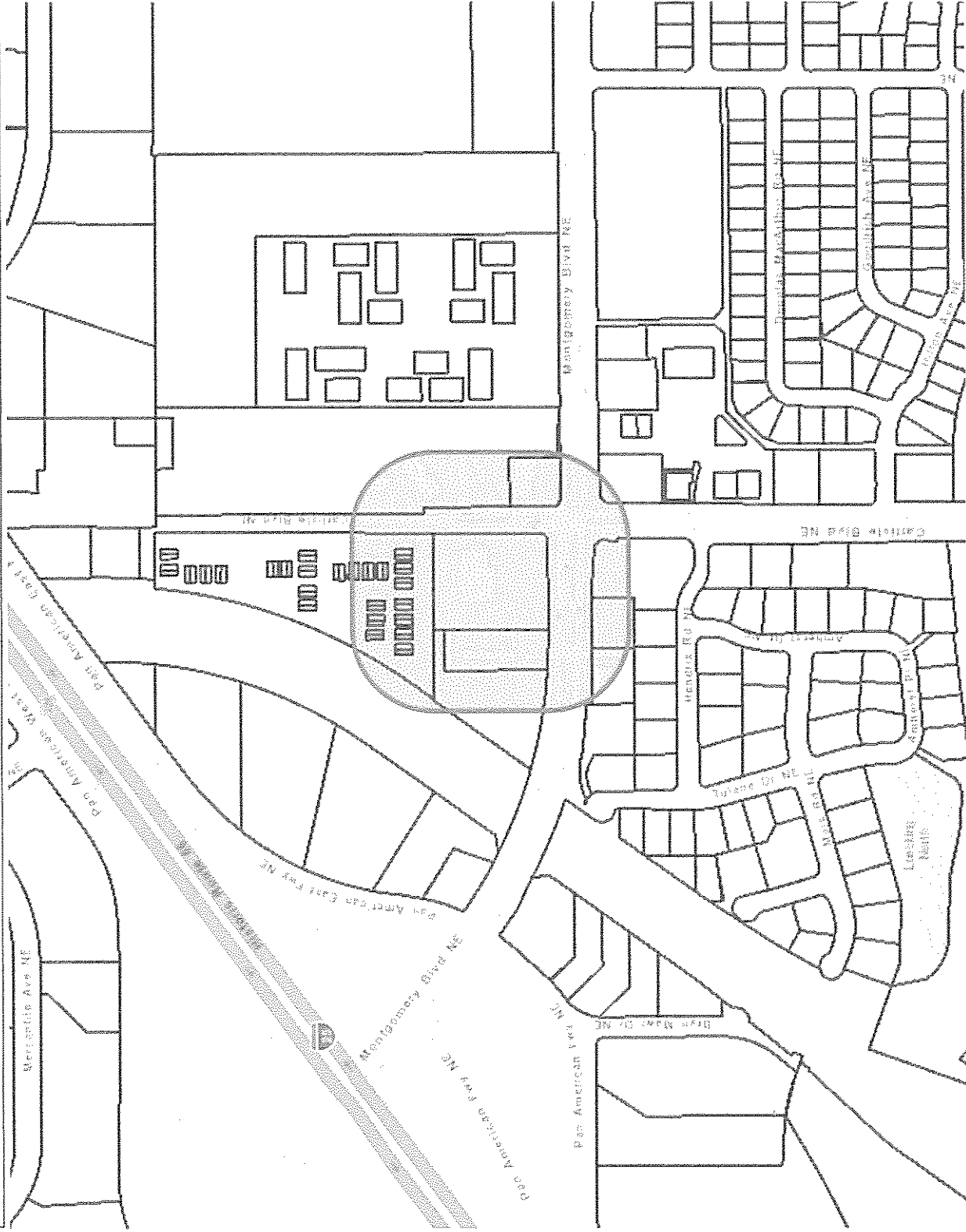


Legend

- ☐ Bernalillo County Parcels

Notes

Buffer 240 Ft.
ROW Carlisle: 140 Ft.



870 0 435 870 Feet

1: 5,217

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From: Kristl Walker
Sent: Wednesday, September 23, 2020 1:47 PM
To: 'annjlevin@gmail.com'; 'cmneal424@yahoo.com';
'dlreganabq@gmail.com'; 'mgriffie@noreste.org';
'davidh.d7@comcast.net'; 'lmartin900@aol.com'
Cc: Ron Bohannon ; Jaimie Garcia; Richard Stevenson
Subject: 2019050 Maverik Montgomery & Carlisle Amendment to Site Plan
Attachments: 2019050 9-23-20 Maverik Amendment Site Plan Submittal .pdf

RE: MAJOR AMENDMENT TO AN APPROVED SITE PLAN TO REMOVE AND REPLACE CURRENT STANDARDS AND USES APPROVED BY CITY COUNCIL WITH THE INTEGRATED DEVELOPMENT ORDINANCE (MX-M) PER EPC 6-4-(Y) AMENDMENTS OF PRIOR APPROVALS
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LOCATION: 3601 MONTGOMERY BLVD. NE, APPROXIMATELY 2.2 ACRES
ZONE ATLAS MAP: F-16-Z

Dear annjlevin@gmail.com; cmneal424@yahoo.com; dlreganabq@gmail.com; mgriffie@noreste.org; davidh.d7@comcast.net; lmartin900@aol.com

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Tierra West LLC Contact(s):

Ronald R. Bohannon, P.E.
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Richard Stevenson, P.E.
5571 Midway Park Place NE
Albuquerque, NM 87109
rstevenson@tierrawestllc.com
505-858-3100

Sincerely,

Ronald R. Bohannon, P.E.

Enclosure/s

cc: Christie Hutchings, Maverik Inc
Doug Meldrum, Maverik Inc

JN: 2019050
RRB/rs/kw

Kristl Walker
Administrative Assistant
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

505-858-3100 Office

505-858-1118 Fax

kwalker@tierrawestllc.com

WELLS FARGO BANK C/O RYAN LLC
PO BOX 2609
CARLSBAD CA 92018-2609

MAVERICK INC
185 S STATE ST SUITE 800
SALT LAKE CITY UT 84111-1538

CARPENTER DENNIS P TRUSTEE
CARPENTER RVT
4400 CARLISLE BLVD NE
ALBUQUERQUE NM 87107-4813

LBJ ENTERPRISES LLC
5601 HIGHWAY 95 NO SUITE 730
LAKE HAVASU CITY AZ 86404-8551

AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE NM 87107-1836

CARLISLE FAMILY HOMES LIMITED PTN
C/O SLK GLOBAL SOLUTIONS AMERICA
2727 LBJ FWY SUITE 806
DALLAS TX 75234-7334

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

MORROW RICK & SLEATER MICA
3715 MONTGOMERY BLVD NE
ALBUQUERQUE NM 87109

COMMUNITY COMMON ELEMENTS
C/O APODACA ELLEN J
4601 CARLISLE BLVD NE UNIT F-1
ALBUQUERQUE NM 87109-1034

WELLS FARGO BANK NM NATIONAL
ASSO C/O THOMSON PROPERTY TAX
SERVICES
PO BOX 2609
CARLSBAD CA 92018

STATE EMPLOYEES CREDIT UNION OF
NEW MEXICO
813 SAINT MICHAELS DR
SANTA FE NM 87505-7607

SCHLOSSER RITA G
4601 CARLISLE BLVD NE A-1
ALBUQUERQUE NM 87109

CARLSON KIRSTEN K
10 CALLE ENCANTADA
EDGEWOOD NM 87015-7044

BARNES ELIZABETH M
4601 CARLISLE BLVD NE UNIT A5
ALBUQUERQUE NM 87108

DE HAAN FERDINAND
4601 CARLISLE BLVD NE UNIT A-7
ALBUQUERQUE NM 87109-1055

MICHAEL JINA M
4601 CARLISLE BLVD NE A-9
ALBUQUERQUE NM 87109-1034

PAGE ABEL G & SAMUEL J PAGE &
RAYMOND D PAGE & VERONICA F
PAGE
4601 CARLISLE BLVD NE UNIT A-11
ALBUQUERQUE NM 87109

TANUZ MARK K
4601 CARLISLE BLVD NE A-13
ALBUQUERQUE NM 87109-1034

VIGIL JULIO C
4601 CARLISLE BLVD NE APT A15
ALBUQUERQUE NM 87109-0916

MCLAREN THOMAS J JR & HUANG YI-
WEN
4601 CARLISLE BLVD NE UNIT A-8
ALBUQUERQUE NM 87109-1034

ACOSTA RICHARD V
7809 CHACO MESA LP NW
ALBUQUERQUE NM 87114-1696

BUDDRIUS JOANNE
4601 CARLISLE BLVD NE A12
ALBUQUERQUE NM 87109-1034

PEREZ HUGO
4601 CARLISLE BLVD NE APT A-14
ALBUQUERQUE NM 87109-1034

CARLISLE SQUARE CONDOMINIUMS
HOMEOWNERS ASSOCIATION INC
4601 CARLISLE BLVD NE APT A16
ALBUQUERQUE NM 87109-0616

TRAN KYAN & NGUYEN KATIE THAO
1208 SABEL DR
SAN JOSE CA 95132-2749

SAINT-LOT SHAINA ELVIRE & TRANA
ROMMEL NOSADINE
4601 CARLISLE BLVD NE C-2
ALBUQUERQUE NM 87109-1034

BARRON JORDAN R & LEMASTER
CRYSTAL
1601 PARK AVE SW
ALBUQUERQUE NM 87104

CURTIS DEAN E & WATERS-CURTIS
LEND A R
3301 COORS BLVD NW SUITE R#137
ALBUQUERQUE NM 87120-1268

LUJAN ROMAN SEBASTIAN
4601 CARLISLE BLVD NE APT C5
ALBUQUERQUE NM 87109-1163

BINGHAM JEREMIAH
4601 CARLISLE BLVD NE C-6
ALBUQUERQUE NM 87109-1034

CURTIS DEAN E & WATERS-CURTIS
LEND A R
3301 COORS BLVD NW SUITE R#137
ALBUQUERQUE NM 87120-1268

KARKALEMIS CONSTANTINOS
1223 BAROLO CT
PLEASANTON CA 94566-6498

ARCHULETA FILBERT
836 CURFMAN RD SW
LOS LUNAS NM 87031-9713

JONES ANTHONY
8437 HEIGHTS RD NE APT B
ALBUQUERQUE NM 87111-2062

VIGIL MEGAN & JAMES
4601 CARLISLE BLVD NE UNIT C-12
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NARANJO ROBERT
4601 CARLISLE BLVD NE UNIT B-12
ALBUQUERQUE NM 87109

ORTIZ LOUIS
4722 CREST AVE SE
ALBUQUERQUE NM 87108-4507

COCA RAY J & EILEEN L
5201 NOREEN DR NE
ALBUQUERQUE NM 87111

RIVERA DANIEL R & DONALD RIVERA
4601 CARLISLE BLVD NE APT B9
ALBUQUERQUE NM 87109-1052

MORALES CHRISTINA V TRUSTEE
MORALES FAMILY TRUST
PO BOX 636
PLACITAS NM 87043-0636

RIDGWAY VALERIE A
4601 CARLISLE BLVD NE B-7
ALBUQUERQUE NM 87109-1034

GALLEGOS LARRY D & DIANA L
220 WITTWER CT
LOS LUNAS NM 87031

CRISP SHANE KELLY & MELBA JEAN
5913 NORTHAMPTON BLVD
VIRGINIA BEACH VA 23455-4624

FORTUNADA LLC
PO BOX 6908
ALBUQUERQUE NM 87197-6908

PEREZ-BUSSHER EDUARDO A C/O
JUAREZ JOSE L
4601 CARLISLE BLVD NE B3
ALBUQUERQUE NM 87109-1034

SALAZAR ESTHER
PO BOX 1874
TAOS NM 87571-1874

BELTRAN ISRAEL
1025 VALENCIA DR SE APT 6
ALBUQUERQUE NM 87108-5511

CURTIS DEAN E & WATERS-CURTIS
LEND A R
3301 COORS BLVD NW SUITE R#137
ALBUQUERQUE NM 87120-1268

KARKALEMIS CONSTANTINOS
1223 BAROLO CT
PLEASANTON CA 94566-6498

WARNOCK KELLY R
4601 CARLISLE BLVD NE D4
ALBUQUERQUE NM 87109-1034

VASSAW ERNEST
4601 CARLISLE BLVD NE D3
ALBUQUERQUE NM 87109-1034

KARKALEMIS IOANIS
4601 CARLISLE BLVD NE D6
ALBUQUERQUE NM 87109-1034

LARA OSCAR & VERONICA
4601 CARLISLE BLVD NE APT D5
ALBUQUERQUE NM 87109

VARGAS CHERYL L
PO BOX 3215
ALBUQUERQUE NM 87190-3215

CORDOVA ELI ANDREW
4601 CARLISLE BLVD NE UNIT D7
ALBUQUERQUE NM 87109

ROJAS MIGUEL
5108 BRAY CT NW
ALBUQUERQUE NM 87120-1171

KARKALEMIS CONSTANTINOS
1223 BAROLO CT
PLEASANTON CA 94566-6498

REEJHON ALLAN F
11208 NASSAU DR NE
ALBUQUERQUE NM 87111-2655

WATER-CURTIS LEND A R & CURTIS
DEAN E
3301 COORS BLVD NW SUITE R#137
ALBUQUERQUE NM 87120-1268

PEREZ HUGO
4601 CARLISLE BLVD NE APT A2
ALBUQUERQUE NM 87109-0916

5571 Midway Park Place NE
Albuquerque, NM 87109

TIERRA WEST, LLC

REEJHON ALLAN F
11208 NASSAU DR NE
ALBUQUERQUE NM 87111-2655



5571 Midway Park Place NE
Albuquerque, NM 87109

TIERRA WEST, LLC

CORDOVA ELI ANDREW
4601 CARLISLE BLVD NE UNIT D7
ALBUQUERQUE NM 87109



5571 Midway Park Place NE
Albuquerque, NM 87109

TIERRA WEST, LLC

VU THIEN-AN NGUYEN
234 POLARIS ST
WHITE SANDS MISSILE RANGE NM
88002

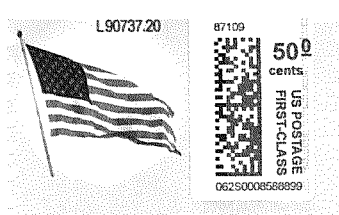


gan

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

CARLISLE FAMILY HOMES LIMITED PTN
C/O SLK GLOBAL SOLUTIONS AMERICA
2727 LBJ FWY SUITE 806
DALLAS TX 75234-7334



gan

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

CARPENTER DENNIS P TRUSTEE
CARPENTER RVT
4400 CARLISLE BLVD NE
ALBUQUERQUE NM 87107-4813



gan

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

BINGHAM JEREMIAH
4601 CARLISLE BLVD NE C-6
ALBUQUERQUE NM 87109-1034



gaw

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

BARRON JORDAN R & LEMASTER
CRYSTAL
1601 PARK AVE SW
ALBUQUERQUE NM 87104



gaw

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

CARLISLE SQUARE CONDOMINIUMS
HOMEOWNERS ASSOCIATION INC
4601 CARLISLE BLVD NE APT A16
ALBUQUERQUE NM 87109-0616



gaw

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

ACOSTA RICHARD V
7809 CHACO MESA LP NW
ALBUQUERQUE NM 87114-1696



gan

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

KARKALEMIS CONSTANTINOS
1223 BAROLO CT
PLEASANTON CA 94566-6498



gan

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

CARLSON KIRSTEN K
10 CALLE ENCANTADA
EDGEWOOD NM 87015-7044



gan

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

PEREZ-BUSSHER EDUARDO A C/O
JUAREZ JOSE L
4601 CARLISLE BLVD NE B3
ALBUQUERQUE NM 87109-1034



5571 Midway Park Place NE
Albuquerque, NM 87109

gaw
TIERRA WEST, LLC

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248



5571 Midway Park Place NE
Albuquerque, NM 87109

gaw
TIERRA WEST, LLC

WELLS FARGO BANK NM NATIONAL
ASSO C/O THOMSON PROPERTY TAX
SERVICES
PO BOX 2609
CARLSBAD CA 92018



5571 Midway Park Place NE
Albuquerque, NM 87109

gaw
TIERRA WEST, LLC

MICHAEL JINA M
4601 CARLISLE BLVD NE A-9
ALBUQUERQUE NM 87109-1034

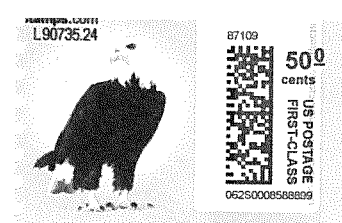


gan

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

MCLAREN THOMAS J JR & HUANG YI-
WEN
4601 CARLISLE BLVD NE UNIT A-8
ALBUQUERQUE NM 87109-1034



gan

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

LUJAN ROMAN SEBASTIAN
4601 CARLISLE BLVD NE APT C5
ALBUQUERQUE NM 87109-1163



gan

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

SAINT-LOT SHAINA ELVIRE & TRANA
ROMMEL NOSADINE
4601 CARLISLE BLVD NE C-2
ALBUQUERQUE NM 87109-1034



5571 Midway Park Place NE
Albuquerque, NM 87109

gan
TIERRA WEST, LLC

PAGE ABEL G & SAMUEL J PAGE &
RAYMOND D PAGE & VERONICA F
PAGE
4601 CARLISLE BLVD NE UNIT A-11
ALBUQUERQUE NM 87109



5571 Midway Park Place NE
Albuquerque, NM 87109

gan
TIERRA WEST, LLC

BARNES ELIZABETH M
4601 CARLISLE BLVD NE UNIT A5
ALBUQUERQUE NM 87108



5571 Midway Park Place NE
Albuquerque, NM 87109

gan
TIERRA WEST, LLC

PEREZ HUGO
4601 CARLISLE BLVD NE APT A-14
ALBUQUERQUE NM 87109-1034



gan

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

MAVERICK INC
185 S STATE ST SUITE 800
SALT LAKE CITY UT 84111-1538



gan

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

STATE EMPLOYEES CREDIT UNION OF
NEW MEXICO
813 SAINT MICHAELS DR
SANTA FE NM 87505-7607

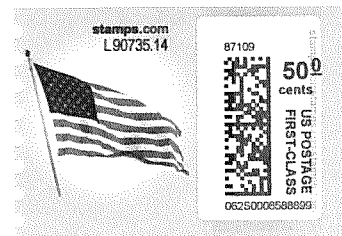


gan

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

MORROW RICK & SLEATER MICA
3715 MONTGOMERY BLVD NE
ALBUQUERQUE NM 87109



gan

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

LBJ ENTERPRISES LLC
5601 HIGHWAY 95 NO SUITE 730
LAKE HAVAŞU CITY AZ 86404-8551



gan

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE NM 87107-1836



gan

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

BUDDRIUS JOANNE
4601 CARLISLE BLVD NE A12
ALBUQUERQUE NM 87109-1034



gan

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

SCHLOSSER RITA G
4601 CARLISLE BLVD NE A-1
ALBUQUERQUE NM 87109



gan

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

COMMUNITY COMMON ELEMENTS
C/O APODACA ELLEN J
4601 CARLISLE BLVD NE UNIT F-1
ALBUQUERQUE NM 87109-1034



gan

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

WELLS FARGO BANK C/O RYAN LLC
PO BOX 2609
CARLSBAD CA 92018-2609





TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

KARKALEMIS CONSTANTINOS
1223 BAROLO CT
PLEASANTON CA 94566-6498



TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

RIDGWAY VALERIE A
4601 CARLISLE BLVD NE B-7
ALBUQUERQUE NM 87109-1034



TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

COCA RAY J & EILEEN L
5201 NOREEN DR NE
ALBUQUERQUE NM 87111



gan

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

NARANJO ROBERT
4601 CARLISLE BLVD NE UNIT B-12
ALBUQUERQUE NM 87109



gan

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

ARCHULETA FILBERT
836 CURFMAN RD SW
LOS LUNAS NM 87031-9713



gan

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

VIGIL MEGAN & JAMES
4601 CARLISLE BLVD NE UNIT C-12
ALBUQUERQUE NM 87109-1034



gwl

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

WATER-CURTIS LENDA R & CURTIS
DEAN E
3301 COQRS BLVD NW SUITE R#137
ALBUQUERQUE NM 87120-1268



gwl

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

LARA OSCAR & VERONICA
4601 CARLISLE BLVD NE APT D5
ALBUQUERQUE NM 87109



gwl

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

WARNOCK KELLY R
4601 CARLISLE BLVD NE D4
ALBUQUERQUE NM 87109-1034



gan

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

CURTIS DEAN E & WATERS-CURTIS
LEND A R
3301 COORS BLVD NW SUITE R#137
ALBUQUERQUE NM 87120-1268



gan

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

TRAN KYAN & NGUYEN KATIE THAO
1208 SABEL DR
SAN JOSE CA 95132-2749



gan

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

ROJAS MIGUEL
5108 BRAY CT NW
ALBUQUERQUE NM 87120-1171



gan

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

RIVERA DANIEL R & DONALD RIVERA
4601 CARLISLE BLVD NE APT B9
ALBUQUERQUE NM 87109-1052



gan

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

KARKALEMIS IOANIS
4601 CARLISLE BLVD NE D6
ALBUQUERQUE NM 87109-1034



gan

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

VIGIL JULIO C
4601 CARLISLE BLVD NE APT A15
ALBUQUERQUE NM 87109-0916



gan

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

ORTIZ LOUIS
4722 CREST AVE SE
ALBUQUERQUE NM 87108-4507



gan

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

SALAZAR ESTHER
PO BOX 1874
TAOS NM 87571-1874



gan

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

CRISP SHANE KELLY & MELBA JEAN
5913 NORTHAMPTON BLVD
VIRGINIA BEACH VA 23455-4624



gan

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

JONES ANTHONY
8437 HEIGHTS RD NE APT B
ALBUQUERQUE NM 87111-2062



gan

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

CURTIS DEAN E & WATERS-CURTIS
LEND A R
3301 COORS BLVD NW SUITE R#137-
ALBUQUERQUE NM 87120-1268



gan

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

MORALES CHRISTINA V TRUSTEE
MORALES FAMILY TRUST
PO BOX 636
PLACITAS NM 87043-0636



5571 Midway Park Place NE
Albuquerque, NM 87109

TIERRA WEST, LLC

BELTRAN ISRAEL
1025 VALENÇIA DR SE APT 6
ALBUQUERQUE NM 87108-5511



5571 Midway Park Place NE
Albuquerque, NM 87109

TIERRA WEST, LLC

FORTUNADA LLC
PO BOX 6908
ALBUQUERQUE NM 87197-6908



5571 Midway Park Place NE
Albuquerque, NM 87109

TIERRA WEST, LLC

PEREZ HUGO
4601 CARLISLE BLVD NE APT A2
ALBUQUERQUE NM 87109-0916



gaw

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

VASSAW ERNESI
4601 CARLISLE BLVD NE D3
ALBUQUERQUE NM 87109-1034



gaw

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

KARAKEMIS CONSTANTINOS
1223 BAROLO CT
PLEASANTON CA 94566-6498



gaw

TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

VARGAS CHERYL L
PO BOX 3215
ALBUQUERQUE NM 87190-3215

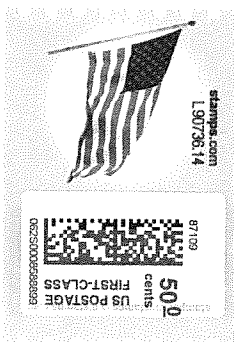


571 Midway Park Place NE
Albuquerque, NM 87109



TIERRA WEST, LLC

CUKIIS DEAN E & WAILEKS-CUKIIS
LENDAR
3301 COORS BLVD NW SUITE R#137
ALBUQUERQUE NM 87120-1268



5571 Midway Park Place NE
Albuquerque, NM 87109

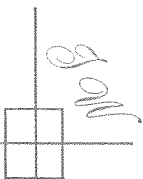


TIERRA WEST, LLC

GALLEGOS LARRY D & DIANA L
220 WITTWER CT
LOS LUNAS NM 87031

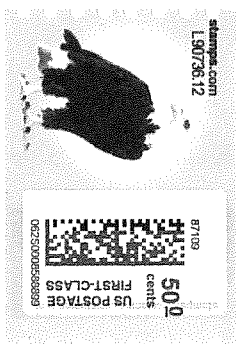


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Albuquerque, NM 87109

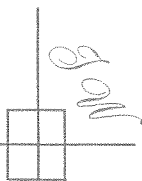


TIERRA WEST, LLC

DE HAAN FERDINAND
4601 CARLISLE BLVD NE UNIT A-7
ALBUQUERQUE NM 87109-1055



5571 Midway Park Place NE
Albuquerque, NM 87109



TIERRA WEST, LLC

TANUZ MARK K
4601 CARLISLE BLVD NE A-13
ALBUQUERQUE NM 87109-1034



SITE PLAN CHECKLIST

Project #: _____ Application #: _____

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

Richard Stevenson, P.E

09/23/2020

Applicant or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading and Drainage Plan
4. Utility Plan
5. Building and Structure Elevations
6. Previously approved Development Plan (if applicable)

The electronic format must be organized in the above manner.

The following checklist describes the minimum information necessary for each plan element. The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.

NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.

NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.

SHEET #1 - SITE PLAN

A. General Information

N/A - REQUEST IS TO REMOVE 1970 ZONING USE RESTRICTION DUE TO CHANGED CONDITIONS, TO ADOPT IDO CURRENT ZONING FOR PROPRTY.

- ___ 1. Date of drawing and/or last revision
- ___ 2. Scale: 1.0 acre or less 1" = 10'
 1.0 - 5.0 acres 1" = 20'
 Over 5 acres 1" = 50'
 Over 20 acres 1" = 100'

SITE PLAN CHECKLIST

- ___ 3. Bar scale
- ___ 4. North arrow
- ___ 5. Legend
- ___ 6. Scaled vicinity map
- ___ 7. Property lines (clearly identify)
- ___ 8. Existing and proposed easements (identify each)
- ___ 9. Phases of development, if applicable

N/A - REQUEST IS TO REMOVE 1970 ZONING USE RESTRICTION DUE TO CHANGED CONDITIONS, TO ADOPT IDO CURRENT ZONING FOR PROPERTY.

B. Proposed Development

1. Structural

- ___ A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
- ___ B. Square footage of each structure
- ___ C. Proposed use of each structure
- ___ D. Signs (freestanding) and other improvements
- ___ E. Walls, fences, and screening: indicate height, length, color and materials
- ___ F. Dimensions of all principal site elements or typical dimensions
- ___ G. Loading facilities
- ___ H. Site lighting (indicate height & fixture type)
- ___ I. Indicate structures within 20 feet of site
- ___ J. Elevation drawing of refuse container and enclosure, if applicable.
- ___ K. Existing zoning/land use of all abutting properties

2. Parking, Loading and Internal Circulation

- ___ A. Parking layout with spaces numbered per aisle and totaled.
 - ___ 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
 - ___ 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
 - ___ 3. On street parking spaces
- ___ B. Bicycle parking & facilities
 - ___ 1. Bicycle racks – location and detail
 - ___ 2. Other bicycle facilities, if applicable
- ___ C. Vehicular Circulation (Refer to DPM and IDO)
 - ___ 1. Ingress and egress locations, including width and curve radii dimensions
 - ___ 2. Drive aisle locations, including width and curve radii dimensions
 - ___ 3. End aisle locations, including width and curve radii dimensions
 - ___ 4. Location & orientation of refuse enclosure, with dimensions
 - ___ 5. Loading, service area, and refuse service locations and dimensions
- ___ D. Pedestrian Circulation
 - ___ 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)

SITE PLAN CHECKLIST

- ☐ 2. Location and dimension of drive aisle crossings, including paving treatment
- ☐ 3. Location and description of amenities, including patios, benches, tables, etc.
- ☐ E. Off-Street Loading
 - ☐ 1. Location and dimensions of all off-street loading areas
- ☐ F. Vehicle Stacking and Drive-Through or Drive-Up Facilities
 - ☐ 1. Location and dimensions of vehicle stacking spaces and queuing lanes
 - ☐ 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
 - ☐ 3. Striping and Sign details for one-way drive through facilities

3. Streets and Circulation

- ☐ A. Locate and identify adjacent public and private streets and alleys.
 - ☐ 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - ☐ 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - ☐ 3. Location of traffic signs and signals related to the functioning of the proposal
 - ☐ 4. Identify existing and proposed medians and median cuts
 - ☐ 5. Sidewalk widths and locations, existing and proposed
 - ☐ 6. Location of street lights
 - ☐ 7. Show and dimension clear sight triangle at each site access point
 - ☐ 8. Show location of all existing driveways fronting and near the subject site.
- ☐ B. Identify Alternate transportation facilities within site or adjacent to site
 - ☐ 1. Bikeways and bike-related facilities
 - ☐ 2. Pedestrian trails and linkages
 - ☐ 3. Transit facilities, including routes, bus bays and shelters existing or required

4. Phasing

- ☐ A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

- ☐ 1. Scale - must be same as scale on sheet #1 - Site plan
- ☐ 2. Bar Scale
- ☐ 3. North Arrow
- ☐ 4. Property Lines
- ☐ 5. Existing and proposed easements
- ☐ 6. Identify nature of ground cover materials
 - ☐ A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - ☐ B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
 - ☐ C. Ponding areas either for drainage or landscaping/recreational use

SITE PLAN CHECKLIST

- ☐ 7. Identify type, location and size of plantings (common and/or botanical names).
 - ☐ A. Existing, indicating whether it is to be preserved or removed.
 - ☐ B. Proposed, to be established for general landscaping.
 - ☐ C. Proposed, to be established for screening/buffering.
- ☐ 8. Describe irrigation system – Phase I & II . . .
- ☐ 9. Planting Beds, indicating square footage of each bed
- ☐ 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- ☐ 11. Responsibility for Maintenance (statement)
- ☐ 12. Landscaped area requirement; square footage and percent (specify clearly on plan)
- ☐ 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)
- ☐ 14. Planting or tree well detail
- ☐ 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)
- ☐ 16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements
- ☐ 17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material

SHEET #3 –GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

A. General Information

- ☐ 1. Scale - must be same as Sheet #1 - Site Plan
- ☐ 2. Bar Scale
- ☐ 3. North Arrow
- ☐ 4. Property Lines
- ☐ 5. Existing and proposed easements
- ☐ 6. Building footprints
- ☐ 7. Location of Retaining walls

B. Grading Information

- ☐ 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- ☐ 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- ☐ 3. Identify ponding areas, erosion and sediment control facilities.
- ☐ 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SITE PLAN CHECKLIST

SHEET #4- UTILITY PLAN

- ☐ A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
- ☐ B. Distribution lines
- ☐ C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- ☐ D. Existing water, sewer, storm drainage facilities (public and/or private).
- ☐ E. Proposed water, sewer, storm drainage facilities (public and/or private)
- ☐ F. Existing electric lines both overhead and underground. Power Poles shown with dimensions to proposed buildings and structures must be clearly shown.

SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- ☐ A. Scale
- ☐ B. Bar Scale
- ☐ C. Detailed Building Elevations for each facade
 - ☐ 1. Identify facade orientation
 - ☐ 2. Dimensions of facade elements, including overall height and width
 - ☐ 3. Location, material and colors of windows, doors and framing
 - ☐ 4. Materials and colors of all building elements and structures
 - ☐ 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

B. Building Mounted Signage

- ☐ 1. Site location(s)
- ☐ 2. Sign elevations to scale
- ☐ 3. Dimensions, including height and width
- ☐ 4. Sign face area - dimensions and square footage clearly indicated
- ☐ 5. Lighting
- ☐ 6. Materials and colors for sign face and structural elements.
- ☐ 7. List the sign restrictions per the IDO

LEGAL TRACT G-1
MONTGOMERY
COMPLEX

5' PLANTING STRIP
ADJACENT TO WALL

N 39° 45' E

OVERFLOW
PARKING

2ND PHASE
PAVING AREAS

ACCESS ROADS IN 1ST PHASE

CHILDRENS PLAY
AREA - DAY CARE

FUTURE
EXPANSION
3RD PHASE

COURTYARD

75'

FUTURE
NARTHEX
2ND PHASE

EXPANSION
2ND PHASE

SETBACK FOR
FUTURE FREEWAY
ONE TO BE
EXPANSION

EXISTING GRADES
SHOWN THUS

EXISTING SIDEWALK

NEW 25' W CURB CUT
RIGHT TURN EXIT ONLY

MONTGOMERY BLVD N.E.

120'
ROW

RIGHT TURN
EXIT ONLY

LANDSCAPED
AREAS

CARLISLE N.E.

ONDECK
MEDIAN

PAVING CURB & WALK
BY CITY OF ALBUQ.
PAVING DEFECT

LIGHTED
SIGN

FIRE H.O. POWER
SIGNAL

NORTH

SCALE 1" = 30'

SITE PLAN

2ND PHASE EXPANDS NAIVE SEATS TO WEST WALL OF SANCTUARY
AND ADDS NEW NARTHEX AND CLASSROOMS -
TO BE COMPLETE WITHIN 3 YEARS.

3RD PHASE ADDS FELLOWSHIP HALL AND CLASSROOM -
TO BE COMPLETE WITHIN 15 YEARS.

SITE DEVELOPMENT TO BE COMPLETELY REVISITED IF THE
THE INNER BELT FREEWAY IS CONSTRUCTED.

SEATING/PARKING INFORMATION

1ST PHASE WILL SEAT 230 INCLUDING
2ND PHASE WILL INCREASE SEATING
CAPACITY TO 510 @ 20" PER SEAT

2ND PHASE @ ZONING WIDTH OF 30" PER
SEAT WILL ACCOMMODATE 347

PARKING SPACES REQUIRED FOR 2ND PHASE
= 347 ÷ 4 = 87 SPACES

FIRST CHURCH
OF GOD

TRAVELER SIGN

SIGN DETAIL

CITY OF ALBUQUERQUE

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Deborah L. ...
City Clerk/Recorder

PACHECO AND CIA

8

8.5"

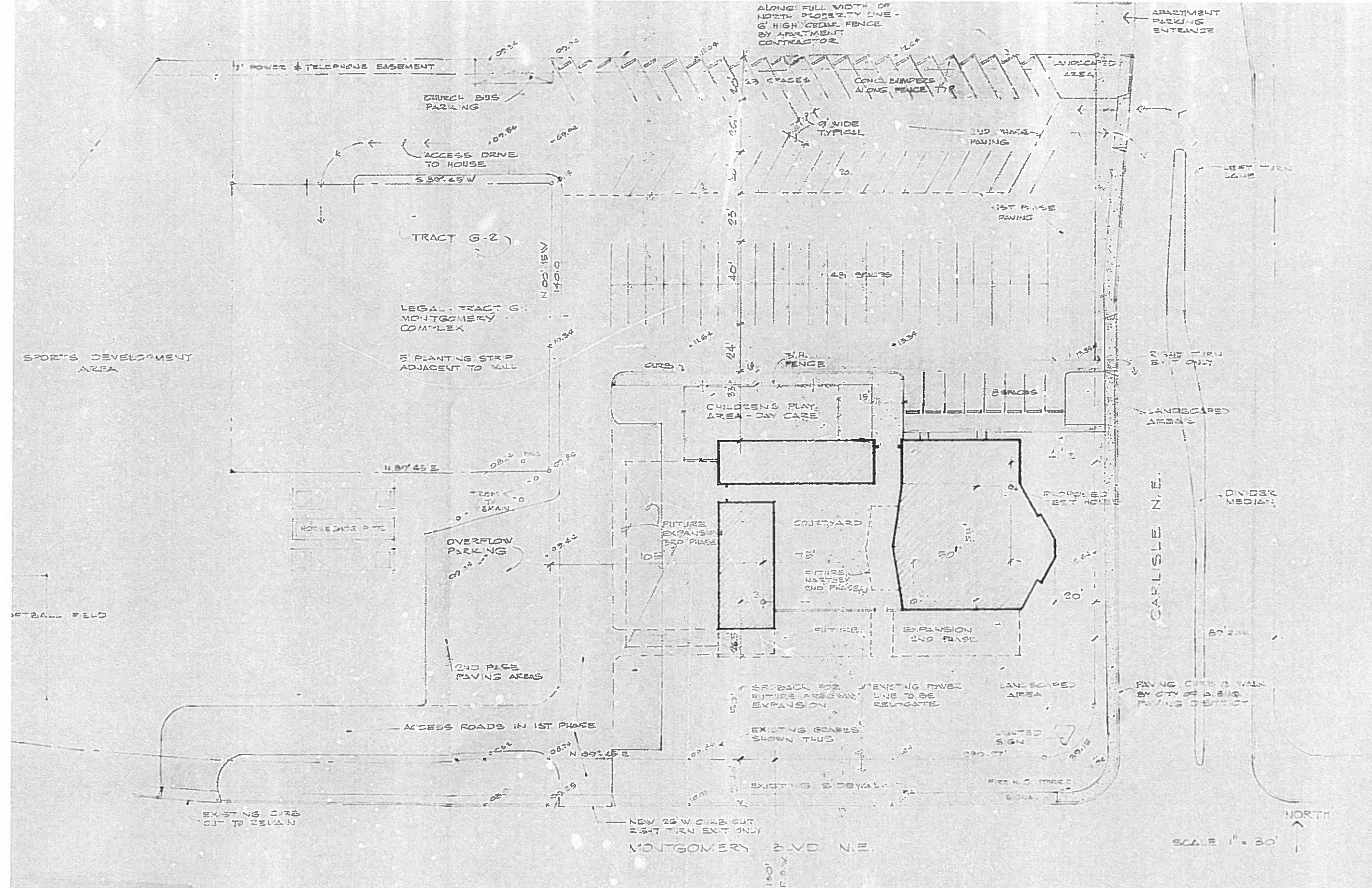
11"

17"

22"



EX-117-215
2000-01-01



CITY OF ALBUQUERQUE

This microfilm is certified to be a complete and accurate copy of the original document as it appears in the files of the BUILDING INSPECTION DIVISION, and was microfilmed in the regular line of business. The photographic processes used meet the Basic Microfilm Standards of the

SITE PLAN

2ND PHASE EXPANSION HAVE SEATING TO WEST WALL TO CACTARIAN AND ADD NEW NARTHEX AND CLASSROOMS TO BE COMPLETE WITHIN 5 YEARS.
3RD PHASE ADDS FOLLOWER HALL AND CLASSROOM TO BE COMPLETE WITHIN 15 YEARS.

SEATING/PARKING INFORMATION

1ST PHASE WILL SEAT 250 INCLUDING 2ND PHASE WILL INCREASE SEATING CAPACITY TO 500 @ 15" PER SEAT.
2ND PHASE @ ZONING WIDTH OF 30' PER SEAT WILL ACCOMMODATE 247.

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from 10/28/2020 To 11/12/2020

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature]
(Applicant or Agent)

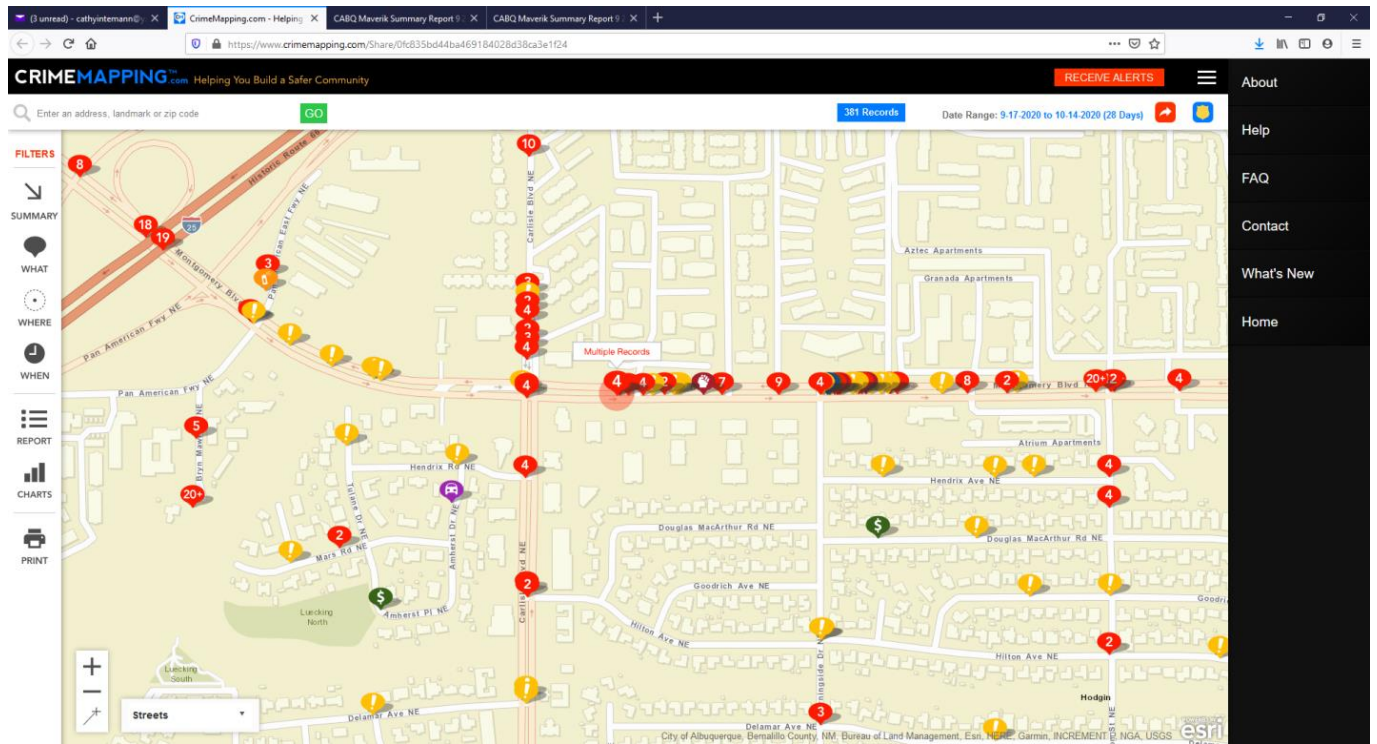
9/23/2020
(Date)

I issued 2 signs for this application, 9/24/2020, Vanessa A Segura
(Date) (Staff Member)

PROJECT NUMBER: PR-2019-002920

NEIGHBORHOOD INFORMATION

EPC Case Number 2019-002920



CRIMEMAPPING.com

Helping You Build a Safer Community

3601 Montgomery Blvd NE, Albuquerque, NM, 87109, US

GO

522 Records

Date Range: 10-16-2020 to 10-22-2020 (7 Days)

RECEIVE ALERTS

FILTERS

SUMMARY

WHAT

WHERE

WHEN

REPORT

CHARTS

PRINT

Map of Albuquerque, NM, showing crime locations marked with colored pins (red, yellow, green, blue) and numbers. The map includes street names and a search bar at the bottom left.

x Close

Record 1 of 5 - Previous | Next

!

Disturbing the Peace

4500 BLOCK CARLISLE BL NE

10-18-2020 @ 11:21 AM

Description

FAMILY DISPUTE

Incident #

202920561 || 200084333

Albuquerque Police

Related Links

ABQ Disclaimer Web Site

APD Mobile App Web Site

How close am I to this location?

Enter address

GO

Type here to search

CrimeMapping.com

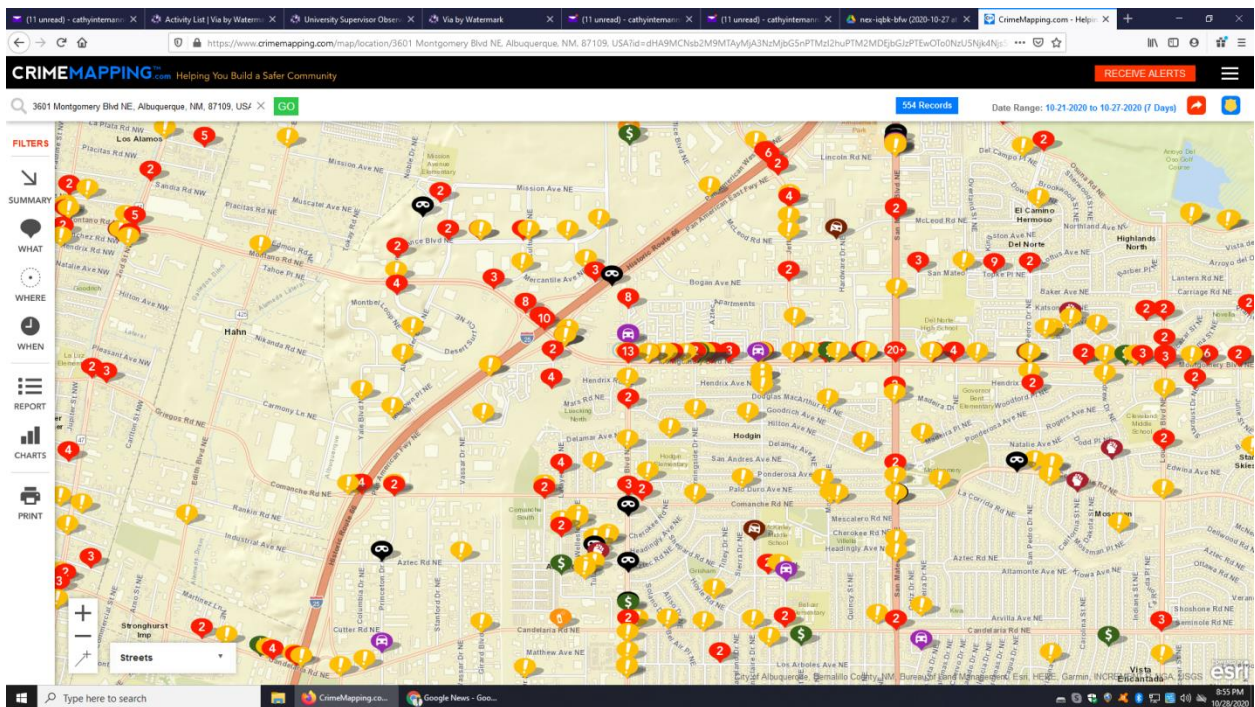
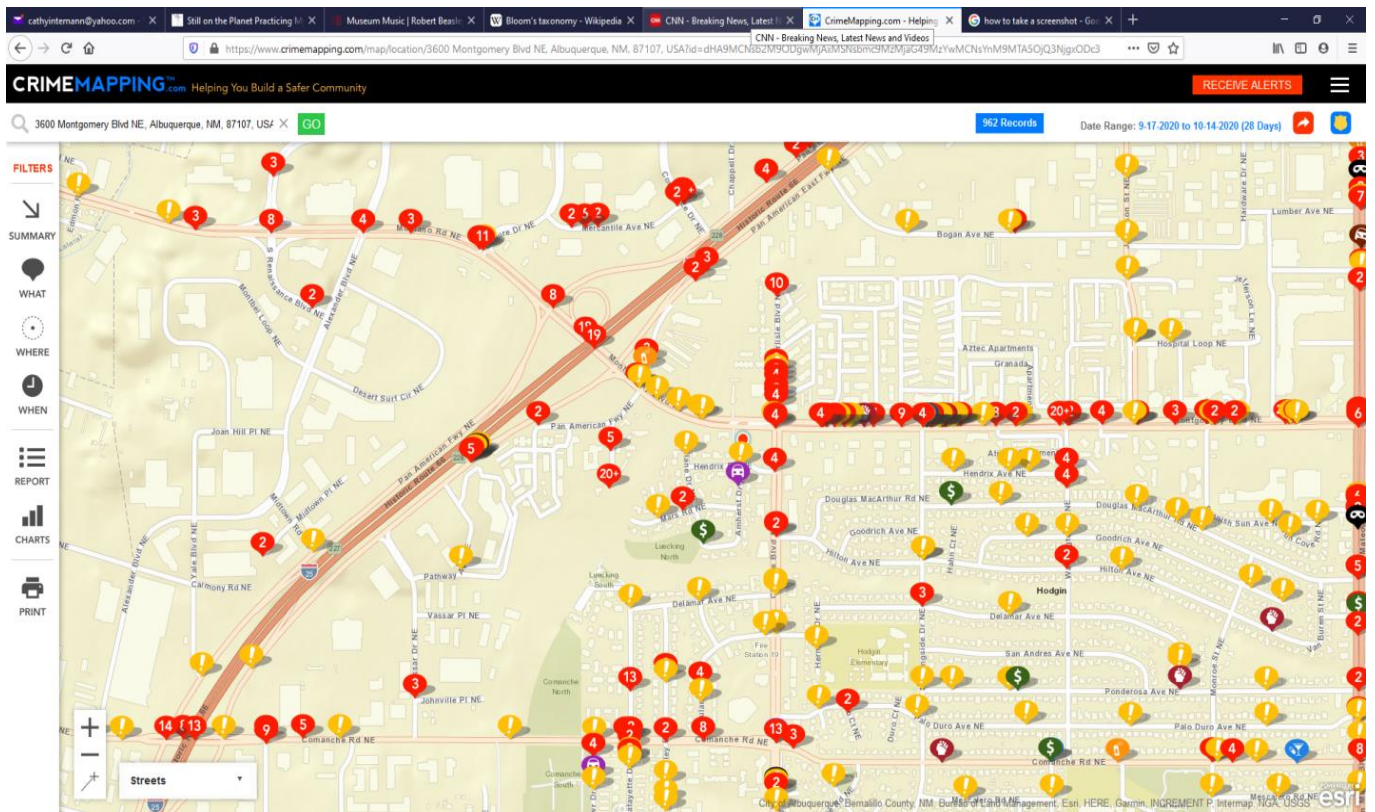
Google News - US...

We Are Your Audi...

Curriculum Year...

Letter if intent - M...

9:22 AM 10/23/2020



October 15, 2020
Case Number 2019-002920
Sent to Leslie Naji- Staff Planner
Alfredo Salas- Hearing Officer

Environmental Planning Commission Members,

I would like to make comments about Maverik's intent to place picnic tables at the proposed gas station at 3601 Montgomery NE. At the first meeting with Maverik at the church, I expressed my concern about picnic tables at this site. At the facilitated meeting held September 24 with Tierra West, neighbors and Maverik, I reiterated my concern about placing picnic tables at the location. The Land Use Facilitation Program Project Meeting Report facilitated by Jocelyn Torres on September 24 reflects both my comments as well as Tierra West's.

I was reassured by Ron Bohannon and the agent, Maverik, that there was plenty of security and the picnic tables would remain. I am appealing to the EPC to disallow the picnic tables at this location.

This 3601 Montgomery location is just east of the North Diversion Channel bike path that runs from UNM to Balloon Fiesta Park and connects with several other bike paths. The path goes under Montgomery Blvd. approximately at the Discount Tire store. Over the years there has been a significant problem with homeless individuals and the problems and conditions that accompany them. I have attended neighborhood and District 7 Coalition of Neighborhood meetings where the APD Northeast Area Command has had a problem response team to make the path safer for the bicyclists and pedestrians who use this. At one meeting, the officer in charge related the number of arrests for outstanding warrants for real criminals that were made during the tactical plan. I also visited with officers on the path one afternoon while they were working at the location.

This is an excerpt from July 10, 2019 District 7 Coalition of Neighborhoods Minutes NEAC APD report: Problem Response Team is focused on Carlisle and Montgomery- the path along the north diversion channel. 32 felony warrants in the last week in that area. On July 19 Safe Paths on the North Diversion Channel trail 3200 Montgomery 6:00 to 10:00 a.m. will provide police presence and an opportunity to interact with police.

Here is the problem as I see it. Montgomery and the North Diversion Channel is a major thoroughway for homeless people. They can travel north and south on the path and also use Montgomery for bus transportation. There are already two gas station/convenience stores and one 7/11 with alcohol within a half mile of the proposed Maverik location. A 24 hour gas station/convenience store that is well-lit is an open invitation to "hang out" at the picnic tables at any time of the day. It is not clear to me what legal standing any security measures Maverik might have to actually require the removal of people. The picnic tables encourage people to hang around the bike path that the police have worked so hard to make safe.

Mr. Bohannon made several arguments for the tables: there are no problems at other bike path locations, the security will be at a high level, he rides the path etc. However, these are not reasons to

keep tables. They are conjecture on his part. Without data he cannot compare other bike path/ gas stations with picnic tables to this location. He stated he rides through the intersection. A brief ride on a bike is an instant snapshot of the path but does not reveal any of the long-standing problems. I used to walk this path as it is near my home, but I no longer choose this area because I view it as a safety risk. Mr. Bohannon states that the city is encouraging shade, trees, and bike-racks which is a straw argument as parks are for that purpose. Are bike racks, a shade structure and trees with irrigation included in the site plan? Stating that security deters bad people from the picnic tables is conjecture and not provable. Also frequent sanitation of tables has not been addressed by Maverik.

I am adding to this letter crime statistics along the Montgomery corridor as evidence of the frequency of police activity that occurs along the stretch of Montgomery and Carlisle and as evidence that picnic tables have the potential for encouraging more round the clock activity in an area that is saturated with police calls. I have included several successive one week maps so that it is easily visible the frequency of the police calls in the area. The last map is current up to October 27.

Homelessness is not a crime, homeless people are not criminals. However, Maverik providing a 24 gathering place provides an opportunity for those with ill-intent to congregate. It seems prudent to disincentivize opportunities for potential criminals to gather. It also seems prudent to not add to APD's burdens with police calls to the area.

In considering approval for this zoning request by Tierra West on behalf of Maverik, I am asking that picnic tables be excluded from the site plan and the building site and not be permitted in the future.

Respectfully,

Cathy Intemann

Hodgin Neighborhood Association