### 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

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### 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.

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### Map

[Map Image]

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### Staff Recommendation

**APPROVAL** of
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I. INTRODUCTION

Surrounding zoning, plan destinations and land uses:

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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 intention 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.

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.
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

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)
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
Figure 1: Looking north from corner of Carlisle and Montgomery.

Figure 2: Looking west along north property line of the subject site.
Figure 3: Looking south along eastern edge of the site along Carlisle.

Figure 4: Looking southeast across Montgomery Blvd. toward intersection with Carlisle.
Figure 5: Looking east across the site along the south property line.

Figure 6: Looking north along western side of the site.
Figure 1 Current 1970 Site Development Plan approval for Church Uses
DESIGN GUIDELINES

The purpose of these Design Guidelines is to provide a framework to assist developers and designers of all types and scales to achieve a consistent, high-quality environment that is pedestrian and vehicle friendly, compatible with the surrounding neighborhood, and is consistent with the overall goals and objectives as defined by the City of Montgomery. By using these guidelines as a reference, the intent is to achieve a consistent design quality throughout the Planning Area, which is designed to be pedestrian friendly and visually cohesive.

1. SITE DESIGN

The purpose of this chapter is to identify key design elements and criteria that contribute to the overall pedestrian and vehicular experience in the Planning Area. The guidelines are intended to be used by developers and designers to help achieve a cohesive and visually appealing design that is consistent with the overall goals and objectives as defined by the City of Montgomery.

2. PERIMETER WALLS, SCREENING WALLS & FENCES

The guidelines for screening walls and fences address the visual and functional aspects of these elements in the Planning Area. The intent is to achieve a consistent design that is visually appealing and functional while maintaining pedestrian and vehicular safety. The guidelines include criteria for height, color, material, and placement of screening walls and fences. The guidelines also address the relationship between screening walls and fences and other design elements, such as buildings and public spaces.

3. ARCHITECTURAL DESIGN

Specific architectural guidelines are provided to ensure a consistent design throughout the Planning Area. The guidelines address design elements such as building height, massing, materials, and details. The guidelines also address the relationship between buildings and public spaces, ensuring a cohesive and visually appealing design.

4. LIGHTING

The guidelines for lighting address the visual and functional aspects of lighting in the Planning Area. The intent is to achieve a consistent design that enhances the pedestrian and vehicular experience and is visually appealing. The guidelines include criteria for lighting fixtures, lighting levels, and lighting control.

5. LANDSCAPE

The guidelines for landscape address the visual and functional aspects of landscape design in the Planning Area. The intent is to achieve a consistent design that enhances the pedestrian and vehicular experience and is visually appealing. The guidelines include criteria for landscaping elements such as trees, shrubs, and plants, as well as the relationship between landscaping and other design elements, such as buildings and public spaces.

6. UTILITIES

The guidelines for utilities address the visual and functional aspects of utilities in the Planning Area. The intent is to achieve a consistent design that enhances the pedestrian and vehicular experience and is visually appealing. The guidelines include criteria for utility design and placement, as well as the relationship between utility design and other design elements, such as buildings and public spaces.

SITE PLAN FOR SUBDIVISION

Portion of Lots G-1 and G-2, Montgomery Complex

Plan for: Lot G-1

Plan for: Lot G-2

Revised by: City of Montgomery

Revised by: GWS Architects, Inc.

Sheet 2 of 2
ZONING

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

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
<th>IDO Specific</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling, townhouse</td>
<td>P</td>
<td>4-3(B)(5)</td>
</tr>
<tr>
<td>Dwelling, live-work</td>
<td>P</td>
<td>4-3(B)(6)</td>
</tr>
<tr>
<td>Dwelling, multi-family</td>
<td>P</td>
<td>4-3(B)(7)</td>
</tr>
<tr>
<td>Assisted living facility or nursing home</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Community residential facility, small</td>
<td>P</td>
<td>4-3(B)(8)</td>
</tr>
<tr>
<td>Community residential facility, medium</td>
<td>P</td>
<td>4-3(B)(8)</td>
</tr>
<tr>
<td>Community residential facility, large</td>
<td>P</td>
<td>4-3(B)(8)</td>
</tr>
<tr>
<td>Group home, small</td>
<td>P</td>
<td>4-3(B)(9)</td>
</tr>
<tr>
<td>Group home, medium</td>
<td>P</td>
<td>4-3(B)(9)</td>
</tr>
<tr>
<td>Group home, large</td>
<td>C</td>
<td>4-3(B)(9)</td>
</tr>
<tr>
<td>Sorority or fraternity</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Adult or child day care facility</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Community center or library</td>
<td>P</td>
<td>4-3(C)(1)</td>
</tr>
<tr>
<td>Elementary or middle school</td>
<td>P</td>
<td>4-3(C)(3)</td>
</tr>
<tr>
<td>Use</td>
<td>Condition</td>
<td>IDO Specific</td>
</tr>
<tr>
<td>-----------------------------------------</td>
<td>-----------</td>
<td>--------------</td>
</tr>
<tr>
<td>High school</td>
<td>P</td>
<td>4-3(C)(4)</td>
</tr>
<tr>
<td>Hospital</td>
<td>P</td>
<td>4-3(C)(5)</td>
</tr>
<tr>
<td>Museum or art gallery</td>
<td>P</td>
<td>4-3(C)(6)</td>
</tr>
<tr>
<td>Parks and open space</td>
<td>P</td>
<td>4-3(C)(8)</td>
</tr>
<tr>
<td>Religious institution</td>
<td>P</td>
<td>4-3(C)(9)</td>
</tr>
<tr>
<td>Sports field</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>University or college</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Vocational school</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Community garden</td>
<td>P</td>
<td>4-3(D)(1)</td>
</tr>
<tr>
<td>Kennel</td>
<td>C</td>
<td>4-3(D)(4)</td>
</tr>
<tr>
<td>Veterinary hospital</td>
<td>P</td>
<td>4-3(D)(5)</td>
</tr>
<tr>
<td>Other pet services</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Auditorium or theater</td>
<td>P</td>
<td>4-3(D)(7)</td>
</tr>
<tr>
<td>Bar</td>
<td>P</td>
<td>4-3(D)(8)</td>
</tr>
<tr>
<td>Catering service</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Health club or gym</td>
<td>P</td>
<td>4-3(D)(9)</td>
</tr>
<tr>
<td>Nightclub</td>
<td>P</td>
<td>4-3(D)(8)</td>
</tr>
<tr>
<td>Residential community amenity</td>
<td>P</td>
<td>4-3(D)(10)</td>
</tr>
<tr>
<td>Restaurant</td>
<td>P</td>
<td>4-3(D)(8)</td>
</tr>
<tr>
<td>Tap room or tasting room</td>
<td>P</td>
<td>4-3(D)(8)</td>
</tr>
<tr>
<td>Other indoor entertainment</td>
<td>P</td>
<td>4-3(D)(11)</td>
</tr>
<tr>
<td>Hotel or motel</td>
<td>P</td>
<td>4-3(D)(14)</td>
</tr>
<tr>
<td>Car wash</td>
<td>P</td>
<td>4-3(D)(15)</td>
</tr>
<tr>
<td>Light vehicle fueling station</td>
<td>P</td>
<td>4-3(D)(17)</td>
</tr>
<tr>
<td>Light vehicle repair</td>
<td>P</td>
<td>4-3(D)(18)</td>
</tr>
<tr>
<td>Light vehicle sales and rental</td>
<td>P</td>
<td>4-3(D)(19)</td>
</tr>
<tr>
<td>Paid parking lot</td>
<td>P</td>
<td>4-3(D)(21)</td>
</tr>
<tr>
<td>Parking structure</td>
<td>P</td>
<td>4-3(D)(21)</td>
</tr>
<tr>
<td>Bank</td>
<td>P</td>
<td>4-3(D)(22)</td>
</tr>
<tr>
<td>Blood services facility</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>Club or event facility</td>
<td>P</td>
<td>4-3(D)(23)</td>
</tr>
<tr>
<td>Commercial services</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Medical or dental clinic</td>
<td>P</td>
<td>4-3(D)(25)</td>
</tr>
<tr>
<td>Mortuary</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Personal and business services, small</td>
<td>P</td>
<td>4-3(D)(26)</td>
</tr>
</tbody>
</table>
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
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

☐ Major - Preliminary Plat (Form P1) ☐ Amendment to Site Plan (Form P2) ☐ Vacation of Public Right-of-way (Form V)
☐ Minor - Preliminary/Final Plat (Form S2) ☐ Extension of Infrastructure List or IIA (Form S1) ☐ Vacation of Private Easement(s) (Form V)
☐ Major - Final Plat (Form S1) ☐ Extension of Preliminary Plat (Form S1) ☐ Sketch Plat Review and Comment (Form V2)
☐ Amendment to Preliminary Plat (Form S2) ☐ Minor Amendment to Infrastructure List (Form S2) ☐ Decision of DRB (Form A)

MISCELLANEOUS APPLICATIONS

☐ Sidewalk Waiver (Form V2)

PRE-APPLICATIONS

☐ Waiver to IDO (Form V2)

SITE PLANS

☐ Waiver to DPM (Form V2)

APPEAL

☐ 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@tierrawestllc.com
City: Salt Lake City State: UT Zip: 84111
Professional/Agent (if any): Tierra West, LLC
Phone: 505-858-3100
Address: 5571 Midway Park Pl NE
Email: r.stevenson@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: MRGCD Map No.: 101606151903040303
Zone Atlas Page(s): F-16-Z Existing Zoning: MX-M
# of Existing Lots: 1 Proposed Zoning MX-M
# 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-2019-002520, 1002330

Signature: Date: 9/23/2020
Printed Name: Ronald R. Bohannan

FOR OFFICIAL USE ONLY

☐ Applicant or ☑ Agent

Fee Total: $420 $460

Meeting Date: November 12, 2020
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@cabc.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
☐ K A Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
☐ Signed Traffic Impact Study (TIS) Form
☐ K K A 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(C)
☑ 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
☐ K K ♦ 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
☐ K 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: [Signature]
Printed Name: Ronald R. Bohannan
Date: 9/23/2020
☐ Applicant or ☑ Agent

FOR OFFICIAL USE ONLY
Case Numbers: SI-2020-00996
Project Number: PR-2019-002920

Staff Signature: Vanessa A Segura
Date: 9/24/2020

Revised 2/6/19
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 MONTGOMERY 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
3601 Montgomery NE

CURRENT:
ZONING MX-M

LEGAL DESCRIPTION:
LOT OR TRACT # ________ BLOCK # ______
TR G2B PLAT OF TRACTS G-2-A & G-2-B

PARCEL SIZE (AC/SQ. FT.) 2.2543

REQUESTED CITY ACTION(S):
ANNEXATION [ ]
ZONE CHANGE [ ] From ________ To ________
SECTOR, AREA, FAC, COMP PLAN [ ]
AMENDMENT (Map/Text) [ ]

SUBDIVISION NAME___________________________

SITE DEVELOPMENT PLAN:
SUBDIVISION* [ ] AMENDMENT [ ]
BUILDING PERMIT [ ] ACCESS PERMIT [ ]
BUILDING PURPOSES [ ] OTHER [ ]

*includes platting actions

PROPOSED DEVELOPMENT: GENERAL DESCRIPTION OF
NO CONSTRUCTION/DEVELOPMENT [ ]
NEW CONSTRUCTION [ ]
EXPANSION OF EXISTING DEVELOPMENT [ ]
# OF UNITS: ____________
BUILDING SIZE: ____________ (sq. ft.)

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

APPLICANT OR REPRESENTATIVE ___________________________ DATE 9/14/2020
(Richard Stevenson, P.E)

(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 [X] NO [ ] BORDERLINE [ ]

THRESHOLDS MET? YES [X] 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.

_________________________ 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 __/__/____

F16-D001A

TRAFFIC ENGINEER DATE
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.
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 approve 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 Hodgin 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**

<table>
<thead>
<tr>
<th>Use</th>
<th>Condition</th>
<th>IDO Specific</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling, townhouse</td>
<td>P</td>
<td>4-3(B)(5)</td>
</tr>
<tr>
<td>Dwelling, live-work</td>
<td>P</td>
<td>4-3(B)(6)</td>
</tr>
<tr>
<td>Dwelling, multi-family</td>
<td>P</td>
<td>4-3(B)(7)</td>
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<tr>
<td>Assisted living facility or nursing home</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Community residential facility, small</td>
<td>P</td>
<td>4-3(B)(8)</td>
</tr>
<tr>
<td>Community residential facility, medium</td>
<td>P</td>
<td>4-3(B)(8)</td>
</tr>
<tr>
<td>Community residential facility, large</td>
<td>P</td>
<td>4-3(B)(8)</td>
</tr>
<tr>
<td>Group home, small</td>
<td>P</td>
<td>4-3(B)(9)</td>
</tr>
<tr>
<td>Group home, medium</td>
<td>P</td>
<td>4-3(B)(9)</td>
</tr>
<tr>
<td>Group home, large</td>
<td>C</td>
<td>4-3(B)(9)</td>
</tr>
<tr>
<td>Sorority or fraternity</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Adult or child day care facility</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Community center or library</td>
<td>P</td>
<td>4-3(C)(1)</td>
</tr>
<tr>
<td>Elementary or middle school</td>
<td>P</td>
<td>4-3(C)(3)</td>
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<tr>
<td>Use</td>
<td>Condition</td>
<td>IDO Specific</td>
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<td>--------------------------------</td>
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<tr>
<td>High school</td>
<td>P</td>
<td>4-3(C)(4)</td>
</tr>
<tr>
<td>Hospital</td>
<td>P</td>
<td>4-3(C)(5)</td>
</tr>
<tr>
<td>Museum or art gallery</td>
<td>P</td>
<td>4-3(C)(6)</td>
</tr>
<tr>
<td>Parks and open space</td>
<td>P</td>
<td>4-3(C)(8)</td>
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<tr>
<td>Religious institution</td>
<td>P</td>
<td>4-3(C)(9)</td>
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<tr>
<td>Sports field</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>University or college</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Vocational school</td>
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<td>Community garden</td>
<td>P</td>
<td>4-3(D)(1)</td>
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<tr>
<td>Kennel</td>
<td>C</td>
<td>4-3(D)(4)</td>
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<td>Veterinary hospital</td>
<td>P</td>
<td>4-3(D)(5)</td>
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<tr>
<td>Other pet services</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Auditorium or theater</td>
<td>P</td>
<td>4-3(D)(7)</td>
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<tr>
<td>Bar</td>
<td>P</td>
<td>4-3(D)(8)</td>
</tr>
<tr>
<td>Catering service</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Health club or gym</td>
<td>P</td>
<td>4-3(D)(9)</td>
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<tr>
<td>Nightclub</td>
<td>P</td>
<td>4-3(D)(8)</td>
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<tr>
<td>Residential community amenity</td>
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<td>4-3(D)(10)</td>
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<tr>
<td>Restaurant</td>
<td>P</td>
<td>4-3(D)(8)</td>
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<td>Tap room or tasting room</td>
<td>P</td>
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<td>Other indoor entertainment</td>
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<td>Hotel or motel</td>
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<td>4-3(D)(14)</td>
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<tr>
<td>Car wash</td>
<td>P</td>
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<tr>
<td>Light vehicle fueling station</td>
<td>P</td>
<td>4-3(D)(17)</td>
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<tr>
<td>Light vehicle repair</td>
<td>P</td>
<td>4-3(D)(18)</td>
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<tr>
<td>Light vehicle sales and rental</td>
<td>P</td>
<td>4-3(D)(19)</td>
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<td>Paid parking lot</td>
<td>P</td>
<td>4-3(D)(21)</td>
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<tr>
<td>Parking structure</td>
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<td>4-3(D)(21)</td>
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<tr>
<td>Bank</td>
<td>P</td>
<td>4-3(D)(22)</td>
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<tr>
<td>Blood services facility</td>
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<td></td>
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<tr>
<td>Club or event facility</td>
<td>P</td>
<td>4-3(D)(23)</td>
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<tr>
<td>Commercial services</td>
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<td></td>
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<tr>
<td>Medical or dental clinic</td>
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<td>4-3(D)(25)</td>
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<tr>
<td>Mortuary</td>
<td>P</td>
<td></td>
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<tr>
<td>Office</td>
<td>P</td>
<td></td>
</tr>
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<td>Personal and business services, small</td>
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<td>4-3(D)(26)</td>
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<tr>
<td>Use</td>
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<td>IDO Specific</td>
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</tr>
<tr>
<td>Personal and business services, large</td>
<td>P</td>
<td>4-3(D)(26)</td>
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<td>Research or testing facility</td>
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<td>4-3(D)(27)</td>
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<td>Self-storage</td>
<td>C</td>
<td>4-3(D)(28)</td>
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<td>Drive-in theater</td>
<td>C</td>
<td>4-3(D)(30)</td>
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<tr>
<td>Residential community amenity</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Bakery goods or confectionery shop</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Building and home improvement materials store</td>
<td>C</td>
<td>4-3(D)(32)</td>
</tr>
<tr>
<td>Farmers’ market</td>
<td>P</td>
<td>4-3(D)(33)</td>
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<tr>
<td>General retail, small</td>
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<td>General retail, large</td>
<td>C</td>
<td>4-3(D)(34)</td>
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<tr>
<td>Grocery store</td>
<td>P</td>
<td>4-3(D)(35)</td>
</tr>
<tr>
<td>Liquor retail</td>
<td>P</td>
<td>4-3(D)(36)</td>
</tr>
<tr>
<td>Pawn shop</td>
<td>P</td>
<td>4-3(D)(37)</td>
</tr>
<tr>
<td>Park-and-ride lot</td>
<td>P</td>
<td>4-3(D)(40)</td>
</tr>
<tr>
<td>Transit facility</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Artisan manufacturing</td>
<td>P</td>
<td>4-3(E)(1)</td>
</tr>
<tr>
<td>Solar energy generation</td>
<td>P</td>
<td>4-3(E)(7)</td>
</tr>
<tr>
<td>Utility, electric</td>
<td>P</td>
<td>4-3(E)(8)</td>
</tr>
<tr>
<td>Utility, other major</td>
<td>P</td>
<td></td>
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<tr>
<td>Freestanding</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Outdoor storage</td>
<td>C</td>
<td>4-3(E)(15)</td>
</tr>
<tr>
<td>Warehousing</td>
<td>C</td>
<td>4-3(E)(16)</td>
</tr>
<tr>
<td>Wholesaling and distribution center</td>
<td>C</td>
<td>4-3(E)(17)</td>
</tr>
</tbody>
</table>

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 permissible 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,

[Signature]

Ronald R. Bohannan, 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 NW

AGENCY REPRESENTATIVES AT MEETING:
Planning:  Cheryl Vossfold
Code Enforcement:  Carl Ganzi  505.924.3856
Fire Marshall:  
Transportation:  
Other:  

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!
THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.
Additional research may be necessary to determine the exact type of application and/or process needed.
Factors unknown at this time and/or thought of as minor could become significant as the case progresses.

REQUEST:  

SITE INFORMATION:
Zone:  n\(\text{C}-11\)  Size:  55,000 sq ft  2.25 acres
Use:  Community-Religion Infirmary  Overlay Zone:  n\(\text{C}\)
Comp Plan Area Of:  Change  Comp Plan Corridor:  Higher Volunteer
Comp Plan Center:  Vi  MPOS or Sensitive Lands:  Vi
Parking:  
MR Area:  
Landscaping:  
Street Trees:  
Use Specific Standards:  
Dimensional Standards:  

*Neighborhood Organization/s:  

*This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods/resources.

PROCESS:
Type of Action:  Site Plan Action
Review and Approval Body:  
Is this PRT a requirement?  

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-343  Date: Aug 13, 2019  Time: 2:00 pm

Address: 3601 Montgomery Blvd NE

NOTES:

11.55 - Light Vehicle Facility Station 4.3 D 17 p. 147
WIC - Liquor Retail 4.3 D 36 p. 187

Need Conditional Use Permit p. 64 p. 335 for Liquor

How to Amend existing Site Plan
in compliance with 2BH. 100 Standards
P. 41 p. 336 Amendment prior approval
4.3 D 17 k

Variances 15-ft setback 2BH p. 148
in compliance with 4.1. 1. Building
6.1. 41 p. 412 Common Location p. 412 - Meet with 2TH planner
Loen & Patton - Architect

Table 6.1.1 p. 327 - Neighborhood Verification
Site Plan Admin.
Conditional Use
1.2.1.1

Where do you want screen?

BP - Donald Lott

Carroll Tanna - Xing existing Site Plan
p. 148
4.3 1.17 C - Conditional Use Permit 1 side adjacent to parcel
4.3 D 17, will, fence or screen 6 feet high
Dear Applicant,

Please find the neighborhood contact information listed below.

<table>
<thead>
<tr>
<th>Association Name</th>
<th>First Name</th>
<th>Last Name</th>
<th>Email</th>
<th>Address Line 1</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Mobile Phone</th>
<th>Home Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hodgin NA</td>
<td>Christine</td>
<td>Neal</td>
<td><a href="mailto:cmneal424@yahoo.com">cmneal424@yahoo.com</a></td>
<td>4301 San Andres Road NE</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87110</td>
<td>5052001385</td>
<td></td>
</tr>
<tr>
<td>Hodgin NA</td>
<td>Ann</td>
<td>Levin</td>
<td><a href="mailto:annjlevin@gmail.com">annjlevin@gmail.com</a></td>
<td>4824 Douglas MacArthur Road NE</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87110</td>
<td>2622271024</td>
<td></td>
</tr>
<tr>
<td>District 4 Coalition of Neighborhood Associations</td>
<td>Mildred</td>
<td>Griffee</td>
<td><a href="mailto:nena_treasurer@noreste.org">nena_treasurer@noreste.org</a></td>
<td>PO Box 94115</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87119</td>
<td>5052800082</td>
<td></td>
</tr>
<tr>
<td>District 4 Coalition of Neighborhood Associations</td>
<td>Daniel</td>
<td>Regan</td>
<td><a href="mailto:dlreganabq@gmail.com">dlreganabq@gmail.com</a></td>
<td>4109 Chama Street NE</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87109</td>
<td>5052802549</td>
<td></td>
</tr>
<tr>
<td>District 7 Coalition of Neighborhood Associations</td>
<td>David</td>
<td>Haughawout</td>
<td><a href="mailto:davidh.d7@comcast.net">davidh.d7@comcast.net</a></td>
<td>2824 Chama Street NE</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87110</td>
<td>5055141965</td>
<td>5058</td>
</tr>
</tbody>
</table>
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 COMPEX
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.
September 3, 2020

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

RE: NIGHBORHOOD 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.
September 3, 2020

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

RE: NEIGHBORHOOD 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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September 3, 2020

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

RE: NIGHBORHOOD 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 Mr. Regan:

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September 3, 2020

Ms. Mildred Griffee
District 4 Coalition of NA
PO Box 94115
Albuquerque, NM 87119

RE: NIGHBORHOOD 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. Griffee:

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. 

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September 3, 2020

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

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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. Levin:

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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.
September 3, 2020

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

RE: NEIGHBORHOOD 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. Neal:

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 Septem ber 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.
Mildred Griffee
District 4 Coalition of NA
PO Box 94115
Albuquerque, NM 87119

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

David Haughwout
District 7 Coalition of NA
2824 Chama Street NE
Albuquerque, NM 87110
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 Hodgin 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/fs/kw
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.

(Applicant or Agent) 9/23/20

I issued _____ signs for this application, _______.

(Date) (Staff Member)

PROJECT NUMBER: ____________________________

Revised 2/6/19
Dear Applicant,

Please find the neighborhood contact information listed below.

<table>
<thead>
<tr>
<th>Association Name</th>
<th>First Name</th>
<th>Last Name</th>
<th>Email</th>
<th>Address Line 1</th>
<th>City</th>
<th>State</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hodgin NA</td>
<td>Ann</td>
<td>Levin</td>
<td><a href="mailto:annjlevin@gmail.com">annjlevin@gmail.com</a></td>
<td>4824 Douglas MacArthur Road NE</td>
<td>Albuquerque</td>
<td>NM</td>
</tr>
<tr>
<td>Hodgin NA</td>
<td>Christine</td>
<td>Neal</td>
<td><a href="mailto:cmneal424@yahoo.com">cmneal424@yahoo.com</a></td>
<td>4301 San Andres Road NE</td>
<td>Albuquerque</td>
<td>NM</td>
</tr>
<tr>
<td>District 4 Coalition of Neighborhood Associations</td>
<td>Daniel</td>
<td>Regan</td>
<td><a href="mailto:dlreganabq@gmail.com">dlreganabq@gmail.com</a></td>
<td>4109 Chama Street NE</td>
<td>Albuquerque</td>
<td>NM</td>
</tr>
<tr>
<td>District 4 Coalition of Neighborhood Associations</td>
<td>Mildred</td>
<td>Griffie</td>
<td><a href="mailto:mgriffie@noreste.org">mgriffie@noreste.org</a></td>
<td>PO Box 90986</td>
<td>Albuquerque</td>
<td>NM</td>
</tr>
<tr>
<td>District 7 Coalition of Neighborhood Associations</td>
<td>David</td>
<td>Haughawout</td>
<td><a href="mailto:davidh.d7@comcast.net">davidh.d7@comcast.net</a></td>
<td>2824 Chama Street NE</td>
<td>Albuquerque</td>
<td>NM</td>
</tr>
<tr>
<td>District 7 Coalition of Neighborhood Associations</td>
<td>Lynne</td>
<td>Martin</td>
<td><a href="mailto:lmartin900@aol.com">lmartin900@aol.com</a></td>
<td>1531 Espejo NE</td>
<td>Albuquerque</td>
<td>NM</td>
</tr>
</tbody>
</table>

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](https://www.cabq.gov/planning/urban-design-development/public-notice)
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 MONGOMERY COMPEX
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.
September 23, 2020

Ms. Mildred Griffee 
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 (IDO) PER EPC 6-4-(Y) AMENDMENTS OF PRIOR APPROVALS 
LEGAL DECIPTION: 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. Griffee,

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.
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. Bohannan, 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. Bohannan, P.E.

Enclosure/s

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

JN: 2019050
RRB/rs/kw
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

Dear Mr. Haughawout,

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.

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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. Bohannan, 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,

[Signature]

Ronald R. Bohannan, 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,

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.

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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. Bohannan, 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,

[Signature]

Ronald R. Bohannan, P.E.

Enclosure/s

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

JN: 2019050
RRB/rs/kw
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
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 Mr. Regan,

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.

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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

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

Sincerely,

[Signature]

Ronald R. Bohannon, P.E.

Enclosure/s

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

JN: 2019050  
RRB/rs/kw
September 23, 2020

Ms. Christine Neal
Hodgins 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 (MEX-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. Neal,

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.

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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. Bohannan, 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,

[Signature]

Ronald R. Bohannan, P.E.

Enclosure/s

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

JN: 2019050
RRB/rs/kw
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.

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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. Bohannan, 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,

[Signature]

Ronald R. Bohannan, P.E.

Enclosure/s

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

JN: 2019050
RRB/rs/kw
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.

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.

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. Bohannan, 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,

[Signature]

Ronald R. Bohannan, P.E.

Enclosure/s

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

JN: 2019050
RRB/rs/kw
Lynne Martin  
District 7 Coalition of NA  
1531 Espejo NE  
Albuquerque, NM 87112
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TIERRA WEST LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE, NM 87109
From: Kristl Walker
Sent: Wednesday, September 23, 2020 1:47 PM
To: "annjlevin@gmail.com"; "cmneal424@yahoo.com";
"dlreganabq@gmail.com"; "mgriffee@noreste.org";
"davidh.d7@comcast.net"; "lmartin900@aol.com"
Cc: Ron Bohannan; 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
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 annjlevin@gmail.com; cmneal424@yahoo.com; dlreganabq@gmail.com;
mgriffee@noreste.org; davidh.d7@comcast.net; lmartin900@aol.com

In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) E-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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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.

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please do not hesitate to contact us:

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rrb@tierrawestllc.com
505-858-3100

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

Sincerely,

Ronald R. Bohannan, 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
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Albuquerque, NM 87109
CURTIS DEAN E & WATERS-CURTIS LENDA 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
ALBUQUERQUE NM 87109-1034

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

ORTIZ LOUIS
4722 CRESCENT 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

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MORALES FAMILY TRUST
PO BOX 636
PLACITAS NM 87043-0636

RIDGWAY VALERIE A
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220 WITTWER CT
LOS LUNAS NM 87031

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VIRGINIA BEACH VA 23455-4624

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PEREZ-BUSSHER EDUARDO A C/O
JUAREZ JOSE L
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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 LENDA R
3301 COORS BLVD NW SUITE R#137
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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
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ALBUQUERQUE NM 87190-3215

CORDOVA ELI ANDREW
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ALBUQUERQUE NM 87109

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PLEASANTON CA 94566-6498

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

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

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

VU THIEN-AN NGUYEN
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WHITE SANDS MISSILE RANGE NM
88002
CARLISLE FAMILY HOMES LIMITED PTN
C/O SLK GLOBAL SOLUTIONS AMERICA
2727 LBJ Fwy Suite 806
DALLAS TX 75234-7334

CARPENTER DENNIS P TRUSTEE
CARPENTER RVT
4400 CARLISLE BLVD NE
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BINGHAM JEREMIAH
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BARRON JORDAN R & LEMASTER
CRYSTAL
1601 PARK AVE SW
ALBUQUERQUE NM 87104

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

ACOSTA RICHARD V
7809 CHACO MESA LP NW
ALBUQUERQUE NM 87114-1696
KARKALEMIS CONSTANTINOS
1223 BAROLO CT
PLEASANTON CA 94566-6498

CARLSON KIRSTEN K
10 CALLE ENCANTADA
EDGECWOOD NM 87015-7044

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

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

SAINT-LOT SHAINA ELVIRE & TRANA
ROMMEL NOSADINE
4601 CARLISLE BLVD NE C-2
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

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

PEREZ HUGO
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ALBUQUERQUE NM 87109-1034
LBJ ENTERPRISES LLC
5601 HIGHWAY 95 NO SUITE 730
LAKE HAVASU CITY AZ 86404-8551

AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE NM 87107-1836

BUDDRIUS JOANNE
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ALBUQUERQUE NM 87109-1034
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DEAN E
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LARA OSCAR & VERONICA
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ALBUQUERQUE NM 87109

WARNock KELLY R
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ALBUQUERQUE NM 87109-1034
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LEnda R
3301 COORS BLVD NW SUITE R#137
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TRAN KYAN & NGUYEN KATIE THAO
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SAN JOSE CA 95132-2749

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ALBUQUERQUE NM 87120-1171
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4601 CARLISLE BLVD NE D6
ALBUQUERQUE NM 87109-1034

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4601 CARLISLE BLVD NE APT A15
ALBUQUERQUE NM 87109-0916
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KARKALEMIS CONSTANTINOS
1223 BAROLO CT
PLEASANTON CA 94566-6498

VARIGAS CHERYL L
PO BOX 3215
ALBUQUERQUE NM 87190-3215
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

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

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
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.

(Applicant or Agent) 9/23/2020

I issued 2 signs for this application, 9/24/2020, Vanessa A Segura

PROJECT NUMBER: PR-2019-002920

Revised 2/6/19
NEIGHBORHOOD INFORMATION
EPC Case Number 2019-002920
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 throughway 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