



# Environmental Planning Commission

## Staff Report

Agenda Number: 3  
Project #: PR-2021-005993  
Case #: RZ-2021-00037  
Hearing Date: October 21, 2021

<b>Agent</b>	Tierra West LLC
<b>Applicant</b>	Maverick, Inc. and GGD Oakdale LLC
<b>Request</b>	<b>Zoning Map Amendment (zone change)</b>
<b>Legal Description</b>	Lot 22-A, Block 2, Plat of Lot 22-A, Block 22, Timoteo Chavez Addition
<b>Location</b>	2412 Carlisle Blvd NE, between Menaul and Cutler Ave NE
<b>Size</b>	0.5 acre
<b>Existing Zoning</b>	MX-H (Mixed-Use – High Intensity)
<b>Proposed Zoning</b>	MX-M (Mixed-Use – Medium Intensity)

### Staff Recommendation

**APPROVAL** of RZ-2021-00037, based on the Findings beginning on Page 22.

**Staff Planner**  
**Sergio Lozoya, Current Planner**

### Summary of Analysis

The request is for a zoning map amendment for an approximately 0.5-acre site, located at 2412 Carlisle Blvd. NE between Menaul Blvd. NE and Interstate-40. The subject site is zoned MX-H (Mixed-Use – High Intensity). The applicant is requesting a zone change to MX-M (Mixed-Use – Medium Intensity) to facilitate the replat and subsequent re-development of the subject site.

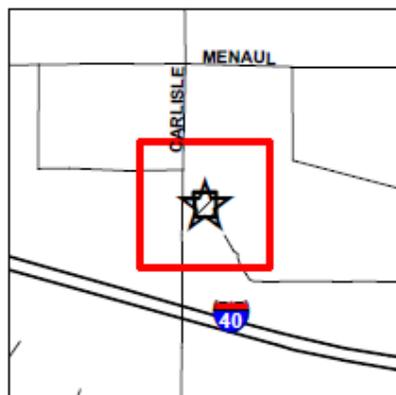
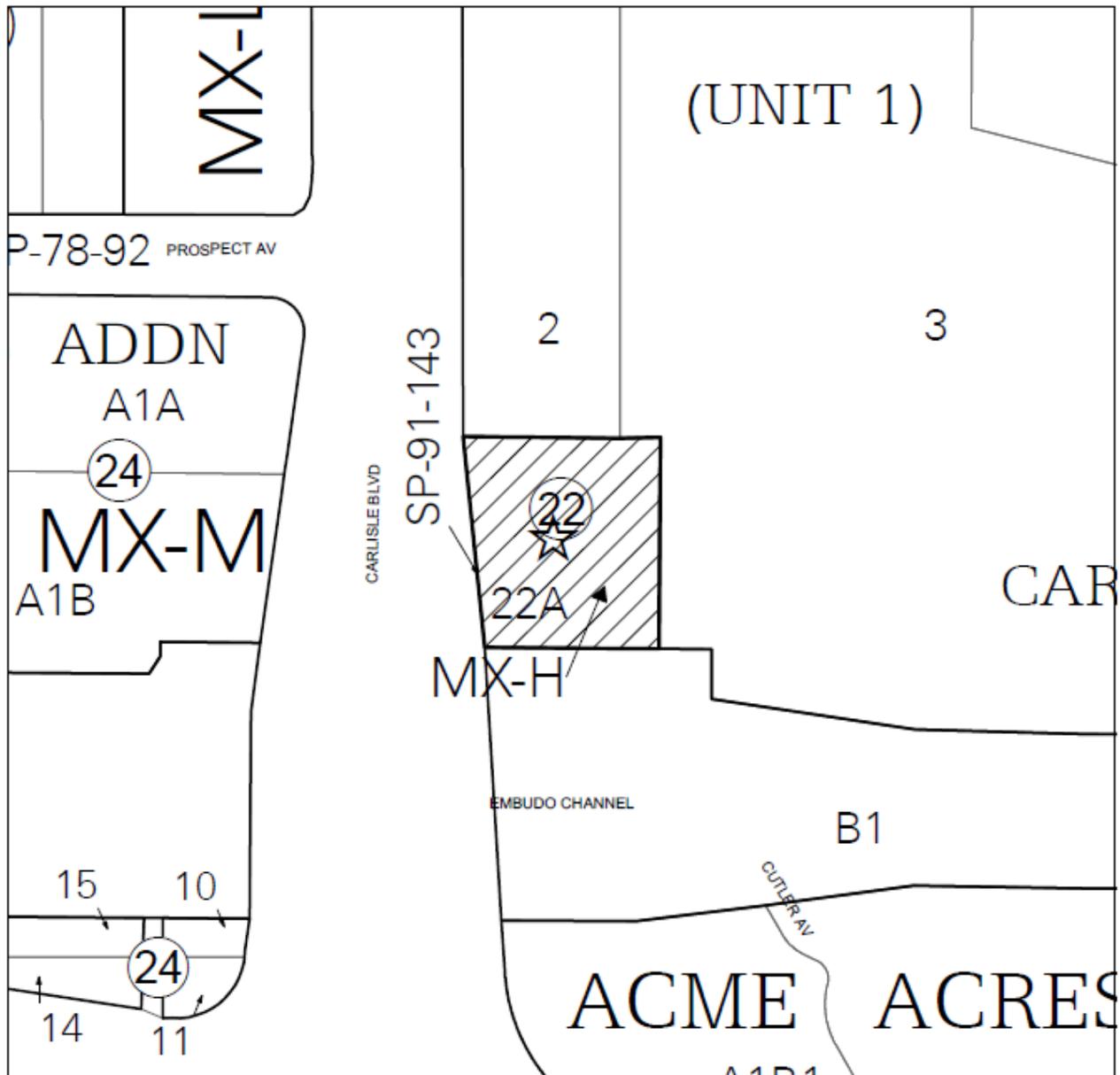
The applicant has adequately justified the request pursuant to the IDO zone change criteria in 14-16-6-7(G)(3). The proposed zoning would be more advantageous to the community overall because it furthers a preponderance of applicable Comprehensive Goals and Policies.

The affected, registered Neighborhood Associations are the District 7 Coalition of Neighborhood Associations, and the MidTown A&E Merchant Association, which were notified as required. Property owners within 100 feet of the subject site were also notified as required. As of this writing, Staff has not been contacted and is not aware of any support or opposition.

Staff recommends approval.







**IDO ZONING MAP**

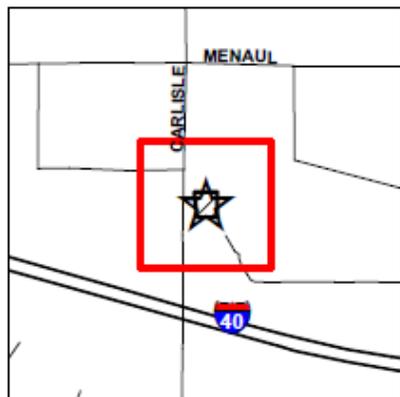
Note: Gray shading indicates County.



1 inch = 100 feet

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**LAND USE MAP**

Note: Gray shading  
 Indicates County.

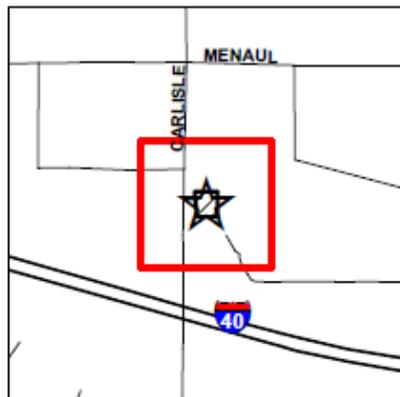
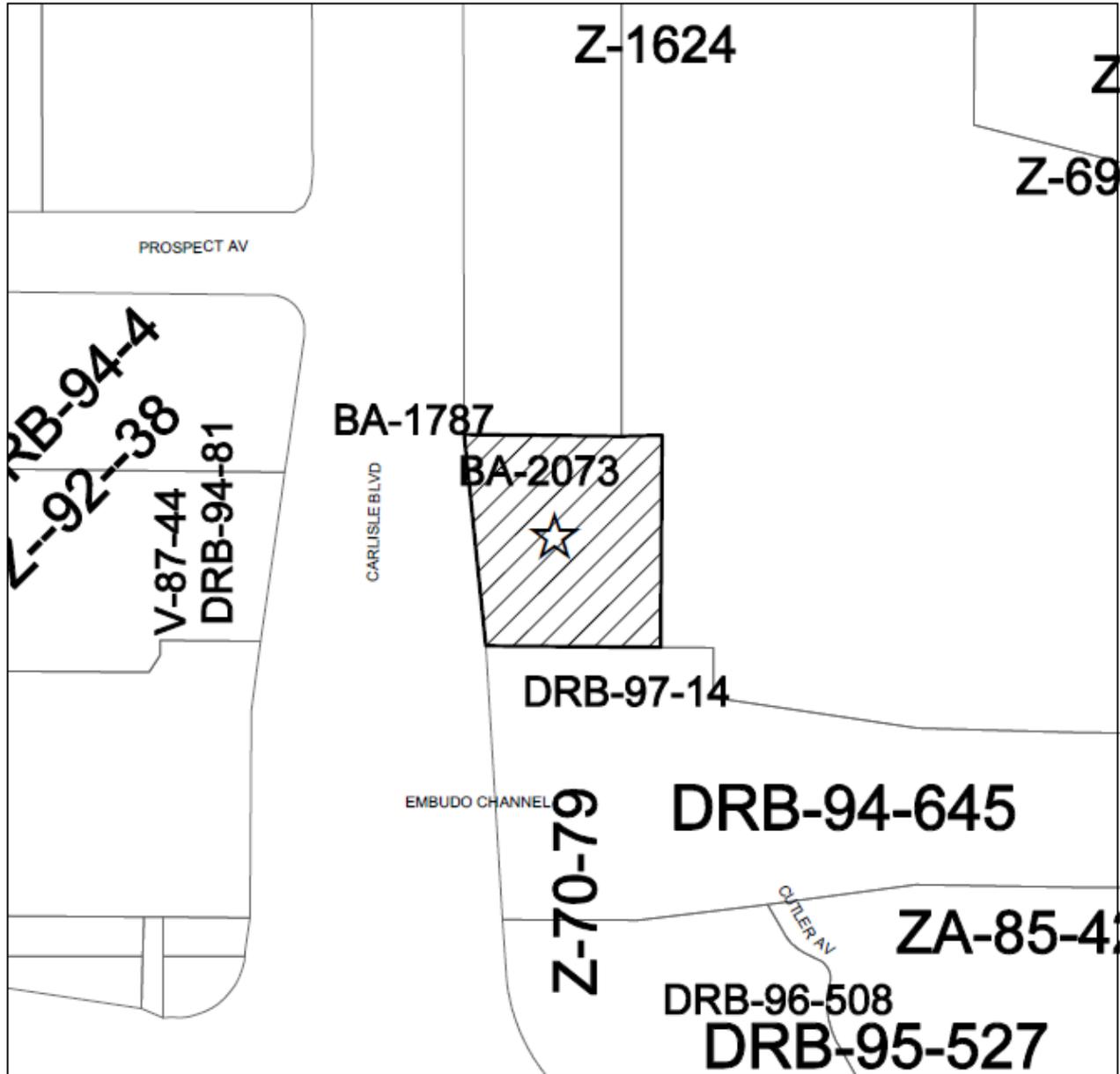
Key to Land Use Abbreviations	
LDRES   Low-density Residential	APRT   Airport
MULT   Multi-family	TRANS   Transportation
COMM   Commercial Retail	AGRI   Agriculture
CMSV   Commercial Services	PARK   Parks and Open Space
OFC   Office	DRNG   Drainage
IND   Industrial	VAC   Vacant
INSMED   Institutional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



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### HISTORY MAP

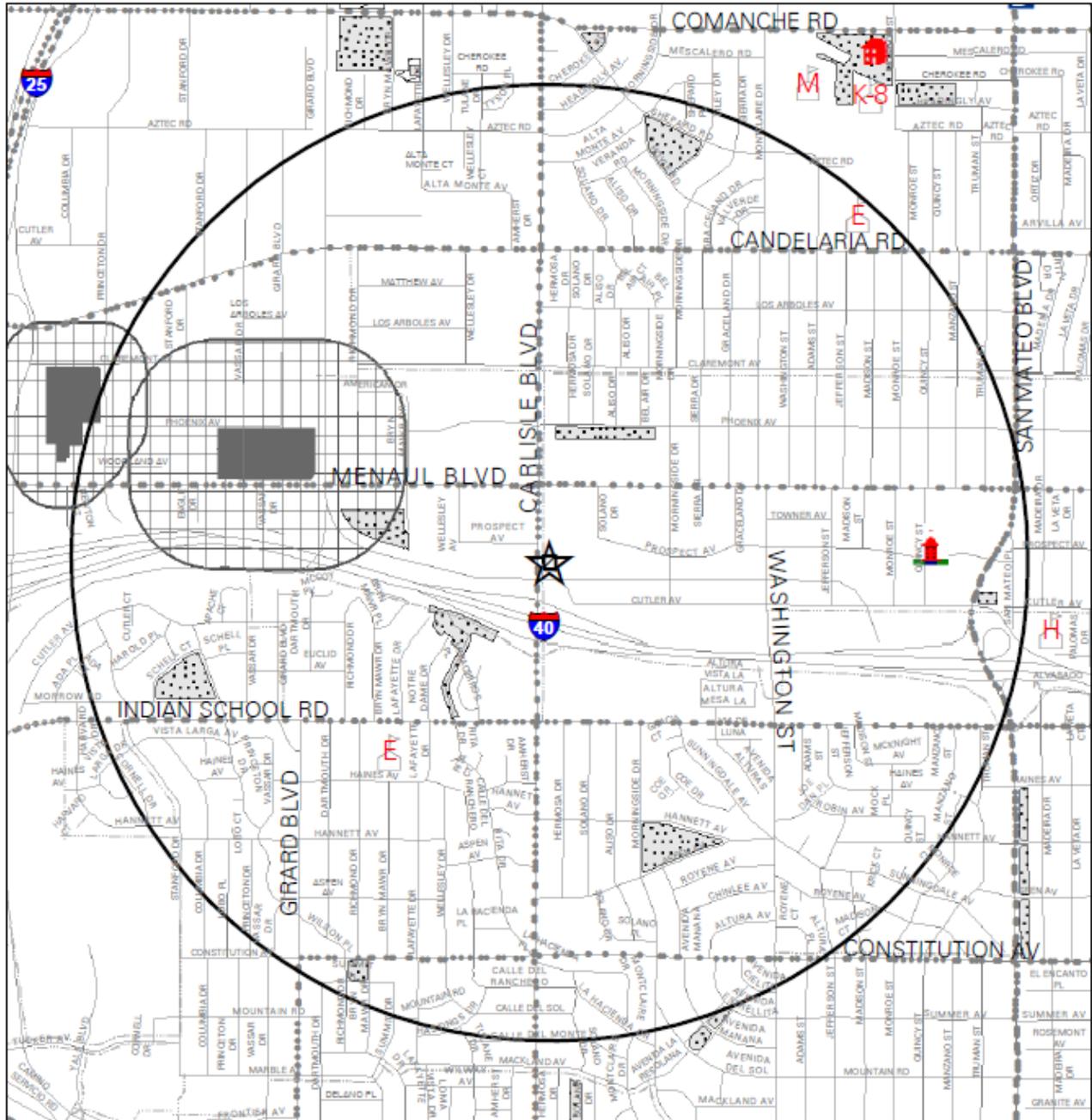
Note: Gray shading  
Indicates County.



1 inch = 100 feet

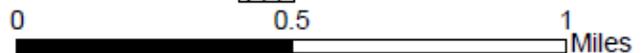
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**Public Facilities Map with One-Mile Buffer**

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



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**I. INTRODUCTION**

*Surrounding zoning, plan designations, and land uses:*

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	MX-H	Area of Change	Commercial Services / Vacant
<i>North</i>	MX-M	Area of Change	Commercial Services
<i>South</i>	UNLC/MX-H	Area of Consistency/Change	Drainage / Commercial Retail
<i>East</i>	MX-M	Area of Change	Commercial Services
<i>West</i>	R-1A/R-ML/MX-L	Area of Consistency/Change	Single-Family Residential/Low-Density Residential/Commercial

***Request***

The request is for a zoning map amendment (zone change) for an approximately 0.5-acre site, legally described as Lot 22-A, Block 22, Plat of Lot 22-A, Block 22, located at 2412 Carlisle Blvd NE between Menaul Blvd NE and Interstate-40 (the “subject site”).

The subject site consists of a vacant, 0.5-acre lot and is zoned MX-H (Mixed-Use – High Intensity). The applicant is requesting a zone change to MX-M (Mixed-Use – Medium Intensity) to facilitate a replat and subsequent development of the subject site. The surrounding properties are zoned MX-M.

***EPC Role***

The EPC is hearing this case because the EPC is required to hear all zone change cases, regardless of the site size, in the City. The EPC is the final decision-making body unless the EPC decision is appealed. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council. The City Council would then make the final decision. The request is a quasi-judicial matter.

***Context***

The subject site, which is vacant, is approximately 0.5-acre, zoned MX-H, and is in an Area of Change. The area is characterized by a mix of uses including: restaurants (drive through and sit down), general retail, multi-family dwellings, and hotel or motel services. The subject site is located off a major intersection: Interstate-40 and Carlisle Blvd NE.

The properties directly abutting the subject site to the north and west are zoned MX-M, directly abutting to the south is a drainage facility (the Embudo Channel), the property beyond the drainage channel is zoned MX-H. The subject site is bounded by Carlisle Blvd. NE to the east, beyond Carlisle Blvd. NE are lots zoned MX-M.

### ***History***

The subject site is located in an area annexed by the City in the 1950s. The subject property was part of a larger Zone Map Amendment request made to the City Commission (Z-508) and was approved on January 7, 1958. It appears as though only a portion of the subject site (as currently platted) was part of the request for the change from R-1 zone to the C-3 zone. The remaining portion was zoned C-1. The subject site was then part of a secondary request before the City Commission (Z-70-79) for zone changes from R-1, C-1 and P-1 to C-3 (it's zoning designation before the adoption of the IDO) for lots located in the Timoteo Chavez Addition.

The subject site was then zoned MX-H [Mixed-Use – High Intensity Zone District, IDO 14-16-2-4(D)] upon the adoption of the Integrated Development Ordinance (IDO) on May 17, 2018 based upon the prior land use of C-3 (Commercial).

### ***Transportation System***

The Long-Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies the functional classification of roadways.

Carlisle Blvd NE is classified as a Minor Arterial, Cutler Ave NE is classified as a Minor Collector, and Interstate-40 is classified as an interstate.

### ***Comprehensive Plan Designation***

The Comprehensive Plan designates Carlisle Blvd NE as a Major Transit Corridor, and Interstate-40 as a Commuter Corridor.

The subject site is located within the boundaries of the Mid-Heights CPA. The Mid-Heights CPA is generally made up of many 1950s suburbs, and includes major arroyos that form linear parks with multi-use trails. Some character considerations include grid patterns of principal and minor arterial streets, commercial strips bordering major streets, and views of the Sandia Mountains.

The subject site is located within an Area of Change.

### ***Overlays***

The subject site is not located within any Character Protection Overlays, Historic Preservation Overlays, or View Protection Overlay zones.

### ***Trails/Bikeways***

The Long-Range Bikeway System (LRBS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies existing and proposed routes and trails.

The subject site abuts the Embudo Channel Trail along Cutler Ave NE. This trail is a paved, multiple-use trail and is closed to automotive traffic. This path connects to the overall bike trail network within the city. Traveling west on this trail connects you to the North Diversion Channel Trail, which travels to the Balloon Fiesta Park and can connect bikers to the 50-mile activity loop. Traveling east on this trail connects users to the Paseo de las Montañas trail and also connects to the 50-mile activity loop.

### ***Transit***

The subject site is served by ABQ Fixed Route 5 which utilizes 4<sup>th</sup> St, Mountain Road, Lomas Boulevard, Carlisle Boulevard and Montgomery Blvd to connect the Alvarado Transportation Center to the Spanish Bit Park-and-Ride facility. There is a stop pair on Carlisle Blvd approximately 600 feet north of the subject site. ABQ Fixed Route 5 has a frequency of about 30 minutes on weekdays, and a frequency of 40 minutes on the weekends.

### ***Public Facilities/Community Services***

Please refer to the Public Facilities Map (Page 6), which shows public facilities and community services located within one mile of the subject site.

## ***II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES***

### ***Integrated Development Ordinance (IDO)***

#### *Definitions*

#### Center and Corridor Definitions:

Major Transit (MT) Corridor: Lots within 660 feet in any direction of the centerline of a Major Transit Corridor as designated by the Comprehensive Plan.

Dwelling, Multi-family: A building, multiple buildings, or a portion of a building located on a single lot, containing 3 or more dwelling units, each of which is designated for or occupied by one family only, with separate housekeeping and cooking facilities for each, and that does not meet the definition of a townhouse dwelling. With mixed-use development, a building containing 2 or more dwelling units is considered multi-family.

General Retail: An establishment providing for the retail sale of general merchandise or food to the general public for direct use and not for wholesale; including but not limited to sale of general merchandise, clothing and other apparel, flowers and household plants that are not grown on-site, dry goods, convenience and specialty foods, hardware and similar consumer goods, cannabis for medical consumption pursuant to Sections 26-2B-1 to 26-2B-10 NMSA 1978 (the Lynn and Eric Compassionate Use Act), or other retail sales not listed as a separate use in Table 4-2-1.

Infill Development: An area platted or un-platted land that includes no more than 20 acres of land and where at least 75 percent of the adjacent lots are developed and contain existing primary buildings.

Light Vehicle Fueling Station: An establishment primarily engaged in the retail dispensing or sale of light vehicle fuels, included but not limited to gasoline, gas/oil mixtures, diesel fuel, compressed natural gas, electricity, and hydrogen through fixed, approved dispensing equipment. Incidental activities include, but are not limited to car washes; vehicle service and maintenance; and the sale of convenience items, food, beverages, household necessities, lubricants, and batteries. This use does not include any facility meeting the definition of light vehicle repair (except those incidental services listed above), light vehicle sales and rental, outdoor vehicle storage, or liquor retail.

Mixed-Use Development: Properties with residential development and non-residential development on a single lot or premises. For the purposes of this IDO, mixed-use development can take place in

the same building (i.e. vertical mixed-use) or separate buildings on the same lot or premises (i.e. horizontal mixed-use).

### **Zoning**

The subject site is zoned MX-H [Mixed-Use – High Intensity Zone District, IDO 14-16-2-4(D)] which was assigned upon the adoption of the Integrated Development Ordinance (IDO) on May 17, 2018 based upon the prior land use of C-3 (Commercial).

The purpose of the MX-H zone district is to provide for large-scale destination retail and high-intensity commercial, residential, light industrial, and institutional uses, as well as high-density residential uses, particularly along Transit Corridors and in Urban Centers. The MX-H zone district is intended to allow higher-density infill development in appropriate locations. Allowable uses are shown in Table 4-2-1.

The request is to change the subject site’s zoning to MX-M [Mixed-Use – Medium 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. Specific permissive uses are listed in Table 4-2-1.

### **Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)**

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Change. Areas of Change policies allow for a mix of uses and development of higher density and intensity in areas where growth is desired and can be supported by multi-modal transportation.

The intent is to make Areas of Change the focus of new urban-scale development that benefit job creation and expanded housing options. By focusing growth in Areas of Change, additional residents, services, and jobs can be accommodated in locations ready for new development.

Applicable Goals and policies are listed below. Staff analysis follows in bold italics.

## 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 along Carlisle Blvd, a Major Transit Corridor as designated by the Comprehensive Plan. The request will strengthen this corridor by facilitating growth in an appropriate location with a multi-modal network including transit, and an extensive bike trail network. The request furthers Goal 5.1 – Centers and Corridors.***

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

***The request will facilitate the development of the subject site, which is located along Carlisle Blvd NE a Multi-Modal Corridor as designated by the Comprehensive Plan. This area is highly served by transit, and has connectivity to existing, dedicated bike trails. Development in this area prioritizes pedestrian oriented development because of the proximity and connectivity to transit and dedicated bike trails. The request furthers Policy 5.1.10 – Major Transit Corridors.***

Subpolicy 5.1.10(c) – Encourage mixed-use development in Centers and near intersections.

*The request would facilitate the development of the subject site under the MX-M zone. Though the subject site is already zoned under a mixed-use designation (MX-H), the rezone would facilitate the re-plat and subsequent mixed-use development near two major intersections: Carlisle Blvd NE and Menaul Blvd NE, and Carlisle Blvd NE and Interstate-40. The request furthers subpolicy 5.1.10(c).*

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

*The subject site is located near existing multi-family residential, existing commercial and recreational services, and an extensive, dedicated bike trail network. The development of the subject site would help foster the community where residents can live, work, learn, shop and play together. The request furthers Goal 5.2 Complete Communities.*

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

*The request would facilitate the development of future uses under the MX-M zone, which includes residential uses such as multi-family, which would help foster a distinct community where people can live near a variety of mixed uses. Future development would have convenient access to existing shops (Green Jeans, Stone Age Climbing Gym, etc), and would be conveniently accessible via the existing, dedicated bike paths along the arroyo. The request furthers Policy 5.2.1 Land Uses.*

Subpolicy 5.2.1(a): Encourage development and redevelopment that brings goods, services, amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

*The subject site is located along a Major Transit Corridor and is adjacent to dedicated bike trails. Future development of the subject site would bring goods, services, amenities and would promote good access for those walking, taking transit, or biking. The request furthers Subpolicy 5.2.1(a).*

Subpolicy 5.2.1(b): Encourage development that offers choice in transportation, work areas, and lifestyles.

*The request would allow for the redevelopment of the subject site and would offer a choice in transportation, work areas, and lifestyles as there is efficient transit and dedicated bike routes serving the area nearby. The request furthers Subpolicy 5.2.1(b)*

Subpolicy 5.2.1(d): Encourage development that broadens housing options to meet a range of incomes and lifestyles.

*This subpolicy would be furthered by providing opportunities for different types of housing options allowed under the proposed MX-M zone to accommodate diverse demographic groups. The increased stock of housing options would provide a similar inventory found near the subject site. The request furthers Subpolicy 5.2.1(d).*

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

*The request would promote development patterns that maximize the utility of existing infrastructure because the subject site is already served by existing infrastructure including; water, sewer, and roadways. The request promotes the efficient use of land to support the public*

*good by facilitating development in an area that is served by transit, and has access to existing, dedicated bicycle pathways.*

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

*The subject site is an infill site located in an area already served by existing infrastructure and public facilities. The request would support additional growth along an established Major Transit Corridor, and therefore furthers Policy 5.3.1 – Infill Development.*

Goal 5.6 – City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

*The subject site is located in an Area of Change, where growth is expected and desired. The request would encourage, enable, and direct growth to it. The request generally furthers Goal 5.6 – City Development Areas.*

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

*The request would facilitate future mixed-use development of the subject site, which is located along a designated Major Transit Corridor and in an Area of Change, where growth is generally directed and encouraged. The request generally furthers Policy 5.6.2 – Areas of Change*

Subpolicy 5.6.2 (b): Encourage development that expands employment opportunities:

*The request would facilitate redevelopment of the subject site under the MX-M zone, which permits various commercial land uses that would offer employment opportunities. The request furthers Subpolicy 5.6.2 (b).*

Subpolicy 5.6.2 (c): Foster a range of housing options at various densities according to each Center or Corridor type.

*The request would facilitate the replat and subsequent redevelopment of the subject site, and adjacent property. Multi-family housing is generally encouraged along Major Transit Corridors, as transit ridership can be generally supported by nearby multi-family housing development. The request furthers Subpolicy 5.6.2 (c).*

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

*The proposed zone map amendment would facilitate the replat and development of the subject site. Development of the subject site would create places where business and talent will stay and thrive as this area is conveniently located along a Major Transit Corridor, an extensive bike network, and near commercial amenities such as Green Jeans Farmery (a thriving multi-use development), and recreational services such as fitness and climbing gyms. The request generally furthers Goal 8.1 – Placemaking.*

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

*The request would foster a range of interesting places and contexts because it would facilitate development near existing dedicated bike trails, and in an area with existing commercial and*

*recreational services. Development under the MX-M zone generally offers a mix of uses with different development intensities, densities, uses and building scale. The request generally furthers Policy 8.1.1 – Diverse Places.*

Subpolicy 8.1.1 (a): Invest in Centers and Corridors to concentrate a variety of employment opportunities for a range of occupational skills and salary levels.

*The request would facilitate redevelopment of the subject site, which is located along a Major Transit Corridor. The MX-M zone offers a variety of commercial uses that include a variety of employment opportunities for a range of occupational skills and salary levels. The request partially furthers Subpolicy 8.1.1 (a).*

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 request would facilitate development along a designated Major Transit Corridor, and existing, dedicated bike trails. Future development of the subject site is an effort that improves quality of life for residents because it would generally encourage the use of transit and other alternative modes of transportation. The request generally furthers Policy 8.1.2 – Resilient Economy.*

## Chapter 9 – Housing

Policy 9.1.1 – Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

*The request for the MX-M zone would allow and support the development of multi-family housing and other residential uses for a variety of income levels and types of residents and households. The location of the subject site along a Major Transit corridor, and proximity to existing commercial services, generally lends to longevity and conservation of the use. The request generally furthers Policy 9.1.1 – Housing Options.*

Subpolicy 9.1.1(i): Provide for the development of multi-family housing close to public services, transit, and shopping.

*Development of the subject site under the MX-M zone could offer multi-family housing close to transit, because the subject site is located along Carlisle Blvd NE, a Major Transit Corridor. The subject site is also located near shopping, commercial, and recreational services. The request furthers Subpolicy 9.1.1 (i).*

Goal 9.3 – Density: Support increased housing density in appropriate places with adequate services and amenities.

*The request for a mixed-use zone district (MX-M) would allow and support development of residential uses, among them the denser multi-family residential. The subject site is an appropriate place for such development because it already has adequate services and amenities nearby. The request furthers housing Goal 9.3 – Density.*

Policy 9.3.1 – Centers and Corridors: Encourage higher density, multi-unit housing and mixed-use development in Downtown, Urban Activity, and Village Centers, and along Premium and Major Transit

Corridors to capture growth, relieve development pressure at the edge of the urban footprint, and maintain low densities in rural areas.

*The request would facilitate development of the subject site under the MX-M zone, which allows for mixed use development and multi-unit housing. The subject site's location along a Major Transit Corridor will generally capture growth in an appropriate location and relieve development pressure at the edge of the urban footprint. The request furthers Policy 9.3.1 – Centers and Corridors*

### ***Facility Plan for Arroyos (FPA) Rank II.***

The Facility Plan for Arroyos (1986) establishes guidelines and procedures for implementing Comprehensive Plan goals in order to create a multi-purpose network of recreational trails and open space along arroyos (FPA, p.11). The Facility Plan for Arroyos (FPA) is a Rank II facility plan that designates some arroyos for further study and development as recreational corridors. The term arroyo is defined as a “small, steep-sided watercourse or gulch with a nearly flat floor” (p.75). The Facility Plan for Arroyos (FPA) contains general policies for all arroyos and seven specific policies for the different classifications of arroyos.

The subject site's southern boundary abuts the Embudo Channel Arroyo. The Embudo Channel Arroyo is classified as an Urban Recreational Arroyo (pg. 44) and is part of the Embudo System. Urban Recreational Arroyos are located in highly urbanized or developing areas. These arroyos provide an opportunity to provide dedicated bike/pedestrian trails.

The FPA contains four policies regarding Urban Recreational Arroyos. These policies address park and trail development: the FPA encourages the City to develop parks and pathways adjacent to Urban Recreational Arroyos. The remaining policies include: providing an easement (right of way for trails) along arroyos; recommendations for channel treatments; and general considerations for locating crossing structures.

### ***Integrated Development Ordinance (IDO) 14-16-6-7(G)(3)-Review and Decision Criteria for Zone Map Amendments***

#### Requirements

The review and decision criteria outline policies and requirements for deciding zone change applications. The applicant must provide sound justification for the proposed change and demonstrate that several tests have been met. The burden is on the applicant to show why a change should be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: 1) there was an error when the existing zone district was applied to the property; or 2) there has been a significant change in neighborhood or community conditions affecting the site; or 3) a different zone district is more advantageous to the community as articulated by the Comprehensive Plan or other, applicable City plans.

#### Justification & Analysis

The Zone Map Amendment justification letter analyzed here, received on October 11, 2021, is a response to Staff's request for a revised justification letter (see attachment). The subject site is currently zoned MX-H (Mixed-Use – High Intensity). The applicant would like to change the subject site's zoning to MX-M (Mixed-Use – Medium Intensity) in order to replat with the abutting lot, that

is also zoned MX-M and to facilitate subsequent redevelopment. The subject site is in an Area of Change.

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

- A. The proposed zone is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

*The proposed zone change is consistent with the health, safety, and general welfare of the City by creating a transitional zone that will provide for a wide array of moderate-intensity retail commercial, institutional and moderate-density residential uses encouraged in Centers and Corridors. The applicable Comp Plan Goals and Policies listed in this letter will be furthered by a zone map amendment to the subject site from MX-H to MX-M as articulated below (in the policy analysis).*

Staff: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies (and other plans if applicable) and does not significantly conflict with them.

Citations: Goal 5.1-Centers and Corridors; Policy 5.1.10-Major Transit Corridors; Subpolicy c; Goal 5.2- Complete Communities; Policy 5.2.1-Land Uses; Subpolicies a,b,d; Goal 5.3-Efficient Development Patterns; Policy-5.3.1-Infill Development; Goal 5.6-City Development Areas, Policy 5.6.2-Areas of Change; Subpolicies b, c; Policy 5.6.4-Appropriate Transitions; Subpolicy a; Goal 8.1-Placemaking; Policy 8.1.1-Diverse Places, Subpolicy a; Policy 8.1.2-Resilient Economy; Subpolicy a; Goal 9.1 – Supply; Policy 9.1.1-Housing Options; Subpolicy, i; Goal 9.3-Density; Policy 9.3.1-Centers & Corridors.

The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable Goals and policies regarding land use, infill, efficient development patterns and housing and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, and morals and general welfare. The response to Criterion A is sufficient.

- B. If the subject site is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:
1. There was typographical or clerical error when the existing zone district was applied to the property.
  2. There has been a significant change in neighborhood or community conditions affecting the site.

3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

*The subject site is located wholly in an Area of Change, so this Criterion does not apply.*

Staff: The subject site is located wholly in an Area of Change; therefore, Criterion B does not apply.

- C. If the subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets any of the following criteria: There was typographical or clerical error when the existing zone district was applied to the property.
  1. There was a typographical or clerical error when the existing zone district was applied to the property.
  2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
  3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

*The subject site is wholly located in an Area of Change. A zone change from the existing MX-H zone to MX-M would encourage development and growth, and would reinforce and strengthen the existing established character of the surrounding MX-M parcels as supported by the Comp Plan and give continuity to the overall development of the surrounding area. This supports criteria 3 above including supporting growth and development, preserving the distinct surrounding community, encouraging infill along corridors and permitting efficient development patterns.*

Staff: The subject site is located wholly in an Area of Change. The applicant's policy-based analysis (see response to Criterion A) demonstrates that the request would further a preponderance of applicable Comprehensive Plan Goals and policies and therefore would be more advantageous to the community than the current zoning. The response to Criterion C is sufficient.

- D. The zone change does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 16-16-4-3 associated with that use would adequately mitigate those harmful impacts.

*The zone change does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, as the use category sought by this application for this site would be more advantageous to the community. The proposed use is less intense and would match with the established neighboring uses, as the proposed zoning would share the same zoning of those neighboring properties. The proposed commercial use (convenience store and gas station) will be a beneficial use and can increase the commercial demand for goods and services for the surrounding area.*

MX-M	MX-H
<b>MX-M Uses Not Allowed in MX-H</b>	<b>MX-H Uses Not Allowed in MX-M</b>
Group home, small	Self-Storage
Park-and-Ride-Lot	Adult-Retail
Paid Parking Lot	

Staff: Staff agrees that the new zoning would not allow any new, harmful uses. The surrounding properties are also zoned MX-M, and share the same allowable uses. Therefore, the new permissive uses would not be harmful to adjacent properties, the neighborhood, or the community. The response to Criterion D is sufficient.

- E. The City’s existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:
1. Have adequate capacity to serve the development made possible by the change of zone.
  2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
  3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.
  4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City- approved Development Agreement between the City and the applicant.

*The existing infrastructure is adequate for any development in this area. The subject site has existing wet and dry utilities, sidewalks, and roadways in place to meet the developmental needs. A Traffic Impact Study has been submitted to the City Transportation Department for proposed developments on both the subject property (2412 Carlisle Blvd) as well as the larger parcel directly east and north (2500 Carlisle Blvd). Any development that takes place on either of these properties will have to conform to the obligations under the IDO, DPM, and the Traffic Study prior to any approval of building permits and/or platting actions.*

Staff: Staff agrees that the subject site is an infill site that is adequately served by existing infrastructure (requirement 1) and that it is part of an established area. Any improvements required by the IDO or DPM will be fulfilled by the developer (requirement 3) and will ensure adequate capacity. The response to Criterion E is sufficient.

- F. The applicant’s justification for the requested zone change is not completely based on the property’s location on a major street.

*The justification for the Zoning Map Amendment is primarily based on the conformity with the northeasterly adjacent properties being MX-M, to help with conforming this block of properties to all be within one singular zone. The singular zone will help be more flexible with the re-development on this block in regards to replatting. This zone change would be desirable for the points previously mentioned, regardless if the property was along a major street or a local/private road.*

Staff: Carlisle Blvd NE is a Minor Arterial and the subject site is located along it. Though this location and designation as a Major Transit Corridor factors in to the applicant's policy analysis (see response to Criterion A) it is not based completely upon this. Rather, the request would direct growth to an appropriate location, strengthen Corridors, promote infill development, and would provide development that is accessible via the City's existing transit and bike network. The response to Criterion F is sufficient.

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

*There are no considerations of the justification based on cost of land or any other economic considerations. The justification is primarily based on bringing conformity to the subject site with the immediate adjacent properties. As mentioned in the previous section, the zoning conformity of the block will help to provide developable flexibility for an area that is in need of re-development.*

Staff: Economic considerations are a factor, but the applicant's justification is not completely or predominately based upon them. Rather, the applicant has adequately demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies and does not conflict with them. The response to Criterion G is sufficient.

- H. The zone change does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone") unless the change will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:

1. The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts.
2. The site is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
3. The nature of structures already on the premises makes it unsuitable for the uses allowed in any adjacent zone district.

*The proposed zoning of MX-M would not create any spot zoning. In fact, this zoning would help to further conform a block of properties to MX-M, as that is the current zoning designation of the northeasterly adjacent properties*

The request would not result in a spot zone because it would apply a zone that is the same as the zoning of properties to the north, east, and west of the subject site. The response to Criterion H is sufficient.

### **III. AGENCY & NEIGHBORHOOD CONCERNS**

#### ***Reviewing Agencies***

City departments and other interested agencies reviewed this application. Few comments were received. Should the request be approved, Solid Waste will require a full site plan of the overall project for review and approval. The site plan will need to include where trash is being disposed, and where trash will be disposed for future development. A sanitary drain will be required for the proposed restaurant use. Any proposed trash enclosures will have to meet the Solid Waste Departments minimum requirements.

The Transit Department discussed the subject site's location on a Major Transit Corridor, and commented that there is a stop pair on Carlisle Blvd NE, approximately 600 feet north of the site. APS stated that any future multi-family residential development will impact Bel Air Elementary School, McKinley Middle School, and Del Norte High School, though no multi-family is planned for the subject site or this phase of the project. Agency comments begin on page 28.

#### ***Neighborhood/Public***

The affected, registered Neighborhood Associations are the District 7 Coalition of Neighborhood Associations, and the MidTown A&E Merchant Association, which were notified as required. Property owners within 100 feet of the subject site were also notified as required (see attachments). A facilitated meeting was offered by the applicant, but was not requested by the required recipients of the notification.

As of this writing, Staff has not been contacted and is not aware of any support or opposition.

### **IV. CONCLUSION**

The request is for a zoning map amendment for an approximately 0.5-acre site, located at 2412 Carlisle Blvd NE between Menaul Blvd NE and Interstate-40. The subject site is zoned MX-H (Mixed-Use – High Intensity). The applicant is requesting a zone change to MX-M (Mixed-Use – Medium Intensity) to facilitate the replat and subsequent re-development of the subject site.

The applicant has adequately justified the request pursuant to the IDO zone change criteria in 14-16-6-7(G)(3). The proposed zoning would be more advantageous to the community overall because it furthers a preponderance of applicable Comprehensive Goals and Policies and would not result in uses that are harmful to adjacent properties, the neighborhood, or the community.

The affected, registered Neighborhood Associations are the District 7 Coalition of Neighborhood Associations, and the MidTown A&E Merchant Association, which were notified as required. Property owners within 100 feet of the subject site were also notified as required. As of this writing, Staff has not been contacted and is not aware of any support or opposition.

Staff recommends approval.

***FINDINGS – RZ-2021-00025, August 19, 2021 - Zoning Map Amendment (Zone Change).***

1. The request is for a Zoning Map Amendment (zone change) for an approximately 0.5-acre site, legally described as Lot 22-A, Block 2, Plat of Lot 22-A, Block 22, Timoteo Chavez Addition, located at 2412 Carlisle Blvd NE, between Menaul Blvd NE and Interstate-40 (“the subject site”).
2. The subject site is zoned MX-H (Mixed-Use – High Intensity) which was converted from the former zoning of C-3 (Heavy Commercial).
3. The applicant is requesting a zone change to MX-M (Mixed-Use – Medium Intensity) in order to facilitate the replat and future development of the subject site. The surrounding properties are all zoned MX-M.
4. The subject site is in an Area of Change as designated by the Comprehensive Plan and is in the Mid-Heights Community Planning Area (CPA).
5. The subject site is within 660 feet of Carlisle Blvd NE, classified as a Major Transit Corridor as designated by the Comprehensive Plan.
6. The Albuquerque/Bernalillo County Comprehensive Plan, the City of Albuquerque Integrated Development Ordinance (IDO), and the Facility Plan for Arroyos (FPA) – Rank II are incorporated herein by reference and made part of the record for all purposes.
7. The request furthers the following Goals and policies from Chapter 5: Land Use, pertaining to Centers and Corridors.
  - A. 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 along Carlisle Blvd, a Major Transit Corridor as designated by the Comprehensive Plan. The request would strengthen this corridor by facilitating growth in an appropriate location with a multi-modal network including transit, and an extensive bike trail network. The request furthers Goal 5.1 – Centers and Corridors
  - B. Policy 5.1.10 – Major Transit Corridors: Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development.

The request would facilitate the development of the subject site, which is located along Carlisle Blvd NE a Multi-Modal Corridor as designated by the Comprehensive Plan. This area is highly served by transit, and has connectivity to existing, dedicated bike trails. Development in this area prioritizes pedestrian oriented development because of the proximity and connectivity to transit and dedicated bike trails.
  - C. Subpolicy 5.1.10(c): – Encourage mixed-use development in Centers and near intersections  

The request would facilitate the development of the subject site under the MX-M zone. Though the subject site is already zoned under a mixed-use designation (MX-H), the rezone would facilitate the re-plat and subsequent mixed-use development near two major

intersections: Carlisle Blvd NE and Menaul Blvd NE, and Carlisle Blvd NE and Interstate-40.

8. The request furthers the following Goals and policies from Chapter 5: Land Use, pertaining to Complete Communities.

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

The subject site is located near existing multi-family residential, existing commercial and recreational services, and is near an extensive, dedicated bike trail network. The development of the subject site would help foster the community where residents can live, work, learn, shop and play together.

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

The requested R-ML zoning would maintain many of the uses allowable under R-1A, while adding more residential development options. The request would contribute to the continuation of a healthy, sustainable and distinct community that would be conveniently accessible from surrounding neighborhoods.

C. Subpolicy 5.2.1(a): Encourage development and redevelopment that brings goods, services, amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

The subject site is located along a Major Transit Corridor and is adjacent to dedicated bike trails. Future development of the subject site would bring goods, services, amenities and would promote good access for those walking, taking transit, or biking.

D. Subpolicy 5.2.1(b): Encourage development that offers choice in transportation, work areas, and lifestyles.

The request would allow for the redevelopment of the subject site and would offer a choice in transportation, work areas, and lifestyles as there are several routes servicing the area nearby.

E. Subpolicy 5.2.1(d): Encourage development that broadens housing options to meet a range of incomes and lifestyles.

This subpolicy would be furthered by providing opportunities for different types of housing options to accommodate diverse demographic groups. The increased stock of housing options would provide a similar inventory found near the subject site.

- 
9. The request furthers the following Goals and Policies from Chapter 5: Land Use, pertaining to Efficient Development Patterns and Infill:
- A. Goal 5.3 – Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient land use of land to support the public good.
- The request would promote development patterns that maximize the utility of existing infrastructure because the subject site is already served by existing infrastructure including; water, sewer, and roadways. The request promotes the efficient use of land to support the public good by facilitating development in an area that is served by transit, and has access to existing, dedicated bicycle pathways.
- B. Policy 5.3.1 – Infill Development: Support additional growth in areas with existing infrastructure and public facilities.
- The subject site is an infill site located in an area already served by existing infrastructure and public facilities. The request would support additional growth along an established Major Transit Corridor.
10. The request furthers the following Goals and policies from Chapter 5: Land Use, pertaining to City Development Areas.
- A. Goal 5.6 – City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.
- The subject site is located in an Area of Change, where growth is expected and desired. The request would encourage, enable, and direct growth to it.
- B. Policy 5.6.2 – Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.
- The request would facilitate future mixed-use development of the subject site, which is located along a designated Major Transit Corridor and in an Area of Change, where growth is generally directed and encouraged.
- C. Subpolicy 5.6.2 (b): Encourage development that expands employment opportunities:
- The request would facilitate redevelopment of the subject site under the MX-M zone, which permits various commercial land uses that would offer employment opportunities.
- D. Subpolicy 5.6.2 (c): Foster a range of housing options at various densities according to each Center or Corridor type.
- The request would facilitate the replat and subsequent redevelopment of the subject site, and adjacent property. Multi-family housing is generally encouraged along Major Transit Corridors, as transit ridership can be generally supported by nearby multi-family housing development.
11. The request furthers the following Goals and policies from Chapter 8: Economic Development, pertaining to Placemaking, and Resilient Economy.

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

The proposed zone map amendment would facilitate the replat and development of the subject site. Development of the subject site would create places where business and talent will stay and thrive as this area is conveniently located along a Major Transit Corridor, an extensive bike network, and near commercial amenities such as Green Jeans Farmery (a thriving multi-use development), and recreational services such as fitness and climbing gyms.

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

The request would foster a range of interesting places and contexts because it would facilitate development near existing dedicated bike trails, and in an area with existing commercial and recreational services. Development under the MX-M zone generally offers a mix of uses with different development intensities, densities, uses and building scale.

- C. 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 request would facilitate development along a designated Major Transit Corridor, and existing, dedicated bike trails. Future development of the subject site is an effort that improves quality of life for residents because it would generally encourage the use of transit and other alternative modes of transportation.

12. The request furthers the following Goals and policies from Chapter 9: Housing, pertaining to Housing Options and Density.

- A. Policy 9.1.1 – Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

The request for the MX-M zone would allow and support the development of multi-family housing and other residential uses for a variety of income levels and types of residents and households. The location of the subject site along a Major Transit corridor, and proximity to existing commercial services, generally lends to longevity and conservation of the use.

- B. Subpolicy 9.1.1(i): Provide for the development of multi-family housing close to public services, transit, and shopping.

Development of the subject site under the MX-M zone could offer multi-family housing close to transit, because the subject site is located along Carlisle Blvd NE, a Major Transit Corridor. The subject site is also located near shopping, commercial, and recreational services

- C. Goal 9.3 – Density: Encourage the development of higher density affordable and mixed income housing in Downtown, near job centers, and along transit corridors.

The request for a mixed-use zone district (MX-M) would allow and support development of residential uses, among them the denser multi-family residential. The subject site is an appropriate place for such development because it already has adequate services and amenities nearby.

- D. Policy 9.3.1 – Centers and Corridors: Encourage higher density, multi-unit housing and mixed-use development in Downtown, Urban Activity, and Village Centers, and along Premium and Major Transit Corridors to capture growth, relieve development pressure at the edge of the urban footprint, and maintain low densities in rural areas.

The request would facilitate development of the subject site under the MX-M zone, which allows for mixed use development and multi-unit housing. The subject site's location along a Major Transit Corridor will generally capture growth in an appropriate location and relieve development pressure at the edge of the urban footprint.

13. The applicant has adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 14-16-6-7(F)(3)-Review and Decision Criteria for Zoning Map Amendments, as follows:

- A. Criterion A: The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable Goals and policies regarding community identity, land use, infill, efficient development patterns and housing and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, and morals and general welfare.

- B. Criterion B: The subject site is located wholly in an Area of Change, so this Criterion does not apply.

- C. Criterion C: The subject site is located wholly in an Area of Change. The applicant's policy-based analysis (see response to Criterion A) demonstrates that the request would further a preponderance of applicable Comprehensive Plan Goals and policies and therefore would be more advantageous to the community than the current zoning.

- D. Criterion D: The applicant compared the existing MX-H zoning to the proposed MX-M zoning. Uses that would become permissive under the MX-M zone, which are not currently allowed, are Group home (small), Park-and-Ride-Lot, and Paid Parking Lot.

The new zoning would not allow any new, harmful uses. The surrounding properties are also zoned MX-M, and share the same allowable uses (see page 18). Therefore, the new permissive uses would not be harmful to the adjacent properties, the neighborhood, or the community.

- E. Criterion E: The subject site is an infill site that is adequately served by existing infrastructure (requirement 1) and that it is part of an established area. Any improvements required by the IDO or DPM will be fulfilled by the developer (requirement 3) and will ensure adequate capacity.

- F. Criterion F: Carlisle Blvd NE is a Minor Arterial and the subject site is located along it. Though this location and designation as a Major Transit Corridor factors in to the applicant's policy analysis (see response to Criterion A) it is not based completely upon it. Rather, the request would facilitate the replat, and redevelopment of the subject site.
- G. Criterion G: Economic considerations are always a factor, but the applicant's justification is not completely or predominately based upon them. Rather, the applicant has adequately demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies and does not conflict with them.
- H. Criterion H: The request would not result in a spot zone because it would apply a zone that is the same as the zoning for properties to the north, east, and west of the subject site.
14. The applicant's policy analysis adequately demonstrates that the request furthers a preponderance of applicable Goals and policies in the Comprehensive Plan and does not significantly conflict with them. Based on this demonstration, the proposed zone category would generally be more advantageous to the community than the current zoning.
15. The affected neighborhood organizations are the District 7 Coalition of Neighborhood Associations, and the MidTown A&E Merchant Association, which were notified as required. Property owners within 100 feet of the subject site were also notified as required.
16. As of this writing, Staff has not received any comments in support or opposition to the request.

***RECOMMENDATION - RZ-2021-00037, October 21, 2021***

**APPROVAL of Project #: 2021-005993, Case #RZ-2021-00037, a zone change from MX-H to MX-M for Lot 22-A, Block 2, Plat of Lot 22-A, Block 22, Timoteo Chavez Addition, located at 2412 Carlisle Blvd NE, between Menaul and Interstate-40, based on the preceding Findings.**

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*Sergio Lozoya*

**Sergio Lozoya  
Current Planner**

Notice of Decision cc list:

cc: Tierra West LLC, Vinny Perea, [vperea@tierrawestllc.com](mailto:vperea@tierrawestllc.com)  
District 7 Coalition of Neighborhood Associations, Darcy Bushnell, [dmc793@gmail.com](mailto:dmc793@gmail.com)  
District 7 Coalition of Neighborhood Associations, Tyler Richter, [tyler.richter@gmail.com](mailto:tyler.richter@gmail.com)  
Midtown A&E Merchant Association, Alec Houser, [ahouser@dsinm.com](mailto:ahouser@dsinm.com)  
Midtown A&E Merchant Association, Dennis Burt, [dennis.burt@calibersusa.com](mailto:dennis.burt@calibersusa.com)  
Legal, [kmorrow@cabq.gov](mailto:kmorrow@cabq.gov)  
EPC file

## ***CITY OF ALBUQUERQUE AGENCY COMMENTS***

### ***PLANNING DEPARTMENT***

#### ***Zoning Enforcement***

#### ***Long Range Planning***

### ***CITY ENGINEER***

#### ***Transportation Development***

#### ***Hydrology Development***

#### ***New Mexico Department of Transportation (NMDOT)***

### ***DEPARTMENT of MUNICIPAL DEVELOPMENT***

***Transportation Planning***- No adverse comment to zone change.

#### ***Traffic Engineering Operations (Department of Municipal Development)***

#### ***Street Maintenance (Department of Municipal Development)***

### ***RECOMMENDED CONDITIONS FROM THE CITY ENGINEER:***

### ***WATER UTILITY AUTHORITY***

#### ***Utility Services***

### ***ENVIRONMENTAL HEALTH DEPARTMENT***

#### ***Air Quality Division***

#### ***Environmental Services Division***

***PARKS AND RECREATION***- No objection to the proposed zone change.

#### ***Planning and Design***

#### ***Open Space Division***

#### ***City Forester***

### ***POLICE DEPARTMENT/Planning***

**SOLID WASTE MANAGEMENT DEPARTMENT**

**Project #2021-005993 RZ-2021-00037– Zoning Map Amendment (Zone Change)**—A full site plan of the overall project will have to be provided and approved for access by the Solid Waste Department. The site plan will need to include where trash is being disposed, and where trash will be disposed for future development. A sanitary drain will be required for the proposed restaurant at this location. If there are any access agreements for this development, a copy will have to be provided to the Solid Waste Department when the full site plan of the overall project is provided for approval for access. Any proposed trash enclosures will have to meet the Solid Waste Departments minimum requirements.

**FIRE DEPARTMENT/Planning**

**TRANSIT DEPARTMENT**

On the Carlisle Boulevard Major Transit Corridor. On Fixed Route 5 which utilizes 4th Street, Mountain Road, Lomas Boulevard, Carlisle Boulevard and Montgomery Boulevard to connect the Alvarado Transportation Center to the Spanish Bit Park-and-Ride facility. There is a stop pair on Carlisle Boulevard approximately 600 feet north of the site.

**COMMENTS FROM OTHER AGENCIES**

**BERNALILLO COUNTY PUBLIC WORKS/TRANSPORTATION PLANNING**

**ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY**

**ALBUQUERQUE PUBLIC SCHOOLS**

**1. Project #2021-005993**

- a. EPC Description: RZ-2021-00037 – Zoning Map Amendment (Zone Change)
- b. Site Information: Timoteo Chavez Addition, Lot 22A, Block 22
- c. Site Location: 2412 & 2500 Carlisle, between Menaul and I-40.
- d. Request Description: This request is for a Zoning Map Amendment from MX-H to MX-M, to accommodate a new construction of a gas station, and future residential development.
- e. Case Comments: Development at this location will impact Bel Air Elementary School, McKinley Middle School, and Del Norte High School.

**School Capacity**

<b>School</b>	<b>2021-2022 (20<sup>th</sup> Day) Enrollment</b>	<b>Facility Capacity</b>	<b>Space Available</b>
Bel Air Elementary School	260	418	158
McKinley Middle School	545	600	55
Del Norte High School	1,117	1,353	236

***ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA)***

No Adverse comment to the zone change. For information purposes: an availability statement executed under #210825.

***KIRTLAND AFB***

No adverse comments.

***MID-REGION METROPOLITAN PLANNING ORGANIZATION – TRANSPORTATION***

***MID-REGION COUNCIL OF GOVERNMENTS***

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

***PUBLIC SERVICE COMPANY OF NEW MEXICO***

There are PNM facilities abutting the site and/or in easements along Carlisle Boulevard NE. 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 <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.



***Figure 1: Looking northeast from the southwest corner of the subject site..***



***Figure 2: Looking north from within the subject site.***







## HISTORY

CITY COMMISSION  
January 7, 1958  
Z-508  
Ordinance No. \_\_\_\_\_

COMMISSION ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING THE "ZONE MAP" OF THE CITY OF ALBUQUERQUE AS SHOWN IN COMMISSION ORDINANCE NO. 1062 BY MAKING CERTAIN CHANGES THERETO AND DECLARING AN EMERGENCY,

BE IT ORDAINED BY THE CITY COMMISSION, CITY OF ALBUQUERQUE, as follows:

Section 1. That the zone map referred to in Section 4 and other sections of Commission Ordinance 1062 is hereby amended by making the following zone changes:

From R-1 to C-2 for Tract C; from R-1 to C-2 for Tracts A and B, excepting therefrom that portion presently zoned C-2; from R-1 and R-1 to C-3 for Tract D; from R-4 to C-3 for Tract E; from R-4 to C-2 for Tract F, excepting therefrom that portion presently zoned C-2; from R-4 to P-1 for Tract G; from R-1 to P-1 for Tracts H and I; from R-1 to C-3 for Tract J. All Tracts being in replot, comprising new Tracts A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, and R, of Tinoco Chavez Addition to the City of Albuquerque per plat filed and recorded January 16, 1958, in the office of the County Clerk, Bernalillo County.

From R-1 to C-2 for Lot 15, Block 15, excepting therefrom that portion presently zoned C-2, Tinoco Chavez Addition to the City of Albuquerque.

From R-1 to C-2 for Tract C, excepting therefrom that portion presently zoned C-2, Miramonte Subdivision, Number 1, to the City of Albuquerque.

Section 2. This ordinance is hereby declared to be an emergency measure on the ground of urgent public need. It is therefore to become effective immediately upon its passage and publication as provided by law.

PASSED, ADOPTED, SIGNED AND APPROVED THIS \_\_\_\_\_ day of \_\_\_\_\_

ATTEST:

Chairman of City Commission  
Ex-officio Mayor of the City of Albuquerque.

\_\_\_\_\_, City Clerk

APPROVED AS TO FORM  
JAN 3 1958  
FRANK MORAN  
PLANNING DEPARTMENT  
CITY ATTORNEY





# City of Albuquerque

CITY HALL

400 Marquette, N.W.  
P. O. Box 1293

Tel. 243-8661  
Area Code: 505

OFFICE OF CITY CLERK:

Gisele Gagnol

Room 703

September 30, 1970

Mr. ruben d. ramirez, Director  
City Planning Department  
City Hall  
Albuquerque, New Mexico

Dear Mr. ramirez:

At its September 28 meeting, the City Commission adopted Ordinance No. 112-1970 thereby changing the zoning from R-1, C-1 & P-1 to C-3 for the portion of Blocks 12 thru 14, Netherwood Park Addition; Tracts G, H, I, and a portion of Tracts K, L, M, N, O & R, and for Blocks E & F, all in the Timoteo Chavez Addition (Case No. Z-70-79).

Yours very truly,

  
Gisele Gagnol

GG:new

cc: Mrs. B. F. Patterson  
613 Arizona Ave.  
Trinidad, Colorado 81082

## ZONING

Please refer to IDO Section 14-16-2-4(D) for the Mixed-Use - High  
Intensity Zone District (MX-H)

Please refer to IDO Section 14-16-2-4(C) for the Mixed-Use -  
Medium Intensity Zone District (MX-M)

APPLICANT INFORMATION



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

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input checked="" type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		<b>Appeals</b>
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

**APPLICATION INFORMATION**

Applicant: Rhino Investments NM Hotel LLC/ GGD Oakdale LLC		Phone: 801-683-3631
Address: 101 E Vineyard Ave Suite 201		Email: Andres.Villacres@maverik.com
City: Livermore	State: CA	Zip: 94550
Professional/Agent (if any): Tierra West, LLC		Phone: 505-858-3100
Address: 5571 Midway Park PI NE		Email: vperea@tierrawestllc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site:	List <u>all</u> owners:	

**BRIEF DESCRIPTION OF REQUEST**

Amendment to Zoning Map

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

Lot or Tract No.: LOT 22A BLK 22 PLAT OF LT 22 BLK 22 TIMOTEO CHAVEZ	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code: 101705901417931032
Zone Atlas Page(s): H-16-Z	Existing Zoning: MX-H	Proposed Zoning: MX-H
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 0.4968

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 2412 Carlisle	Between: Menaul	and: I-40
------------------------------------	-----------------	-----------

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

--

Signature:	Date: 9/7/2021
Printed Name: Ronald R. Bohannon	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

**FOR OFFICIAL USE ONLY**

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project #

**Form Z: Policy Decisions**

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

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

**INFORMATION REQUIRED FOR ALL POLICY DECISIONS (Except where noted)**

- N/A Interpreter Needed for Hearing? \_\_\_ if yes, indicate language: \_\_\_\_\_
- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- Letter of authorization from the property owner if application is submitted by an agent
- Traffic Impact Study (TIS) form (not required for Amendment to IDO Text)
- Zone Atlas map with the entire site/plan amendment area clearly outlined and labeled (not required for Amendment to IDO Text) NOTE: For Annexation of Land, the Zone Atlas must show that the site is contiguous to City limits.

**ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN**

**ADOPTION OR AMENDMENT OF FACILITY PLAN**

- \_\_\_ Plan, or part of plan, to be amended with changes noted and marked
- \_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-7(A)(3) or 14-16-6-7(B)(3), as applicable
- \_\_\_ Required notices with content per IDO Section 14-16-6-4(K)(6)
  - \_\_\_ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - \_\_\_ Proof of emailed notice to affected Neighborhood Association representatives
  - \_\_\_ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

**AMENDMENT TO IDO TEXT**

- \_\_\_ Section(s) of the Integrated Development Ordinance to be amended with changes noted and marked
- \_\_\_ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(D)(3)
- \_\_\_ Required notices with content per IDO Section 14-16-6-4(K)(6)
  - \_\_\_ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - \_\_\_ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

**ZONING MAP AMENDMENT – EPC**

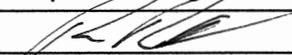
**ZONING MAP AMENDMENT – COUNCIL**

- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(F)(3) or Section 14-16-6-7(G)(3), as applicable
- Required notices with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - Proof of emailed notice to affected Neighborhood Association representatives
  - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Sign Posting Agreement

**ANNEXATION OF LAND**

- \_\_\_ Application for Zoning Map Amendment *Establishment of zoning must be applied for simultaneously with Annexation of Land.*
- \_\_\_ Petition for Annexation Form and necessary attachments
- \_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(E)(3)
- \_\_\_ Board of County Commissioners (BCC) Notice of Decision

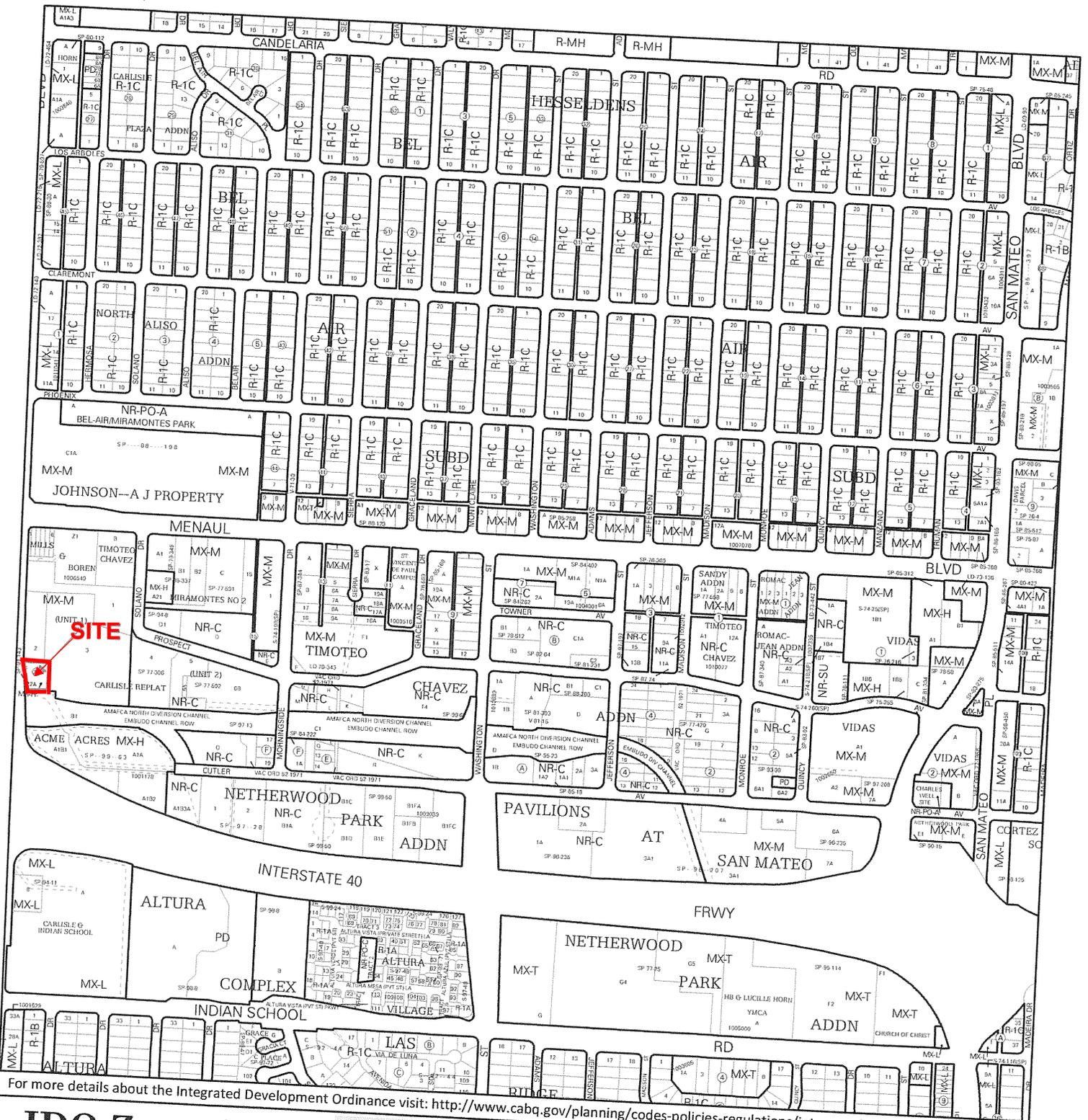
*I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.*

Signature:  Date: 9/7/2021

Printed Name: Ronald R. Bohannan  Applicant or  Agent

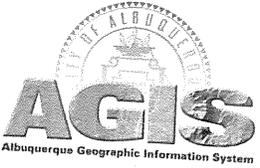
**FOR OFFICIAL USE ONLY**

Project Number:	Case Numbers	
	-	
	-	
	-	
Staff Signature:		
Date:		

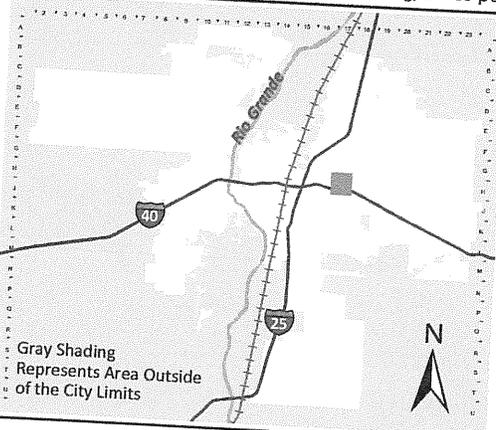


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018

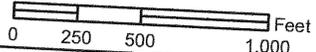


IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**H-17-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



July 29, 2021

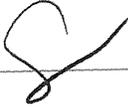
Mr. Tim MacEachen, Chair  
Environmental Planning Commission  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: CITY SUBMITTALS  
2500 & 2412 CARLISLE BLVD, ALBUQUERQUE, NM 87104  
TRS 1, 2 & 3 UNIT 1 TOGETHER WITH TRS4, 5 & 6A UNIT 2DALE  
& LOT 22A BLK 22 PLAT OF LT 22A BLK 22 TIMOTEO CHAVEZ  
ZONE ATLAS PAGE: H-17-Z**

Dear Mr. MacEachen:

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

**Sanjiv Chopra**  
\_\_\_\_\_  
Print Name

  
\_\_\_\_\_  
Signature

**Manager**  
\_\_\_\_\_  
Title

**08.25.2021**  
\_\_\_\_\_  
Date

July 29, 2021

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

**RE: CITY SUBMITTALS  
2500 & 2412 CARLISLE BLVD, ALBUQUERQUE, NM 87104  
TRS 1, 2 & 3 UNIT 1 TOGETHER WITH TRS4, 5 & 6A UNIT 2 DALE  
& LOT 22A BLK 22 PLAT OF LT 22A BLK 22 TIMOTEO CHAVEZ  
ZONE ATLAS PAGE: H-17-Z**

Dear Mr. MacEachen:

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

**Sanjiv Chopra**

Print Name

Signature

**Manager**

Title

**8.25.2021**

Date

July 29, 2021

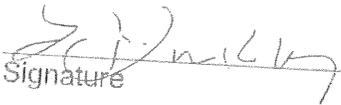
Mr. Tim MacEachen, Chair  
Environmental Planning Commission  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: CITY SUBMITTALS**  
**2500 & 2412 CARLISLE BLVD, ALBUQUERQUE, NM 87104**  
**TRS 1, 2 & 3 UNIT 1 TOGETHER WITH TRS4, 5 & 6A UNIT 2 DALE**  
**& LOT 22A BLK 22 PLAT OF LT 22A BLK 22 TIMOTEO CHAVEZ**  
**ZONE ATLAS PAGE: H-17-Z**

Dear Mr. MacEachen:

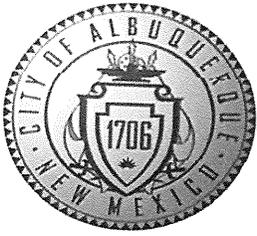
The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of Maverik Inc. pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

Lance Dunkley  
Print Name

  
Signature

VP Real Estate  
Title

8/25/21  
Date



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 12/2020)

Boulevard 2500/  
**Project Title:** Wyndham Renovations Multiple -  
Zone Atlas Page: H16&17 **Building Permit #:** see attached **Hydrology File #:** \_\_\_\_\_  
**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** See attached  
**City Address:** 2500 Carlisle Blvd NE

**Applicant:** Equiterra Regenerative Design **Contact:** Delcie Dobrovolny  
**Address:** 302 Central Ave SE  
**Phone#:** 505-242-2851 **Fax#:** \_\_\_\_\_ **E-mail:** delcie@equiterra.design

### Development Information

**Build out/Implementation Year:** 2018-present **Current/Proposed Zoning:** MX-M (no change)

**Project Type:** New: ( ) Change of Use: (x) Same Use/Unchanged: ( ) Same Use/Increased Activity: ( )

**Proposed Use (mark all that apply):** Residential: (x) Office: (x) Retail: (x) Mixed-Use: (x)

#### Describe development and Uses:

Currently approved site plan includes 293 apartments, gym, restaurant/event, office, tenant amenities. Proposed changes include converting existing restaurant/event & office space to 3000 sf retail, 8 apartments, 6500 sf gym, & tenant amenity space. In addition, a new free-standing, take-out restaurant is to be built in existing parking lot.

### Facility

**Building Size (sq. ft.):** Existing aggregate area - 267,000 sf. Proposed new - 2000 sf.  
**Number of Residential Units:** 293 existing plus 8 new  
**Number of Commercial Units:** 3 retail (3000 sf), 1 restaurant (2000sf), 1 gym (6500 sf).

**Traffic Considerations** Below information is for new restaurant. All other unknown.

**Expected Number of Daily Visitors/Patrons (if known):\*** 45-75/hour peak

**Expected Number of Employees (if known):\*** 5-8 with max of 9

**Expected Number of Delivery Trucks/Buses per Day (if known):\*** \_\_\_\_\_

**Trip Generations during PM/AM Peak Hour (if known):\*** \_\_\_\_\_

**Driveway(s) Located on:** Street Name For new scope driveways are on Carlisle.

**Adjacent Roadway(s) Posted Speed:** Street Name Carlisle Blvd Posted Speed 35 mph  
Street Name \_\_\_\_\_ Posted Speed \_\_\_\_\_

\* If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required

**Roadway Information (adjacent to site)**

Comprehensive Plan Corridor Designation/Functional Classification: Minor arterial Major Transit Corridor  
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: Neighborhood Center Activity Center  
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): Assume City of Albuquerque

Adjacent Roadway(s) Traffic Volume: 26800 vpd Volume-to-Capacity Ratio: PM 0.7  
(if applicable)

Adjacent Transit Service(s): ABQ Ride Line 5 Nearest Transit Stop(s): In front of site  
(Carlisle & Menaul)

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Proposed bike lane  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Existing sidewalks

Apt. ITE#220, 301 units AM 114trips, PM 160 trips  
Retail ITE#814, 3 ea 3,000 sqft AM 36 trips, PM 60 trips  
Restaurant ITE#925, 2,000 sqft AM 65 trips, PM 80 trips  
Gym ITE#492, 6,000 sqft AM 10 trips, PM 20 trips  
Total trips: AM 225 trips. PM 320 trips

**Relevant Web-sites for Filling out Roadway Information:**

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: [http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL\\_Jun25.pdf](http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf) (Map Pages 75 to 81)

**TIS Determination**

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

Traffic Impact Study (TIS) Required: Yes  No  Borderline

Thresholds Met? Yes  No

Mitigating Reasons for Not Requiring TIS: Previously Studied:

Notes: Peak hour trips exceed 100 vehicles per hour and the v/c ratio >0.5 on Carlisle Blvd.

*M.P. P.E.*

2/2/2021

TRAFFIC ENGINEER

DATE



Building Permit Numbers

2018-44341

2018-44587

2018-44873

2018-44875

2018-44877

2018-44879

2018-44880

2018-44881

2018-44882

2020-16345

2020-20807

2020-22677

**2500 CARLISLE BLVD NE - LEGAL DESCRIPTION:**

'TRACT 1', 'TRACT 2' AND A PORTION OF 'TRACT 3' OF UNIT No. 1 DALE J. BELLAMAH'S CARLISLE REPLAT, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 9, 1969, IN MAP BOOK D4, FOLIO 25;

'TRACT 4' AND 'TRACT 5' OF UNIT No. 2 DALE J. BELLAMAH'S CARLISLE REPLAT, CITY OF ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT OF A PORTION OF TRACTS N AND O TIMOTEO CHAVEZ ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 22, 1977 IN MAP BOOK C12, FOLIO 60;

'TRACT 6-A' OF UNIT No. 2 DALE J. BELLAMAH'S CARLISLE REPLAT AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT OF TRACT 6 OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 19, 1977 IN MAP BOOK C12, FOLIO 167, AND A PORTION OF TRACTS LETTERED 'N' AND 'O' OF TIMOTEO CHAVEZ ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, AND R OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 16, 1958 IN MAP BOOK D2, FOLIO 48.

SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL OF LAND HEREIN DESCRIBED, SAID NORTHWEST CORNER ALSO BEING THE NORTHWEST CORNER OF 'TRACT 2' OF UNIT No. 1 DALE J. BELLAMAH'S CARLISLE REPLAT, DESCRIBED ABOVE;

THENCE S. 89 Deg. 42' 00" E., 150.00 FEET TO A POINT;

THENCE S. 00 Deg. 18' 00" W., 115.00 FEET TO A POINT;

THENCE S. 89 Deg. 42' 00" E., 221.32 FEET TO A POINT;

THENCE N. 00 Deg. 18' 00" E., 4.40 FEET TO A POINT;

THENCE S. 89 Deg. 42' 00" E., 215.00 FEET TO A POINT ON THE 'WEST RIGHT-OF-WAY LINE OF SOLANO DRIVE N.E.;

THENCE S. 00 Deg. 18' 00" W., 265.04 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT;

THENCE S. 75 Deg. 49' 46" E., 424.14 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PROSPECT AVENUE N.E. TO A POINT;

THENCE S. 00 Deg. 18' 00" W., 91.20 FEET TO A POINT;

THENCE N. 89 Deg. 42' 00" W., 116.33 FEET TO A POINT;

THENCE S. 00 Deg. 13' 09" W., 130.00 FEET TO A POINT;

THENCE S. 89 Deg. 42' 00" W., 116.15 FEET TO A POINT;

THENCE S. 00 Deg. 18' 00" W., 65.00 FEET TO THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, SAID SOUTHEAST CORNER BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE A.M.F.C.A. EMBUDO CHANNEL;

THENCE N. 89 Deg. 42' 00" W., 542.62 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT;

THENCE N. 88 Deg. 45' 20" W., 121.26 FEET TO A POINT;

THENCE N. 81 Deg. 43' 49" W., 99.93 FEET TO A POINT;

THENCE N. 00 Deg. 18' 00" W., 42.66 FEET TO A POINT;

THENCE N. 89 Deg. 42' 00" W., 74.00 FEET TO A POINT;

THENCE N. 00 Deg. 18' 00" E., 150.00 FEET TO A POINT;

THENCE N. 89 Deg. 42' 00" W., 150.00 FEET TO A POINT;

THENCE N. 04 Deg. 05' 00" W., 57.13 FEET TO A POINT;

THENCE N. 14 Deg. 00' 25" W., 24.30 FEET TO A POINT;

THENCE N. 00 Deg. 10' 50" E., 474.51 FEET TO THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED AND THE POINT OF BEGINNING.

## **Submittal**

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to the City Traffic Engineer [mgrush@cabq.gov](mailto:mgrush@cabq.gov) . Call 924-3362 for information.

### **Site Plan/Traffic Scoping Checklist**

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) (*check MRCOG Bikeways and Trails in the 2040 MTP map*)
4. Location of nearby multi-use trails, if applicable (*check MRCOG Bikeways and Trails in the 2040 MTP map*)
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify v/c ratio on this form.

# PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-094 Date: 6/15/2021 Email: rrb@tierrawesllc.com

Address: 2412 Carlisle Blvd & 2500 Carlisle Blvd

## AGENCY REPRESENTATIVES

Planning: Catalina Lehner (clehner@cabq.gov) James Aranda (jmaranda@cabq.gov)

Zoning/Code Enforcement: Carl Garcia (cagarcia@cabq.gov)

Fire Marshal: Antonio Chinchilla (achinchilla@cabq.gov) or call 505-924-3611 (if needed)

Transportation: Jeanne Wolfenbarger (jwolfenbarger@cabq.gov)

Hydrology: Ernest Armijo, P.E. (earmijo@cabq.gov)

Solid Waste: Herman Gallegos (hgallegos@cabq.gov)

Water Authority: David Gutierrez - dggutierrez@abcwua.org or call 505.289.3307; 505.241.9630

### **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:** Redevelopment of existing site to a Gas Station & Convenience Store with Alcohol Sales

## SITE INFORMATION:

Zone: MX-H and MX-M

Size: approximately 1.92

Use: Mixed-Use

Overlay zone: x

Comp Plan Area of: Change

Comp Plan Corridor: Major Transit

Comp Plan Center: x

MPOS or Sensitive Lands: x

Parking: 5-5

MR Area: x

Landscaping: 5-6

Street Trees: 5-6(D)(1)

Use Specific Standards: Allowable Uses, Table 4-2-1

Dimensional Standards: Table 5-1-2: Mixed-use Zone District Dimensional Standards

\*Neighborhood Organization/s: District 7 Coalition of Neighborhood Associations

*\*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](http://www.cabq.gov/neighborhoods.resources).*

## PROCESS:

Type of Action: 6-5(G) SITE PLAN – ADMINISTRATIVE, 6-7(G)- ZONE MAP AMENDMENT-EPC

Review and Approval Body: Staff, EPC Is this a PRT requirement? See Table 6-1-1 YES

# PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-094 Date: 6/15/2021 Email: rrb@tierrawesllc.com

Address: 2412 Carlisle Blvd & 2500 Carlisle Blvd

## **NOTES:**

See the **Integrated Development Ordinance**

<https://documents.cabq.gov/planning/IDO/IDO-2019-Effective-2020-11-02.pdf>

**Download Forms & Applications**

<https://www.cabq.gov/planning/online-forms>

**New Public Notice Forms**

We have created forms for all email/mailed public notice and for Pre-submittal Neighborhood Meetings. Please complete these forms for public notice:

- Neighborhood Meeting - <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>
- Public Notice - <http://www.cabq.gov/planning/urban-design-development/public-notice>

**Records requests**

To request a site plan and/or Notice of Decision, please use ABQ Records web page:

<https://www.cabq.gov/clerk/public-records>

Please include the site's address and the Case Tracking #s (see Zoning Comments) in your request.

**Requests to Inspect Public Records**

Any person may submit their request to inspect public records to the Office of the City Clerk by clicking on the following link to request records using our ABQ Records portal. <https://cabq.nextrequest.com/>

This enables us to respond to requests in the order in which they are received. Plus, it's a better way to share large files.

**File Submittal**

For Administrative Amendments, DRB, EPC, hydrology and traffic submittals, e-mail electronic files to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov). For questions about an application submittal or the submittal process itself, please contact Jay Rodenbeck at [jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov) and/or to Maggie Gould at [mgould@cabq.gov](mailto:mgould@cabq.gov).

For other questions, please contact the Planning representative at the top of the PRT Notes.

For Building Safety Plan Review, contact Building Safety at 924-3963. Website:

<https://www.cabq.gov/planning/building-safety-permits>

# PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-094 Date: 6/15/2021 Email: rrb@tierrawesllc.com

Address: 2412 Carlisle Blvd & 2500 Carlisle Blvd

goods, convenience and specialty foods, hardware and similar consumer goods, marijuana for medical consumption, or other retail sales not listed as a separate use in Table 4-2-1. See also Adult Retail, Building and Home Improvement Materials Store, Large Retail Facility, Liquor Retail, and Grocery Store. General retail is divided into 3 categories based on the size of the establishment or use (not the size of the structure):

- 1. General Retail, Small: An establishment with no more than 25,000 square feet of gross floor area
- Liquor Retail - A retail sales establishment licensed by the State selling packaged alcoholic liquors (including beer, wine, and spirituous liquors) for consumption off-site. Establishments that operate under a Small Brewer's, Winegrower's, or Craft Distiller's license are not considered Liquor Retail. See also General Retail and Tap Room or Tasting Room.

## APPLICANT'S QUESTIONS

- Liquor retail requires a Conditional use approval in the MX-M zone but it's a Permissive use in the MX-H zone district
- For a TIS would have to contact Jeanne Wolfenbarger @ 505-924-3991

## PROCESS

- If Major Public Infrastructure is not required it will be site plan administrative but if Major Public infrastructure is needed; then it would be Site Plan DRB 6-6(I)
- 6-5(G) SITE PLAN – ADMINISTRATIVE

*As always, if you have specific questions pertaining to zoning and/or development standards you are encouraged to reach out to the zoning counter at (505) 924-3857 option 1.*

## **Transportation Development Comments**

**PRT 21-089 (2412&2500 Carlisle NE, PR-2018, SD-2018-00015)**

## **Information for Site Development – Transportation Development**

For additional information contact Jeanne Wolfenbarger (924-3991)

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Contact **Jeanne Wolfenbarger** for any discussion/questions/comments.

## General Comments provided:

### Curb Cuts

- Follow DPM guidelines commercial curb cuts.
- Location of drive with respect to intersection depends on classification of the street. (See attached table.) Classification of street is according to the Long Range Master Plan developed by MRCOG.

### Clear Sight Triangle at Access Points and Intersections

- Clear sight triangle (See attached hand-outs.) Nothing opaque should be in the triangle.

### Private Site and Parking Lot Design

- Follow DPM and IDO Guidelines for Site and Parking Lot Design. Current ADA standards must be followed including required number of handicapped parking spaces and drive aisles, ADA access to public right-of-way, and ADA access to on-site buildings.
- See the Traffic Circulation Layout (TCL) Checklist. A TCL is required for any change or addition to a building > 500 sq. ft. or if the parking or circulation is changed. (This includes a repaving of parking lot.) Drawing must be stamped by a registered engineer or architect.
- When developing a parking lot layout, include all dimensioning for construction purposes. Also include all curb, curb ramp and signage details.
- Parking Calculations must be provided and per the requirements in the IDO. Number of vehicular spaces, motorcycle spaces, and bicycle spaces shall be specified and follow IDO requirements.
- Demonstrate queuing capacity when needed in situations such as for drive-thru facilities. It is imperative to demonstrate that the queuing will not block accessways to the site or cause vehicles to back into the main roadway. Also, provide necessary one-way signage and pavement markings.
- Shared access/parking agreement is required if access/parking is shared with parking lot adjacent to site. (This can be established on a plat if submittal of a plat is required or by an agreement.)
- Existing driveways that are not being used are required to be removed and replaced with standard curb and sidewalk to match existing.

### Traffic Studies

1. See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination.

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## Platting and Public Infrastructure Requirements for Roadways

1. When submitting to DRB, all public roadway improvements that are required shall be shown on an infrastructure list. Public improvements must be included on a public work order set of drawings.
2. All public roadway facilities must be within public right-of-way including the entire width of the public sidewalk, all public curb ramps, overhead utilities, traffic signals and lighting, etc.
3. Curb and sidewalk is required along entire frontage of property. Follow IDO/DPM for specific width requirements.
4. There is a Bikeway Master Plan that is prepared MRCOG which lays out proposed bicycle facilities including bicycle trails, bike lanes, and bike routes. The site would be required to provide such facilities along the site frontage if they have not been constructed yet. Right-of-way dedication would likely be required.
5. Depending on site's use of an adjacent alleyway and on type of use for proposed site, alleyway improvements are required. This would include paving and/or proper right-of-way dedication to meet current width standards.
6. For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.
7. Due to sight distance concerns and to construct sufficient curb ramps, right-of-way dedication is required to add curves to corners of properties at intersections if they are not already developed. See Table 23.3 of the DPM.
8. Any private structures that are located within public right-of-way such as fences and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment.

*If you would have additional questions or would like to schedule a follow-up Zoom meeting please contact Diego Ewell at [dewell@cabq.gov](mailto:dewell@cabq.gov)*

# TIERRA WEST, LLC

October 11, 2021

Mr. Tim MacEachen  
Environmental Planning Commission  
600 Second NW  
Albuquerque, NM 87102

**RE: ZONING MAP AMENDMENT – EPC  
LOT 22A BLK 22 PLAT OF LOT 22A BLK 22 TIMOTEO CHAVEZ ADDITION  
2412 CARLISLE BLVD NE  
ZONE ATLAS PAGE: H-16-Z \* H-17-Z**

Dear Mr. MacEachen:

Tierra West, LLC, on behalf of Maverik, Inc. and GGD Oakdale LLC, requests approval of a Zoning Map Amendment (Zone Change) for the above referenced site from Mixed-Use – High Intensity (MX-H) to Mixed-Use – Medium Intensity (MX-M).

#### **Site Location**

The site is located on the east side of Carlisle Boulevard NE and directly north of Cutler Avenue NE and consists of approximately 0.50 acres. The site is bordered on the north and east by the Blvd 2500 Luxury Apartments (zoned MX-M), to the south by Cutler Avenue and the AMAFCA Embudo Channel, and to the west by Carlisle Boulevard. The Green Jeans Food Hall (zoned MX-H) is located south of the Embudo Channel. Rudy's Barbeque and Blake's Lotaburger (zoned MX-M) are located directly across Carlisle Boulevard from the site.

#### **Plan for Redevelopment**

The site is in the initial stages of being redeveloped. The property was previously fully developed out and consisted of an Econo Lodge Hotel (2412 Carlisle Blvd), which has since been demolished. The site is being planned and designed for a light vehicle fueling station, restaurant and convenience store. This proposed development would encompass the entire subject site along with the portion of the property to the east that contains the former Hotel Cascada Waterpark Building (which will also be demolished). The total site will consist of a 5,637 square-foot convenience store and 12 fuel-dispenser islands (24 total pumps) on 1.9 acres of land. Essentially, the proposed project will sit across two parcels of land, all of the 2412 Carlisle Blvd property and a portion of the 2500 Carlisle Blvd Property, which will be replatted into one consolidated lot for the development upon obtaining similar zoning for both parcels

#### **Site Comp Plan and IDO Context**

The site is located in an Area of Change and located along a Major Transit Corridor as designated by the IDO. An area of change is defined as an area where growth and development is encouraged, primarily Centers other than Old Town, Corridors other than Commuter Corridors, Master Development Plan areas, planned communities, and Metropolitan Redevelopment Areas. There are no applicable historic overlays or view protection zones that pertain to this site.

#### **Notice to Associations and Neighboring Property Owners**

Property owner within 100 feet and the affected neighborhood associations District 7 Coalition of Neighborhood Associations and Mid-Town A & E Merchant Association, were all notified as required per IDO sections 14-16-6-4 (K)(3)(b) Notice to Neighborhood Associations and 14-16-6-4 (K)(3)(c) Notice to Property Owners. Neither association has requested any facilitated meeting to discuss the proposed request or development.

**Comprehensive Plan Goals/Policies Zoning Map Amendment Justification**

*The Comprehensive Plan Goals and Policies listed below are partially or fully furthered to provide justification for EPC to support the zone map amendment from MX-H to MX-M.*

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

**Response:** Policy 5.1.10 is furthered by this request. Fostering Corridors that prioritize high-frequency transit service with pedestrian – oriented development increases transportation options and improves mobility for people, goods and services. The major Transit Corridor helps to provide a good transportation network that offers access to jobs using the nearby public transit options with walkability and bicycling to nearby commercial development and multi-family communities.

**(c) Encourage mixed-use development in Centers and near intersections**

**Response:** Policy 5.1.10.c) is furthered by this request. The site is located within the Major Transit Corridor 660ft. The proposed zone change will encourage infill in a manner that could encourage employment density through the mixed use-use development opportunities in a compact and established development area. This also encourages redevelopment and pedestrian use connections to the existing multi-family north and east to potential services on the subject project.

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

**Response:** The subject site is located near existing multi-family residential, existing commercial and recreation services, and an extensive, dedicated bike trail network. The development of the subject site would continue to foster the community where residents can live, work, learn shop and play together.

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

**Response:** The request would facilitate the development of future uses under the MX-H zone, which includes residential uses such as multi-family, which would help foster a community where people can live near a variety of mixed uses. Future development would have convenient access to nearby existing shops (Green Jeans, Stone Age Climbing, and would promote walkability, which contributes to the health of the community and convenience and accessibility to the surrounding commercial services.

**(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.**

**Response:** The request furthers Policy 5.21 a) because it will allow for redevelopment and infill projects that will offer new housing and commercial development options close to employment services and be a use that is compatible with the surrounding uses. New development under the MX-M standards would facilitate development that brings goods, services and amenities, all of which encourages major bike trails, and in turn allows for the same zoning (MX-M) in proximity of the existing multi-family use North and East of the subject property.

**Goal 5.3 Efficient Development Patterns-**

**Promote development patterns that maximize the utility of existing infrastructure and public facilities & the efficient use of land to support the public good.**

**Response:** The subject site is already served by existing infrastructure and public facilities, so redevelopment made possible by the request would generally promote efficient development patterns and use of land.

**Policy 5.3.1-infill Development: Support additional growth in areas with existing infrastructure and public utilities.**

**Response:** The request would support additional growth in an area that is served by existing infrastructure and other public facilities so the development made possible by the request would generally promote efficient development patterns and use of land.

**Goal 5.6 City Development Areas-**

**Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.**

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

**(b) Encourage development that expands employment opportunities.**

**Response:** The various commercial uses permissive under MX-M, when implemented, will allow for commercial development that offers employment opportunities as articulated in policy (b) above.

**(c) Foster a range of housing options at various densities according to each Center or Corridor type.**

**Response:** The proposed zone change from MX-H to MX-M is occurring in an Area of Change and will facilitate the offering of direct growth along the Major Transit Corridor facilitating a development at a density that is appropriate to the site and location based on the corridor type. The encouragement of commercial and moderate-intensity housing options furthers the support of transit as well as support of commercial development opportunities.

**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.**

**Response:** The proposed transition from MX-H to MX-M zone is within an Area of Change and furthers the above policy by providing appropriate transitions between uses of moderate intensity to protect the character and integrity of the existing commercial and residential areas by matching the immediate existing multi-family development in the neighboring areas.

MX-M	MX-H
<b>MX-M Uses Not Allowed in MX-H</b>	<b>MX-H Uses Not Allowed in MX-M</b>
Group home, small	Self-Storage
Park-and-Ride-Lot	Adult-Retail
Paid Parking Lot	

### **Goal 8.1 Placemaking**

**Create places where business and talent will stay and thrive**

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

**(a) Invest in Centers and Corridors to concentrate a variety of employment opportunities for a range of occupational skills and salary levels.**

**Response:** The request could help foster a range of interesting places and contexts in the area. A wider variety of uses could develop under the transition of the MX-M zone, which differs from the existing MX-H zone, and therefore could encourage economic development opportunities with the different intensities, densities, and building scales as compared to the existing commercial and residential uses in the area.

### **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.**

**Response:** This request furthers this policy because the proposed zone change to MX-M will encourage economic development that will provide jobs, goods, and services which improve the life for new and existing residents and contribute to a diverse and vibrant economy by revitalizing a developed area with growth that is consistent with and enhances the established character of existing development.

**(a) Maximize opportunities for economic development that furthers social, cultural, and environmental goals.**

**Response:** the request furthers Policy 8.1.2 a), because the request would encourage and facilitate redevelopment of the subject site, an economic development effort, which would generally contribute to improved quality of life for existing and new area residents. Redevelopment of the site will give a wider variety of commercial, civic, and residential uses would be possible under the MX-M zone, which would contribute to a robust, resilient and diverse economy.

### **Goal 9.1 Supply**

**Ensure a sufficient supply and range of high- quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.**

**Policy 9.1.1- Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.**

**(c) Assure the availability of a wide distribution of quality housing for all persons regardless of race, color, religion, sex, national origin, ancestry, age, or disabled status.**

**Response:** : The request furthers Policy 9.1.1 c) as MX-M has the same housing permissive uses as MX-H, and gains the small group home allowable use that increases the housing variety for all income levels and backgrounds.

**(i) Provide for the development of multi-family housing close to public services, transit, and shopping.**

**Response:** The request furthers Policy 9.1.1 i) because the development is within a Major Transit Corridor, which provides high frequency of public bus services and the surrounding area contains nearby shopping such as Green Jean Farmery and a shopping center north of Menaul Blvd.

**Goal 9.3 Density**

**Support increased housing density in appropriate places with adequate services and amenities.**

**Response:** Goal 9.3 is furthered by this zone change to MX-M as this zone change will provide an increase in multi-family housing potential along a major transit corridor and area of change, which is an area deemed appropriate for these types of uses and provides adequate services and amenities due to proximity of commercial/retail services and transit services.

**IDO Section 6-7(F)(3) – Review and Decision Criteria for Zoning Map Amendments**

*The justification presented below addresses the Zoning Map Amendment for EPC request requirements pursuant to IDO Section 6-7(G)(3).*

**6-7(G)(3)(a)** The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

**Response:** The proposed zone change is consistent with the health, safety, and general welfare of the City by creating a transitional zone that will provide for a wide array of moderate-intensity retail commercial, institutional and moderate-density residential uses encouraged in Centers and Corridors. The applicable Comp Plan Goals and Policies listed in this letter will be furthered by a zone map amendment to the subject site from MX-H to MX-M as articulated below.

**6-7(G)(3)(b)** If the subject property is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site.
3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

**Response:** The Subject Site is located wholly in an Area of Change, so this criterion does not apply.

**6-7(G)(3)(c)** If the subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets any of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

**Response:** The subject site is wholly located in an Area of Change. A zone change from the existing MX-H zone to MX-M would encourage development and growth, and would reinforce and strengthen the existing established character of the surrounding MX-M parcels as supported by the Comp Plan and give continuity to the overall development of the surrounding area. This supports criteria 3 above as demonstrated by the request. The request furthers numerous Comp Plan goals and policies including supporting growth and development, preserving the distinct surrounding community, encouraging infill along corridors and permitting efficient development patterns.

**6-7(G)(3)(d)** The requested zoning does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.

**Response:** The zone change does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, as the use category sought by this application for this site would be more advantageous to the community. The proposed use is less intense and would match with the established neighboring uses, as the proposed zoning would share the same zoning of those neighboring properties. The proposed commercial use (convenience store and gas station) will be a beneficial use and can increase the commercial demand for goods and services for the surrounding area.

MX-M	MX-H
<b>MX-M Uses Not Allowed in MX-H</b>	<b>MX-H Uses Not Allowed in MX-M</b>
Group home, small	Self-Storage
Park-and-Ride-Lot	Adult-Retail
Paid Parking Lot	

**6-7(G)(3)(e)** The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, meet any of the following criteria:

1. Have adequate capacity to serve the development made possible by the change of zone.
2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement (IIA).

**4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City approved Development Agreement between the City and the applicant.**

**Response:** The existing infrastructure is adequate for any development in this area. The subject site has existing wet and dry utilities, sidewalks, and roadways in place to meet the development needs. A Traffic Impact Study has been submitted to the City Transportation Department for proposed developments on both the subject property (2412 Carlisle Blvd) as well as the larger parcel directly east and north (2500 Carlisle Blvd). Any development that takes place on either of these properties will have to conform to the obligations under the IDO, DPM, and the Traffic Study prior to any approval of building permits and/or platting actions.

**6-7(G)(3)(f) The applicant's justification for the Zoning Map Amendment is not completely based on the property's location on a major street.**

**Response:** The justification for the Zoning Map Amendment is primarily based on the conformity with the northeasterly adjacent properties being MX-M, to help with conforming this block of properties to all be within one singular zone. The singular zone will help be more flexible with the re-development on this block in regards to replatting. This zone change would be desirable for the points previously mentioned, regardless if the property was along a major street or a local/private road.

**6-7(G)(3)(g) The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.**

**Response:** There are no considerations of the justification based on cost of land or any other economic considerations. The justification is primarily based on bringing conformity to the subject site with the immediate adjacent properties. As mentioned in the previous section, the zoning conformity of the block will help to provide developable flexibility for an area that is in need of re-development.

**6-7(G)(3)(h) The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone") unless the requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:**

- 1. The subject property is different from surrounding land because it can function as a transition between adjacent zone districts.**
- 2. The subject property is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.**
- 3. The nature of structures already on the subject property makes it unsuitable for the uses allowed in any adjacent zone district.**

**Response:** The proposed zoning of MX-M would not create any spot zoning. In fact, this zoning would help to further conform a block of properties to MX-M, as that is the current zoning designation of the northeasterly adjacent properties.

Based on the above-mentioned justification and alignment with the Comprehensive Plan Goals and Policies, and IDO requirements, we request EPC approval for the Zone Mapping Amendment from MX-H to MX-M. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'V. Perea', with a long horizontal flourish extending to the right.

Vinny Perea, P.E.

cc: Christie Hutchings  
Andres Villacres  
Sonita Almas

JN: 2021020  
RRB/vp/kw

## STAFF INFORMATION

September 21, 2021

TO: Tierra West, LLC  
FROM: Sergio Lozoya, Planner  
City of Albuquerque Planning Department  
TEL: (505) 924-3935  
RE: 2412 Carlisle Blvd NE Zone Map Amendment

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I am the Staff Planner reviewing your application for project #2021-005993, RZ-2021-00037, a zone map amendment (zone change) for the subject site located on 2412 Carlisle Blvd NE, between Menaul Blvd NE, and I-40. The zone change is from MX-H to MX-M to the facilitate the development of the subject site.

Although I have done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately. After review of the application material including the justification letter, the following comments are provided along with changes or additions requested.

The response to some of the Goals and Policies need to be expanded/adjusted in order to justify the proposed Zone Map Amendment while others listed do not further the Comprehensive Plan Goals and Policies.

Please provide the following:

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

**9 am on Wednesday September 29, 2021.**

Note: If you have difficulty with this deadline, please let me know.

1) Introduction:

This is what I have for the legal description and request: Tierra West LLC, agent for Rhino Investments NM Hotel LLC/GGD Oakdale LLC, requests a zone map amendment from MX-H to MX-M for all or a portion of Lot 22A, Block 22, Plat of Lot 22A, Block 22, Timoteo Chavez Addition, located at 2412 Carlisle Blvd NE, between Menaul, and I-40, approximately 0.5-acres (H-17-Z) Is that correct?

2) Resources/Process:

A. Note: The City has a publicly available GIS based map viewer that you can use to query a variety of land use and zoning topics:

<http://www.cabq.gov/gis/advanced-map-viewer>

B. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:

<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

- C. Timelines and EPC Calendar: the EPC public hearing for October 21, 2021. Final staff reports will be available one week prior, on October 14<sup>th</sup>, 2021.
- D. Agency comments will be distributed around Wednesday, September 29<sup>th</sup>. I will email you a copy of the comments and will forward any late ones to you.

3) Notification and Neighborhood Issues:

*Notification requirements for a zone change are explained in section 14-16-6-4(K), Public Notice. The required notification consists of: i) an emailed letter to neighborhood representatives indicated by the ONC and ii) a mailed letter (first class) to property owners within 100 feet of the subject site.*

- A. It appears that notification offering the pre-application facilitated meeting is complete. I found that each person on the ONC list received, via email: cover letter, required meeting request form, letter of explanation, and zone atlas page.
- B. The notification to property owners also appears to be complete. Thank you for providing scans of the postage receipts.
- C. Please ensure that the sign is posted for the appropriate dates, 15 consecutive days before the EPC.
- D. Have you had any other neighborhood representatives or members of the public contact you so far?

4) Project Letter:

- A. In general, I can follow the project letter. I have a few comments regarding the policy analysis in the next section.
- B. Generally, the policy analysis goes before the Review and Decision criteria.

5) Zone Map Amendment (zone change) – Overview:

- A. The task in a zone change justification is to choose applicable Goals and policies from the Comprehensive Plan and demonstrate how the request furthers (makes a reality) each applicable Goal and policy. Furthering is shown by providing explanations using “because” statements and tailoring the response to match the wording of the Goal or policy.
- B. Please note: Responding to the zone change criteria is more of a legal exercise than anything else. It is critical to “hit the nail on the head” both conceptually and in terms of form. This can be done by:
  - i: Answering the questions in a customary way (see examples).
  - ii: Using a conclusory statement such as “because \_\_\_\_\_”
  - iii: Re-phrasing the requirement itself in the response, and
  - iv: Choosing an option when needed to respond to a requirement.

C. Version 1 submitted September 7<sup>th</sup>, 2021 of the justification is a good start but a strengthened and expanded policy analysis is needed to fulfill Criterion A.

6) Zone Map Amendment (zone change) – Section by Section :

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

- Explain how the proposed change contributes to the goal or policy by specifically addressing the language found in the goals or policies.
- Be precise in the language used in the policy analysis, less policies with stronger connections are better than more policies with weak connections. We will discuss a few examples during our meeting.
- Explore other relevant goals/policies which would strengthen this analysis.
- Example of a response that includes language from the relevant Goal or policy:

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 promotes development patterns that maximize the utility of existing infrastructure because the subject site is already served by existing infrastructure including; water, sewer, and roadways. The request promotes the efficient use of land to support the public good by facilitating development in an area that is served by transit (ABQ Ride Route xxx), and has access to bicycle pathways (include bike path name).

Be sure to include a conclusory statement regarding the entirety of Criterion A

A. Criterion A (refine): Please see comments above regarding the policy analysis. Also, please provide a direct response to each Goal, policy, and sub-policy. Consider adding Goal 5.3, Policy 5.3.1, Policy 5.3.2.

Zone change requests typically do not include Goals or policies that discuss design features of a site, i.e., Goal 6.2, Policy 6.2.3.

Given that the subject site will become a light vehicle fueling station, Goals and policies from Chapter 9 Housing are less applicable. In the context of zoning, it is correct that there is potential to further these Goals and policies, however, these arguments should be strengthened or removed from the analysis.

B. Criterion B (sufficient): The response is sufficient.

C. Criterion C (sufficient): The response is sufficient.

D. Criterion D (refine): Please provide a brief discussion regarding the potential for harmful uses, should the zone change be approved. Also, show a table discussing which uses are permissive in the MX-M zone compared to the MX-H zone.

E. Criterion E (refine): Please clearly state which criteria is being met.

F. Criterion F (strengthen): Please elaborate further on the reasoning for the request.

G. Criterion G (strengthen): Please discuss the reasoning/benefits of the request further.

H. Criterion H (sufficient): The response is sufficient.

October 5th, 2021

TO: Tierra West, LLC  
FROM: Sergio Lozoya, Planner  
City of Albuquerque Planning Department  
TEL: (505) 924-3935  
RE: 2412 Carlisle Blvd NE Zone Map Amendment

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

**9 am on Monday October, 11th.**

1) Zone Map Amendment (zone change) – Overview:

- A. The task in a zone change justification is to choose applicable Goals and policies from the Comprehensive Plan and demonstrate how the request furthers (makes a reality) each applicable Goal and policy. Furthering is shown by providing explanations using “because” statements and tailoring the response to match the wording of the Goal or policy.
- B. Please note: Responding to the zone change criteria is more of a legal exercise than anything else. It is critical to “hit the nail on the head” both conceptually and in terms of form. This can be done by:
  - i: Answering the questions in a customary way (see examples).
  - ii: Using a conclusory statement such as “because \_\_\_\_\_”
  - iii: Re-phrasing the requirement itself in the response, and
  - iv: Choosing an option when needed to respond to a requirement.
- C. Version 1 submitted September 7<sup>th</sup>, 2021 of the justification is a good start but a strengthened and expanded policy analysis is needed to fulfill Criterion A.

2) Zone Map Amendment (zone change) – Section by Section :

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

- Explain how the proposed change contributes to the goal or policy by specifically addressing the language found in the goals or polices.
- Be precise in the language used in the policy analysis, less policies with stronger connections are better than more policies with weak connections. We will discuss a few examples during our meeting.

- Explore other relevant goals/policies which would strengthen this analysis.
- Example of a response that includes language from the relevant Goal or policy:

See [this staff report](#) for reference on Policy Analysis.

See also an example of how a Goal, policy, and sub-policy are each addressed individually:

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

The request would facilitate the development of future uses under the MX-M zone, which includes residential uses such as multi-family, which would help foster a community where people can live near a variety of mixed uses. Future development would have convenient access to existing shops (Green Jeans, Stone Age Climbing Gym, etc), and would be conveniently accessible via the existing, dedicated bike paths along the arroyo. The request furthers Policy 5.2.1 Land Uses.

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

The subject site is located near existing multi-family residential, existing commercial and recreational services, and an extensive, dedicated bike trail network. The development of the subject site would continue to foster a community where residents can live, work, learn, shop and play together. The request furthers Policy 5.2.1.

Subpolicy 5.2.1 (a): Encourage development and redevelopment that brings goods, services, amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

The subject site is served by transit, located along a Major Transit Corridor and is adjacent to dedicated bike trails. Future development of the subject site would bring goods, services, amenities and would promote good access for those walking, taking transit, or biking. The request furthers Subpolicy 5.2.1(a).

Other potential Goals and policies are:

Goal 9.3 and Policy 9.3.1

E. Criterion E (refine): Please clearly state which criteria is being met.

## NOTIFICATION

**Kristl Walker**

---

**From:** Vinny Perea  
**Sent:** Thursday, July 22, 2021 2:25 PM  
**To:** ahouser@dsim.com; dennis.burt@calibersusa.com  
**Cc:** Ron Bohannan; Jaimie Garcia; Kristl Walker; Derek Bohannan (Derek@volopervidi.com) [#20210201 Request for Neighborhood Meeting Response - Maverik Gas Station - Carlisle Blvd & Cutler Ave]  
**Subject:** Maverik Site Plan.pdf; Zone Map Amendment Exhibit.pdf; Variance Setback Exhibit.pdf; ZHE Request for Neighborhood Meeting.pdf; NeighborhoodMeetingRequest - Dennis Burt.pdf; NeighborhoodMeetingRequest - Alec Houser.pdf  
**Attachments:**

**12d Synergy:** -1

Good Afternoon Mr. Burt and Mr. Houser,

I work for Terra West as part of the civil engineering consulting team for the Maverik gas stations. We are currently in the design and entitlements phase of a new Maverik location at the NE corner of the Carlisle Blvd/Cutler Ave intersection and are preparing some applications to the Environmental Planning Commission (ECP) for a zone map amendment and to the Zone Hearing Examiner (ZHE) for a variance to the building setback requirements. As of right now, we are pressing to make the application deadlines of Tuesday, August 3<sup>rd</sup> for the ZHE and Thursday, August 5<sup>th</sup> to the EPC. Per the IDO neighborhood requirements, the full 15-day notification period on the applications would not be met for those specific deadlines so I am reaching out directly to you with providing the information we have on the project for each of these applications and requesting if you could send us an email or written letter by no later than Tuesday, July 27<sup>th</sup> that you are not requesting a neighborhood meeting. If you would like to request a neighborhood meeting, that is completely fine as well, we would just like to know in written form as soon as possible so we plan our application submittal schedule accordingly.

I have attached some relevant informational pdf's regarding the project EPC and ZHE submittals. Below will also give you some background knowledge of the plans and the application requests. If any of this information is unclear or you have additional questions, please do not hesitate to contact me by email at [vperea@tierrawestllc.com](mailto:vperea@tierrawestllc.com) or by phone at 505-858-3100.

**Project and Site Location Description:**

The project is a new development for a Maverik Convenience Store and Gas Station that is located at the NE corner of the Carlisle Blvd/Cutler Ave intersection. The property was previously fully developed out and consisted of an Econolodge Hotel (2412 Carlisle Blvd), which has since been demolished, and the Hotel Cascada Waterpark building (2500 Carlisle Blvd), which is currently vacant and not in operation and will be demolished upon the start of construction for Maverik. The total Maverik site will consist of a 5,637 square-foot convenience store and 12 fuel-dispenser islands (24 total pumps) on 1.9 acres of land. The project site currently sits across two parcels of land, all of the 2412 Carlisle Blvd property and a portion of the 2500 Carlisle Blvd property. Attached is a site plan for the current proposed layout of the project.

**EPC Zone Map Amendment Request:2**

The site is currently straddled between two parcels that are zoned differently. The smaller parcel is zoned MX-H and the portion of the larger parcel is zoned MX-M. This Maverik Site will be replatted to make the site one singular lot and will require one conforming zone. Our application request is to rezone the smaller parcel from MX-H to MX-M, attached is a Zone Map Amendment Exhibit showing the Maverik site as well as the surrounding area IDO zoning designations. We will be submitting an application to the EPC on Thursday, August 5<sup>th</sup> for the EPC Hearing held on Thursday, September 16<sup>th</sup>.

**ZHE Variance to Building Setback Request:**

The site is adjacent to Carlisle Blvd, which is a Major Transit (MT) Corridor. IDO Section 4-3(D)(17)(I) states that any Light Vehicle Fueling stations in UC-AC-MS-PT-MT areas will require a maximum 15-foot front setback for any enclosed building with retail use greater than 1,000 square feet. This means that the Convenience Store building would be required to be 15 feet away or closer from the property line. The west side of the site contains a 25-foot public sanitary sewer easement for an existing line that runs along this entire west property, which would not allow for any building to be placed within any area of this easement. We are proposing to place this building at the edge of this easement so that the building will have a 25-foot setback. Therefore, our request to the ZHE will be for a variance of 10 feet to the maximum front setback requirement of 15 feet. Attached is a Variance setback exhibit showing where this easement is located in relation to the proposed building location. We will be submitting an application to the ZHE on Tuesday, August 3<sup>rd</sup> for the ZHE Hearing held on Tuesday, September 21<sup>st</sup>.

As mentioned, we would like to waive the 15-day notification period if you do not choose to request a neighborhood meeting in order to fulfill the application requirements for the mentioned deadline dates. If so, please send us a written response via email and/or letter stating that you will not be requesting a meeting. If you would like to hold a meeting, please also let us know and we can begin coordinating and organizing a date/time/location. If you have any questions or need clarification on these application requests, please don't hesitate to contact me.

Thank you,

**Vinny Perea, PE**

Civil Engineer



5571 Midway Park Pl, NE  
Albuquerque, NM 87109  
(505)858-3100

PRIVILEGED AND CONFIDENTIAL

The information contained in this electronic mail message is confidential, may be privileged, and is intended only for the use of the individual(s) named above or their designee. If you are not the intended recipient of this message, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. Any unauthorized interception of this message is illegal under the law. If you have received this message in error, please immediately notify me by return message or by telephone and delete the original message from your email system. Thank you.

**Kristl Walker**

---

**From:** Vinny Perea  
**Sent:** Thursday, July 22, 2021 2:22 PM  
**To:** tyler.richter@gmail.com; dmc793@gmail.com  
**Cc:** Jaimie Garcia; Kristl Walker; Ron Bohannan; Derek Bohannan (Derek@volopervidi.com) (Derek@volopervidi.com) [20210201] Request for Neighborhood Meeting Response - Maverik Gas Station - Carlisle Blvd & Cutler Ave  
**Subject:** Maverik Site Plan.pdf; Zone Map Amendment Exhibit.pdf; Variance Setback Exhibit.pdf; ZHE Request for Neighborhood Meeting.pdf; NeighborhoodMeetingRequest - Tyler Richter.pdf; NeighborhoodMeetingRequest - Darcy Bushnell.pdf  
**Attachments:**

-1  
12d Synergy: Tierra West llc/Projects/2021/2021020 Maverik 140 & Carlisle  
12d Synergy Job: Tierra West llc/Projects/2021/2021020 Maverik 140 & Carlisle  
12d Synergy Project: Tierra West llc/Projects/2021/2021020 Maverik 140 & Carlisle  
12dSynergySendGUID: eca61f7b-fa4b-47e6-92ca-9e00f9ab4364

Good Afternoon Ms. Bushnell and Mr. Richter,

I work for Tierra West as part of the civil engineering consulting team for the Maverik gas stations. We are currently in the design and entitlements phase of a new Maverik location at the NE corner of the Carlisle Blvd/Cutler Ave intersection and are preparing some applications to the Environmental Planning Commission (ECP) for a zone map amendment and to the Zone Hearing Examiner (ZHE) for a variance to the building setback requirements. As of right now, we are pressing to make the application deadlines of Tuesday, August 3<sup>rd</sup> for the ZHE and Thursday, August 5<sup>th</sup> to the EPC. Per the IDO neighborhood requirements, the full 15-day notification period on the applications would not be met for those specific deadlines so I am reaching out directly to you with providing the information we have on the project for each of these applications and requesting if you could send us an email or written letter by no later than Tuesday, July 27<sup>th</sup> that you are not requesting a neighborhood meeting. If you would like to request a neighborhood meeting, that is completely fine as well, we would just like to know in written form as soon as possible so we plan our application submittal schedule accordingly.

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Thank you,

**Vinny Perea, PE**

Civil Engineer



5571 Midway Park Pl, NE  
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(505)858-3100

PRIVILEGED AND CONFIDENTIAL

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**MAILED  
NEIGHBORHOOD  
NOTICES**

**Kristl Walker**

**From:** Carmona, Dalaina L. <dcarmona@cabq.gov>  
**Sent:** Tuesday, August 31, 2021 9:43 AM  
**To:** Kristl Walker  
**Subject:** 2412& 2500 Carlisle Public Notice Inquiry  
**Attachments:** H-17.pdf

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone
District 7 Coalition of Neighborhood Associations	Darcy	Bushnell	dmc793@gmail.com	PO Box 35704	Albuquerque	NM	87176	5053795335
District 7 Coalition of Neighborhood Associations	Tyler	Richter	tyler.richter@gmail.com	801 Madison NE	Albuquerque	NM	87110	5052392903
MidTown A&E Merchant Association	Alec	Houser	ahouser@dsimm.com	4121 Prospect Avenue NE	Albuquerque	NM	87110	5059777129
MidTown A&E Merchant Association	Dennis	Burt	dennis.burt@calibersusa.com	4340 Cutler Avenue NE	Albuquerque	NM	87110	5052389838

**PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we

encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido/#page=393>

Thanks,



*Dalaina L. Carmona*

Senior Administrative Assistant  
Office of Neighborhood Coordination  
Council Services Department  
1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
Albuquerque, NM 87102  
505-768-3334

[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



Carlisle & I-40

Other subject site identifiers:

This site is located on the following zone atlas page:

H-17-Z

[Note: Items with an asterisk (\*) are required.]

Mailed Neighborhood Notice

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed/Emailed to a Neighborhood Association

Date of Notice\*: September 2, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Neighborhood Association (NA)\*: District 7 Coalition of Neighborhood Associations

Name of NA Representative\*: Darcy Bushnell

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: PO Box 35704, Albuquerque, NM 87176

### Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address\* 2412 Carlisle Blvd NE  
Location Description LOT 22A BLK 22 PLAT OF LT 22 BLK 22 TIMOTEO CHAVEZ ADDITION
2. Property Owner\* GGD Oakdale LLC
3. Agent/Applicant\* [if applicable] Tierra West LLC
4. Application(s) Type\* per IDO Table 6-1-1 [mark all that apply]  
 Zoning Map Amendment  
 Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>:

The EPC request is to amend the current zoning of the property from MX-H to MX-M

5. This application will be decided at a public hearing by\*:  
 Environmental Planning Commission (EPC)  City Council  
This application will be first reviewed and recommended by:  
 Environmental Planning Commission (EPC)  Landmarks Commission (LC)  
 Not applicable (Zoning Map Amendment – EPC only)

<sup>1</sup> Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

Date/Time\*: October 21, 2021 @ 8:30am

Location\*<sup>3</sup>: Zoom Meeting

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:  
<https://wettransfer.com/>

**Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sup>5</sup> H-16-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

Deviation(s)       Variance(s)       Waiver(s)

Explanation\*:

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1:  Yes  No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

A meeting by the neighborhood Representatives was not requested within the 15 day time period.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<sup>3</sup> Physical address or Zoom link

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

- 1. Area of Property [typically in acres] 0.50 acres
  - 2. IDO Zone District MX-H
  - 3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  - 4. Center or Corridor Area [if applicable] (MT) Major Transit Corridors
- Current Land Use(s) [vacant, if none] Vacant, formerly a hotel that has been demolished

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**  
<https://ido.abc-zone.com/>

**IDO Interactive Map**  
<https://tinyurl.com/IDOzoningmap>

Cc: Darcy Bushnell- District 7 Coalition of NA [Other Neighborhood Associations, if any]

Tyler Richter- District 7 Coalition of NA

Alec Houser - MidTown A&E Merchant Association

Dennis Burt- MidTown A&E Merchant Association

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
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Date of Notice\*: September 2, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Neighborhood Association (NA)\*: District 7 Coalition of Neighborhood Associations

Name of NA Representative\*: Tyler Richter

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: 801 Madison NE, Albuquerque, NM 87110

**Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

- 1. Subject Property Address\* 2412 Carlisle Blvd NE  
Location Description LOT 22A BLK 22 PLAT OF LT 22 BLK 22 TIMOTEO CHAVEZ ADDITION
- 2. Property Owner\* GGD Oakdale LLC
- 3. Agent/Applicant\* [if applicable] Tierra West LLC
- 4. Application(s) Type\* per IDO Table 6-1-1 [mark all that apply]
  - Zoning Map Amendment
  - Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*: \_\_\_\_\_

The EPC request is to amend the current zoning of the property from MX-H to MX-M

- 5. This application will be decided at a public hearing by\*:
  - Environmental Planning Commission (EPC)  City Council

This application will be first reviewed and recommended by:

  - Environmental Planning Commission (EPC)  Landmarks Commission (LC)
  - Not applicable (Zoning Map Amendment – EPC only)

<sup>1</sup> Pursuant to **IDO Subsection 14-16-6-4(K)(5)(a)**, email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

Date/Time\*: October 21, 2021 @ 8:30am

Location\*<sup>3</sup>: Zoom Meeting

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

<https://wetransfer.com/>

**Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sup>5</sup> H-16-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project\*:

Deviation(s)       Variance(s)       Waiver(s)

Explanation\*:

N/A  
\_\_\_\_\_  
\_\_\_\_\_

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<sup>3</sup> Physical address or Zoom link

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

- 1. Area of Property [typically in acres] 0.50 acres
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\_\_\_\_\_  
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Neighborhood Association (NA)\*: MidTown A&E Merchant Association

Name of NA Representative\*: Alec Houser

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: 4121 Prospect Avenue NE, Albuquerque, NM 87110

#### Information Required by **IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 2412 Carlisle Blvd NE  
Location Description LOT 22A BLK 22 PLAT OF LT 22 BLK 22 TIMOTEO CHAVEZ ADDITION
2. Property Owner\* GGD Oakdale LLC
3. Agent/Applicant\* [if applicable] Tierra West LLC
4. Application(s) Type\* per IDO Table 6-1-1 [mark all that apply]
  - Zoning Map Amendment
  - Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*: \_\_\_\_\_

The EPC request is to amend the current zoning of the property from MX-H to MX-M

5. This application will be decided at a public hearing by\*:
  - Environmental Planning Commission (EPC)  City Council

This application will be first reviewed and recommended by:

  - Environmental Planning Commission (EPC)  Landmarks Commission (LC)
  - Not applicable (Zoning Map Amendment – EPC only)

<sup>1</sup> Pursuant to **IDO Subsection 14-16-6-4(K)(5)(a)**, email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

Date/Time\*: October 21, 2021 @ 8:30am

Location\*<sup>3</sup>: Zoom Meeting

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:  
<https://wettransfer.com/>

**Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sup>5</sup> H-16-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

Deviation(s)       Variance(s)       Waiver(s)

Explanation\*:

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1:  Yes  No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

A meeting by the neighborhood Representatives was not requested within the 15 day time period.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<sup>3</sup> Physical address or Zoom link

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

- 1. Area of Property [typically in acres] 0.50 acres
  - 2. IDO Zone District MX-H
  - 3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  - 4. Center or Corridor Area [if applicable] (MT) Major Transit Corridors
- Current Land Use(s) [vacant, if none] Vacant, formerly a hotel that has been demolished

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: Darcy Bushnell- District 7 Coalition of NA [Other Neighborhood Associations, if any]

Tyler Richter- District 7 Coalition of NA

Alec Houser - MidTown A&E Merchant Association

Dennis Burt- MidTown A&E Merchant Association

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

Mailed Neighborhood Notice

**Public Notice of a Proposed Project in the City of Albuquerque  
for Policy Decisions Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: September 2, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Neighborhood Association (NA)\*: MidTown A&E Merchant Association

Name of NA Representative\*: Dennis Burt

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: 4340 Cutler Avenue NE, Albuquerque, NM 87110

**Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

- 1. Subject Property Address\* 2412 Carlisle Blvd NE  
Location Description LOT 22A BLK 22 PLAT OF LT 22 BLK 22 TIMOTEO CHAVEZ ADDITION
- 2. Property Owner\* GGD Oakdale LLC
- 3. Agent/Applicant\* *[if applicable]* Tierra West LLC
- 4. Application(s) Type\* per IDO Table 6-1-1 *[mark all that apply]*
  - Zoning Map Amendment
  - Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*: \_\_\_\_\_

The EPC request is to amend the current zoning of the property from MX-H to MX-M

- 5. This application will be decided at a public hearing by\*:
  - Environmental Planning Commission (EPC)  City Council

This application will be first reviewed and recommended by:

  - Environmental Planning Commission (EPC)  Landmarks Commission (LC)
  - Not applicable (Zoning Map Amendment – EPC only)

<sup>1</sup> Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

Date/Time\*: October 21, 2021 @ 8:30am

Location\*<sup>3</sup>: Zoom Meeting

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:  
<https://wetransfer.com/>

**Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

- 1. Zone Atlas Page(s)\*<sup>5</sup> H-16-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project\*:

- Deviation(s)
- Variance(s)
- Waiver(s)

Explanation\*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1:  Yes  No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

A meeting by the neighborhood Representatives was not requested within the 15 day time period.

<sup>3</sup> Physical address or Zoom link

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

- 1. Area of Property [typically in acres] 0.50 acres
  - 2. IDO Zone District MX-H
  - 3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  - 4. Center or Corridor Area [if applicable] (MT) Major Transit Corridors
- Current Land Use(s) [vacant, if none] Vacant, formerly a hotel that has been demolished

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: Darcy Bushnell- District 7 Coalition of NA [Other Neighborhood Associations, if any]

Tyler Richter- District 7 Coalition of NA

Alec Houser - MidTown A&E Merchant Association

Dennis Burt- MidTown A&E Merchant Association

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>

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**NEIGHBORHOOD**

**PROOF OF MAIL**

**MAILED THE FULL SUBMITTAL PACKET**

TIERRA WEST, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

Darcy Bushnell  
District 7 Coalition of NA  
PO Box 35704  
Albuquerque, NM 87176



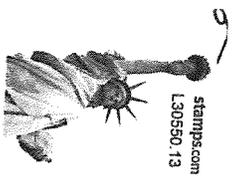
stamps.com  
L30550.14





**TERRA *West*, LLC**  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

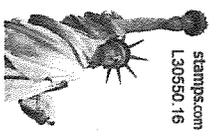
Dennis Burt  
MidTown A&E Merchant Association  
4340 Cutler Avenue NE  
Albuquerque, NM 87110



87109  
\$3.160<sup>0</sup> US POSTAGE  
FIRST CLASS  
062J0006588899

TERRA WEST, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109

Alec Houser  
MidTown A&E Merchant Association  
4121 Prospect Avenue NE  
Albuquerque, NM 87110



stamps.com  
L30550.16



87109

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EMAILED  
NEIGHBORHOOD  
NOTICES

EMAILED THE FULL SUBMITTAL PACKET

## Kristl Walker

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**From:** WeTransfer <noreply@wetransfer.com>  
**Sent:** Wednesday, September 8, 2021 7:41 AM  
**To:** Kristl Walker  
**Subject:** Jaimie sent you Maverik I-40 & Carlisle Zone Map Amendment via WeTransfer



[jgarcia@tierrawestllc.com](mailto:jgarcia@tierrawestllc.com)  
sent you Maverik I-40 & Carlisle Zone  
Map Amendment

1 item, 13.4 MB in total • Expires on 8 September, 2022

**Maverik I-40 & Carlisle Zone Map Amendment** Good morning District 7  
Coalition of Neighborhood Associations, MidTown A&E Merchant  
Association per IDO section 14-16-6-4(k)

Tierra West LLC is emailing per the IDO requirements a copy of the  
Amendment to Zoning Map .

Thank you

Get your files

---

### Download link

<https://wetransfer.com/downloads/aba77b04df6ea4030f1671d23250f9b820210908134007/61d5a8349630b0564ac444eb19db2d7c20210908134008/75c058>

### 1 item

2021020 Maverik I40 Carlisle Zone Map Amendment Submittal.pdf  
13.4 MB

To make sure our emails arrive, please add [noreply@wetransfer.com](mailto:noreply@wetransfer.com) to your contacts.

[About WeTransfer](#) · [Help](#) · [Legal](#) · [Report this transfer as spam](#)

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Policy Decisions Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: September 2, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)\*: MidTown A&E Merchant Association

Name of NA Representative\*: Dennis Burt

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: dennis.burt@calibersusa.com

**Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\*2412 Carlisle Blvd NE

Location Description LOT 22A BLK 22 PLAT OF LT 22 BLK 22 TIMOTEO CHAVEZ ADDITION

2. Property Owner\*GGD Oakdale LLC

3. Agent/Applicant\* [if applicable] Tierra West LLC

4. Application(s) Type\* per IDO Table 6-1-1 [mark all that apply]

Zoning Map Amendment

Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*: \_\_\_\_\_

The EPC request is to amend the current zoning of the property from MX-H to MX-M

5. This application will be decided at a public hearing by\*:

Environmental Planning Commission (EPC)

City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC)

Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

<sup>1</sup> Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

Date/Time\*: October 21, 2021 @ 8:30am

Location\*<sup>3</sup>: Zoom Meeting

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

<https://wetransfer.com/>

**Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

- 1. Zone Atlas Page(s)\*<sup>5</sup> H-16-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*:

Deviation(s)       Variance(s)       Waiver(s)

Explanation\*:

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1:  Yes  No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

A meeting by the neighborhood Representatives was not requested within the 15 day time period.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<sup>3</sup> Physical address or Zoom link

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

- 1. Area of Property [typically in acres] 0.50 acres
  - 2. IDO Zone District MX-H
  - 3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  - 4. Center or Corridor Area [if applicable] (MT) Major Transit Corridors
- Current Land Use(s) [vacant, if none] Vacant, formerly a hotel that has been demolished

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: Darcy Bushnell- District 7 Coalition of NA [Other Neighborhood Associations, if any]

Tyler Richter- District 7 Coalition of NA

Alec Houser - MidTown A&E Merchant Association

Dennis Burt- MidTown A&E Merchant Association

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Policy Decisions Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: September 2, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)\*: MidTown A&E Merchant Association

Name of NA Representative\*: Alec Houser

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: ahouser@dsinm.com

**Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

- 1. Subject Property Address\*2412 Carlisle Blvd NE  
Location Description LOT 22A BLK 22 PLAT OF LT 22 BLK 22 TIMOTEO CHAVEZ ADDITION
- 2. Property Owner\*GGD Oakdale LLC
- 3. Agent/Applicant\* [if applicable] Tierra West LLC
- 4. Application(s) Type\* per IDO Table 6-1-1 [mark all that apply]
  - Zoning Map Amendment
  - Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>:

The EPC request is to amend the current zoning of the property from MX-H to MX-M

- 5. This application will be decided at a public hearing by\*:
  - Environmental Planning Commission (EPC)  City Council

This application will be first reviewed and recommended by:

  - Environmental Planning Commission (EPC)  Landmarks Commission (LC)
  - Not applicable (Zoning Map Amendment – EPC only)

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<sup>2</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

Date/Time\*: October 21, 2021 @ 8:30am

Location\*<sup>3</sup>: Zoom Meeting

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

<https://wetransfer.com/>

**Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sup>5</sup> H-16-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project\*:

- Deviation(s)
- Variance(s)
- Waiver(s)

Explanation\*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1:  Yes  No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

A meeting by the neighborhood Representatives was not requested within the 15 day time period.

<sup>3</sup> Physical address or Zoom link

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

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**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

- 1. Area of Property [typically in acres] 0.50 acres
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<https://tinyurl.com/IDOzoningmap>

Cc: Darcy Bushnell- District 7 Coalition of NA \_\_\_\_\_ [Other Neighborhood Associations, if any]

Tyler Richter- District 7 Coalition of NA \_\_\_\_\_

Alec Houser - MidTown A&E Merchant Association

Dennis Burt- MidTown A&E Merchant Association

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Policy Decisions Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: September 2, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)\*: District 7 Coalition of Neighborhood Associations

Name of NA Representative\*: Tyler Richter

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: tyler.richter@gmail.com

**Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

- 1. Subject Property Address\*2412 Carlisle Blvd NE  
Location Description LOT 22A BLK 22 PLAT OF LT 22 BLK 22 TIMOTEO CHAVEZ ADDITION
- 2. Property Owner\*GGD Oakdale LLC
- 3. Agent/Applicant\* [if applicable] Tierra West LLC
- 4. Application(s) Type\* per IDO Table 6-1-1 [mark all that apply]
  - Zoning Map Amendment
  - Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>:

The EPC request is to amend the current zoning of the property from MX-H to MX-M

- 5. This application will be decided at a public hearing by\*:
  - Environmental Planning Commission (EPC)  City Council

This application will be first reviewed and recommended by:

  - Environmental Planning Commission (EPC)  Landmarks Commission (LC)
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[Note: Items with an asterisk (\*) are required.]

Date/Time\*: October 21, 2021 @ 8:30am

Location\*<sup>3</sup>: Zoom Meeting

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

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6. Where more information about the project can be found\*<sup>4</sup>:  
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**Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

- 1. Zone Atlas Page(s)\*<sup>5</sup> H-16-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*:
  - Deviation(s)
  - Variance(s)
  - Waiver(s)

Explanation\*:  
N/A

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1:  Yes  No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:  
A meeting by the neighborhood Representatives was not requested within the 15 day time period.

<sup>3</sup> Physical address or Zoom link

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

- 1. Area of Property [typically in acres] 0.50 acres
  - 2. IDO Zone District MX-H
  - 3. Overlay Zone(s) [if applicable] \_\_\_\_\_
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<https://tinyurl.com/IDOzoningmap>

Cc: Darcy Bushnell- District 7 Coalition of NA \_\_\_\_\_ [Other Neighborhood Associations, if any]

Tyler Richter- District 7 Coalition of NA

Alec Houser - MidTown A&E Merchant Association

Dennis Burt- MidTown A&E Merchant Association

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<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>

**Public Notice of a Proposed Project in the City of Albuquerque  
for Policy Decisions Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: September 2, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Neighborhood Association (NA)\*: District 7 Coalition of Neighborhood Associations

Name of NA Representative\*: Darcy Bushnell

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: dmc793@gmail.com

**Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\*2412 Carlisle Blvd NE

Location Description LOT 22A BLK 22 PLAT OF LT 22 BLK 22 TIMOTEO CHAVEZ ADDITION

2. Property Owner\*GGD Oakdale LLC

3. Agent/Applicant\* [if applicable] Tierra West LLC

4. Application(s) Type\* per IDO Table 6-1-1 [mark all that apply]

Zoning Map Amendment

Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>:

The EPC request is to amend the current zoning of the property from MX-H to MX-M

5. This application will be decided at a public hearing by\*:

Environmental Planning Commission (EPC)

City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC)

Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

<sup>1</sup> Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Attach additional information, as needed to explain the project/request.



[Note: Items with an asterisk (\*) are required.]

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

- 1. Area of Property [typically in acres] 0.50 acres
  - 2. IDO Zone District MX-H
  - 3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  - 4. Center or Corridor Area [if applicable] (MT) Major Transit Corridors
- Current Land Use(s) [vacant, if none] Vacant, formerly a hotel that has been demolished
- 

**NOTE:** For Zoning Map Amendment – EPC only, pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

cc: Darcy Bushnell- District 7 Coalition of NA [Other Neighborhood Associations, if any]

Tyler Richter- District 7 Coalition of NA

Alec Houser - MidTown A&E Merchant Association

Dennis Burt- MidTown A&E Merchant Association

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<sup>6</sup> Available here: <https://tinyurl.com/idozoningmap>

**NEIGHBORHOOD  
PROOF OF EMAIL**

---

**100FT BUFFER**

**MAILED NOTICES**

MAILED ZONE ATLAS PAGE

BLAKES LOTABURGER LLC  
3205 RICHMOND DR NE  
ALBUQUERQUE NM 87107-1922

SMITH JOSEPH P TRUSTEE SMITH RVT  
9220 BARSTOW ST NE  
ALBUQUERQUE NM 87122

CRANDELL LEROY D TRUSTEE  
CRANDELL LIVING TRUST  
9531 GIDDINGS AVE NE  
ALBUQUERQUE NM 87109-6412

4121 PROSPECT LLC  
9303 DANA CT NE  
ALBUQUERQUE NM 87122

WELL-PROP LLC C/O THOMSON  
PROPERTY TAX SERV  
PO BOX 847  
CARLSBAD CA 91203

ZRITE INC C/O BOBBY J MERRITT  
750 N 17TH ST  
LAS CRUCES NM 88005-4153

RAHMAN OMAR  
3821 MENAUL BLVD NE  
ALBUQUERQUE NM 87110-2831

AMAFCA  
2600 PROSPECT AVE NE  
ALBUQUERQUE NM 87107-1836

NICKEL & COMPANY LLC C/O SLK  
GLOBAL SOLUTIONS AMERICA  
2727 LBJ FWY SUITE 806  
DALLAS TX 75234-7334

AMAFCA  
2600 PROSPECT AVE NE  
ALBUQUERQUE NM 87107-1836

GGD OAKDALE LLC  
2200 PASEO VERDE PKWY SUITE 260  
HENDERSON NV 89052-2703

BOREN 2536 LLC  
11400 SANTA MONICA DR NE  
ALBUQUERQUE NM 87122

WILGER VICTORIA SILVA  
3515 MATEO PRADO NW  
ALBUQUERQUE NM 87107-2628

KESHET DANCE COMPANY  
214 COAL AVE SW  
ALBUQUERQUE NM 87102-3843

RHINO INVESTMENTS NM HOTEL LLC  
ATTN: MR SANJIV CHOPRA  
101 E VINEYARD AVE SUITE 201  
LIVERMORE CA 94550-6374

DOWRY LLC  
10416 ROYAL TROON NE  
ALBUQUERQUE NM 87111-6573

GGD OAKDALE LLC  
101 E VINEYARD AVE SUITE 201  
LIVERMORE CA 94550-6878

CAL-TEX PROP  
8150 SIERRA COLLEGE BLVD SUITE 100  
ROSEVILLE CA 95661-9415

GREEN JEANS LLC  
2929 MONTE VISTA BLVD NE  
ALBUQUERQUE NM 87106

RABADI SHARIF A & SAMIA TRUSTEES  
STAR TRUST  
11201 SAN ANTONIO DR NE  
ALBUQUERQUE NM 87122-1049

NATIVE LAND INVESTMENTS LTD  
1514 S FM 620 RD  
LAKEWAY TX 78734-6210

MALORI ALBUQUERQUE LLC C/O  
WALGREENS 44958  
PO BOX 901  
DEERFIELD IL 60015

NEW MEXICO STATE POLICE BOARD  
PO BOX 1628  
SANTA FE NM 87501-1628

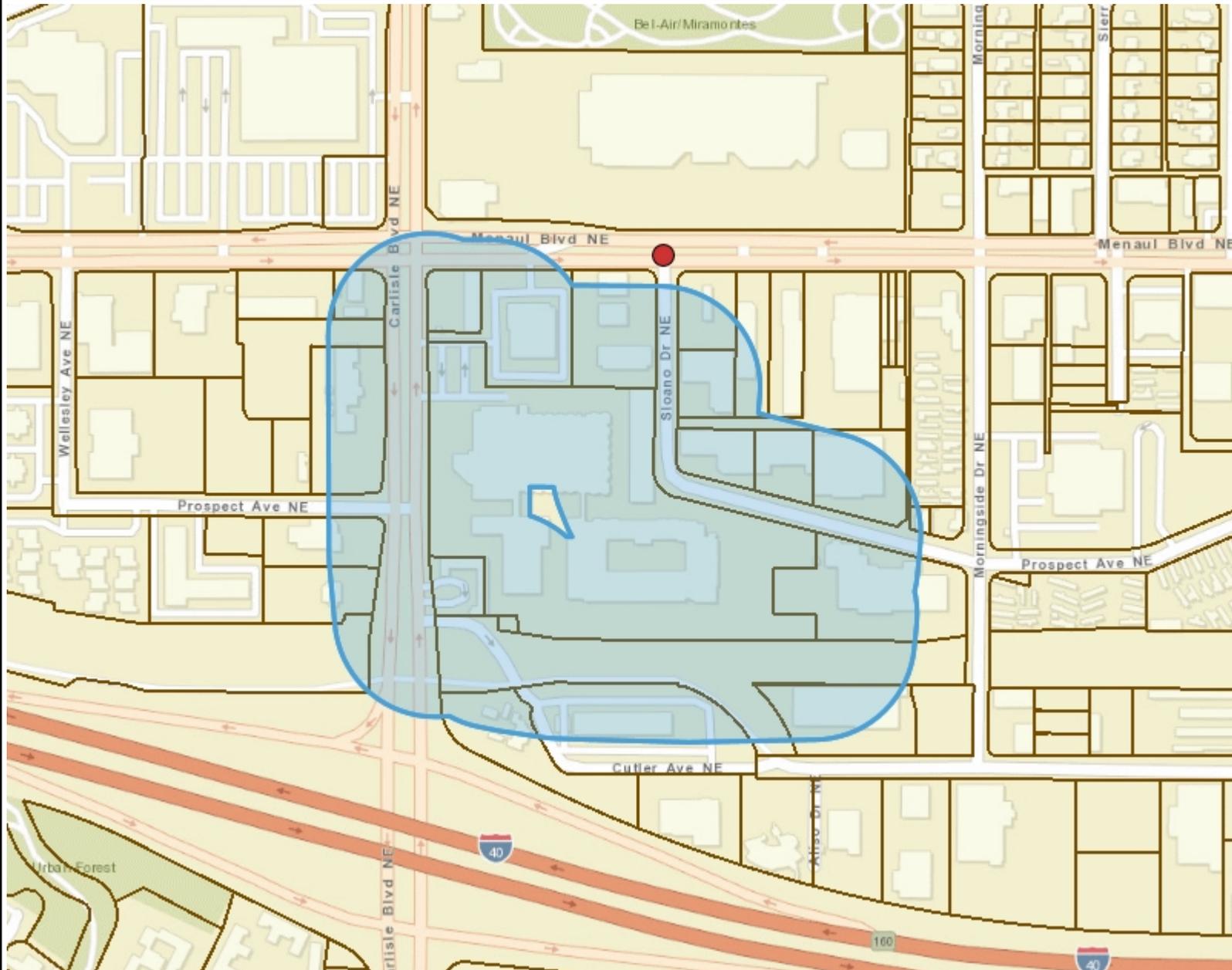


# 2500 Carlisle Blvd NE



## Legend

□ Bernalillo County Parcels



## Notes

Buffer: 260 Ft.  
ROW Carlisle Blvd NE: 160 Ft.

762 0 381 762 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
9/2/2021 © City of Albuquerque

1: 4,570

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

[Note: Items with an asterisk (\*) are required.]

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice\*: September 2, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet\*: BLAKES LOTABURGER LLC

Mailing Address\*: 3205 RICHMOND DR NE, ALBUQUERQUE NM 87107-1922

### Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address\* 2412 Carlisle Blvd NE

Location Description LOT 22A BLK 22 PLAT OF LT 22 BLK 22 TIMOTEO CHAVEZ ADDITION

2. Property Owner\* GGD Oakdale LLC

3. Agent/Applicant\* [if applicable] Tierra West LLC

4. Application(s) Type\* per IDO Table 6-1-1 [mark all that apply]

Zoning Map Amendment

Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>\*: \_\_\_\_\_

The EPC request is to amend the current zoning of the property from MX-H to MX-M

5. This application will be decided at a public hearing by\*:

Environmental Planning Commission (EPC)

City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC)

Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

Date/Time\*: October 21, 2021 @ 8:30am

Location\*<sup>2</sup>: Zoom Meeting

<sup>1</sup> Attach additional information, as needed to explain the project/request.

<sup>2</sup> Physical address or Zoom link

[Note: Items with an asterisk (\*) are required.]

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:

Vinny Perea 505-858-3100

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sup>4</sup> H-16-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project\*:

Deviation(s)       Variance(s)       Waiver(s)

Explanation\*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1:  Yes  No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

A meeting by the neighborhood Representatives was not requested within the 15 day time period.

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 0.50 acres
  2. IDO Zone District MX-H
  3. Overlay Zone(s) [if applicable] \_\_\_\_\_
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<https://tinyurl.com/IDOzoningmap>

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<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>



---

**100FT BUFFER  
PROOF OF MAIL**

TIERRA WEST, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



DOWRY LLC  
10416 ROYAL TROON NE  
ALBUQUERQUE NM 87111-6573

TIERRA WEST, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



GGD OAKDALE LLC  
101 E VINEYARD AVE SUITE 201  
LIVERMORE CA 94550-6878

TIERRA WEST, LLC  
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ALBUQUERQUE NM 87109



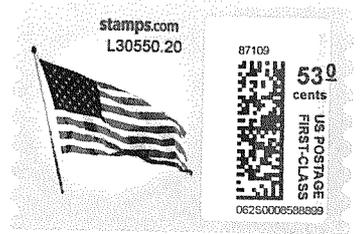
CAL-TEX PROP  
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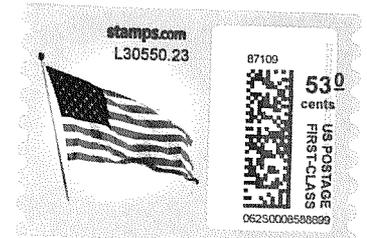
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PO BOX 1628  
SANTA FE NM 87501-1628

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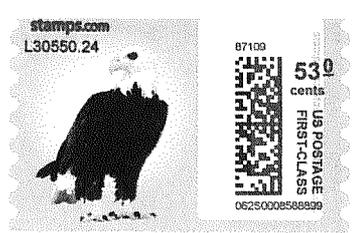
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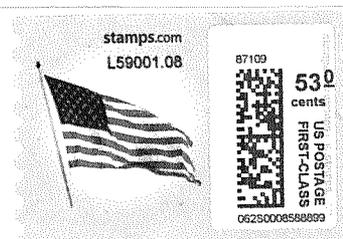
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750 N 17TH ST  
LAS CRUCES NM 88005-4153

TIERRA WEST, LLC  
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ALBUQUERQUE NM 87109



EDDIE RAY INC  
PO BOX 3176  
ALBUQUERQUE NM 87190-3176

TIERRA WEST, LLC  
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ALBUQUERQUE NM 87109



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ALBUQUERQUE NM 87122

TIERRA WEST, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



MILLER G I  
4133 PROSPECT AVE NE  
ALBUQUERQUE NM 87110

TIERRA WEST, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



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LAKEWAY TX 78734-6210

TIERRA WEST, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



PAGE TERRELL E & JANE M  
5501 ROYAL OAK DR NE  
ALBUQUERQUE NM 87111-1572

TIERRA WEST, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE NM 87109



MALORI ALBUQUERQUE LLC C/O  
WALGREENS 44958  
PO BOX 901  
DEERFIELD IL 60015

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STAR TRUST  
11201 SAN ANTONIO DR NE  
ALBUQUERQUE NM 87122-1049

