### Staff Report

<table>
<thead>
<tr>
<th>Agent</th>
<th>Tierra West LLC</th>
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</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Maverick, Inc. and GGD Oakdale LLC</td>
</tr>
<tr>
<td>Request</td>
<td>Zoning Map Amendment (zone change)</td>
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<tr>
<td>Legal Description</td>
<td>Lot 22-A, Block 2, Plat of Lot 22-A, Block 22, Timoteo Chavez Addition</td>
</tr>
<tr>
<td>Location</td>
<td>2412 Carlisle Blvd NE, between Menaul and Cutler Ave NE</td>
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<tr>
<td>Size</td>
<td>0.5 acre</td>
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<tr>
<td>Existing Zoning</td>
<td>MX-H (Mixed-Use – High Intensity)</td>
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<tr>
<td>Proposed Zoning</td>
<td>MX-M (Mixed-Use – Medium Intensity)</td>
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### 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.
Hearing Date:
October 21, 2021

Project Number:
PR-2021-005993

Case Numbers:
RZ-2021-00037
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Attachments
I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

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<td>Area of Change</td>
<td>Commercial Services / Vacant</td>
</tr>
<tr>
<td>South</td>
<td>MX-M</td>
<td>Area of Change</td>
<td>Commercial Services</td>
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<td></td>
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<td>Area of Consistency/Change</td>
<td>Drainage / Commercial Retail</td>
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<td>West</td>
<td>R-1A/R-ML/MX-L</td>
<td>Area of Consistency/Change</td>
<td>Single-Family Residential/Low-Density Residential/Commercial</td>
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</table>

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 4th 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 Feuling 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 though 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 polices 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 present any significant conflicts 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 Com
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.*
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 into 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.**

Sergio Lozoya

Sergio Lozoya
Current Planner

Notice of Decision cc list:
cc: Tierra West LLC, Vinny Perea, vperea@tierrawestllc.com
District 7 Coalition of Neighborhood Associations, Darcy Bushnell, dmc793@gmail.com
District 7 Coalition of Neighborhood Associations, Tyler Richter, tyler.richter@gmail.com
Midtown A&E Merchant Association, Alec Houser, ahouser@dsinm.com
Midtown A&E Merchant Association, Dennis Burt, dennis.burt@calibersusa.com
Legal, 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 Department’s 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.

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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.
CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
CURRENT PLANNING SECTION

ENVIRONMENTAL PLANNING COMMISSION
Project #: 2021-005993, Case #: RZ-2021-00037
Hearing Date: October 21, 2021
Photo taken: October 11, 2021
HISTORY
CITY COMMISSION
January 7, 1930
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
THRETOE AND DECLARING AN EMERGENCY.

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

Section 1. That the area and 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 Tract A
and D, excepting therefrom that portion presently zoned
C-2; from R-1 and R-1 to C-2 for Tract D; from R-4 to C-3
for Tract E; from R-1 to C-2 for Tract F, excepting therefrom
that portion presently zoned C-2; from R-4 to F-1 for Tract
G; from R-1 to F-1 for Tracts H and I; from R-1 to C-3
for Tract J. All Tracts being in entirety, comprising new
Tracts L, E, 1, 2, E, F, G, H, I, L, M, N, O, P,
and R of Elmedo Chavez Addition to the City of Albuquerque
plats filed and recorded January 16, 1930, in the
office of the County Clerk, Bernalillo County.

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

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

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

PASSED, ADOPTED, ENACTED AND APPROVED THIS ______________ day of

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

ATTEST:

________________________, City Clerk
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,

[Signature]

Gisele Gatignol

cc: Mrs. B. F. Patterson
613 Arizona Ave.
Trinidad, Colorado 81082
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**
- Archaeological Certificate (Form P3)
- Historic Certificate of Appropriateness – Minor (Form L)
- Alternative Signage Plan (Form P3)
- Minor Amendment to Site Plan (Form P3)
- WTF Approval (Form W1)

**Decisions Requiring a Public Meeting or Hearing**
- Site Plan – EPC including any Variances – EPC (Form P1)
- Master Development Plan (Form P1)
- Historic Certificate of Appropriateness – Major (Form L)
- Demolition Outside of HPO (Form L)
- Historic Design Standards and Guidelines (Form L)
- Wireless Telecommunications Facility Waiver (Form W2)

**Policy Decisions**
- Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
- Adoption or Amendment of Historic Designation (Form L)
- Amendment of IDO Text (Form Z)
- Annexation of Land (Form Z)
- Amendment to Zoning Map – EPC (Form Z)
- Amendment to Zoning Map – Council (Form Z)
- Decision by EPC, LC, ZHE, or City Staff (Form A)

**Appeals**

**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 Pl NE
- Email: yperea@tierrawestllc.com
- City: Albuquerque
- State: NM
- Zip: 87109
- Proprietary Interest in Site: List all 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.: 
- Zone Atlas Page(s): H-16-Z
- Existing Zoning: MX-H
- # of Existing Lots: 1
- # of Proposed Lots: 1
- Total Area of Site (acres): 0.4968
- UPC Code: 101705901417931032

**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:** 9/7/202

**Printed Name:** Ronald R. Bohannan

**FOR OFFICIAL USE ONLY**

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**Meeting/Hearing Date:**

**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 PNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

INFORMATION REQUIRED FOR ALL POLICY DECISIONS (Except where noted)

☑ Interpreter Needed for Hearing? ___ 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. Bohanan

☐ Applicant or ☑ Agent

FOR OFFICIAL USE ONLY

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Staff Signature: __________________________

Date: __________________________

Effective 5/17/18
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 TRS 4, 5 & 6A UNIT 2 DALE  
& LOT 22A BLK 22 PLAT OF LT 22A BLK 22 TIMOTEIO 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 2DALE
& LOT 22A BLK 22 PLAT OF LT 22A BLK 22 TIMOTEAO 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.

Lana 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)

Project Title: Wyndham Renovations
Multiple - see attached

Building Permit #: EPC#: Work Order#
Hydrology File #:

Zone Atlas Page: H16&17 DRB#: 
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: ( ) Retail: (x) Mixed-Use: ( )

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

* 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

Current/Proposed Sidewalk Infrastructure: Existing sidewalks

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=


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.

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. BELLAMAHS 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. BELLAMAHS 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 TIMOTEIO 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;


SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL OF LAND HEREBIN DESCRIBED, SAID NORTHWEST CORNER ALSO BEING THE NORTHWEST CORNER OF 'TRACT 2' OF UNIT No. 1 DALE J. BELLAMAHS 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 HEREBIN 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 HEREBIN 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. 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.
AGENCY REPRESENTATIVES
Planning: Catalina Lehner (clehner@cabq.gov) James Aranda (imaranda@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: Jeane Wolfenbarger (jwolfenbarger@cabq.gov)
Hydrology: Ernest Armijo, P.E. (earmijo@cabq.gov)
Solid Waste: Herman Gallegos (hgallegos@cabq.gov)
Water Authority: David Gutierrez - dpgutierrez@abcwua.org or call 505.289.3307; 505.241.9630

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

SITE INFORMATION:

Zone: MX-H and MX-M
Use: Mixed-Use
Comp Plan Area of: Change
Comp Plan Center: x
Parking: 5-5
Landscaping: 5-6
Size: approximately 1.92
Overlay zone: x
Comp Plan Corridor: Major Transit
MPOS or Sensitive Lands: x
MR Area: x
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.

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
NOTES:
See the Integrated Development Ordinance

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:


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. For questions about an application submittal or the submittal process itself, please contact Jay Rodenbeck at jrodenbeck@cabq.gov and/or to Maggie Gould at 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
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):
  o 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)
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.
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
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 5.2.1 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 further supports 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.

<table>
<thead>
<tr>
<th>MX-M</th>
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<td><strong>MX-M Uses Not Allowed in MX-H</strong></td>
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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.

<table>
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</tbody>
</table>

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,

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

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 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 14th, 2021.

D. Agency comments will be distributed around Wednesday, September 29th. 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 7th, 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

⇒ 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 7th, 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
EPC Zone Map Amendment Request:

Attached is a site plan for the current proposed layout of the project.

The project site currently consists of two parcels of land, all of the 4472 Carlsile Blvd property and a portion of the 2500 Carlsile Blvd property.

The total area of the project site will consist of a 5,673 square-foot-conference space and 17,500 square feet of retail-dispenser stations (5,470 sq ft). On 1.9 acres of land, the total area of the project site is approximately 5,673 square feet. The project site is located on 1.9 acres of land, and the total area of the project site is approximately 5,673 square feet.

The current owner of the project site is a development company that is interested in developing the property for commercial use. The company has submitted plans for a mixed-use development, which includes retail spaces and conference rooms.

The project is new development for a mixed-use development, conference room, and retail space. The conference room is located on the NE corner of the Carlsile Blvd/Cutter Ave intersection. The property was previously developed as a retail complex, and the company is interested in redeveloping the property for commercial use.

Project and Site Location Description:

Please call at 505-888-3100. We would like to know if you have any questions or if you would like to schedule a neighborhood meeting. If you would like to request a neighborhood meeting, please call us at 505-888-3100 or send us an email at info@carlsileblvd.com.

Good Afternoon Mr. Burt and Mr. House.

- Kris Walker
- PSC Team Leader
- AEC Headquarters
- Community Engagement Department
- PNM Center
- 3225 Central Avenue NE, Suite 201
- Albuquerque, NM 87109
- Tel: (505) 277-6000
- Fax: (505) 277-6001
- Email: kris.walker@pnm.com

Sent: Tuesday, June 22, 2021
To: [redacted]
Cc: [redacted]
Subject: EPC Zone Map Amendment Request

Attachments:
- Site Plan
- Environmental Impact Statement

Copy: [redacted]
received this message in error. Please immediately notify my return message or telephone, and delete the original message from your e-mail system. Thank you.

The information contained in this e-mail message is confidential, may be privileged, and is intended only for the use of the individuals named above or their designee. If you are not the intended recipient of this message, you are hereby notified that any disclosure, distribution, or copying of this communication is strictly prohibited. Any unauthorized interception of this message is illegal under the law. If you have

CIVIL ENGINEER
VINNY PEREZ, PE

Thank you,

have any questions or need clarification on these application requests, please don't hesitate to contact me. 

At the hearing held on Tuesday, September 27th, for the Zoning Board of Appeals, a variance was granted for the proposed building location. We will be submitting an application to the Zoning Board of Appeals, requesting a variance and a setback modification of 15 feet. The variance is to be granted in order to allow the construction of a new building. The proposed building will have a 25-foot setback. Therefore, our request is to increase the setback from the existing structure by 10 feet. This will allow for additional parking and improved access to the site. The site is located on the corner of 4th Street and 1st Avenue, and the area surrounding the site is zoned "Residential." Our application requests to increase the setback from 15 feet to 25 feet.
Good Afternoon Ms. Bushnell and Mr. Richter,

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Terras West II Projects/2021/20210202/20210202avorsk M0 A Carville
Terras West II Projects/2021/20210202/20210202avorsk M0 A Carville

Dear Mrs. Bushnell

My name is Kristi Walker, and I am the Principal Planner at Terras West II. I am writing to extend an invitation to you to attend a neighborhood meeting for the Mavemark project. The meeting will be held on [date], from [time] to [time], at [location].

The Mavemark project is a new development that will consist of a 52,577 square-foot conference store and 12 fuel-dispenser islands (24 total pumps). The project will be located on the north end of the Cessna Corporate Building, which is currently under construction.

I would be happy to provide you with more information about the project and answer any questions you may have. Please let me know if you are able to attend the meeting.

Thank you for your time and consideration.

Best regards,

Kristi Walker
Principal Planner
Terras West II
Thank you,

There are a few things I would like to clarify about the proposed building location. We will be submitting an application in accordance with the ZBOG Hearing.

The ZBOG Hearing is scheduled for Thursday, August 21st, 2020. We will be submitting an application to the ZBOG on Thursday, August 6th for the EPC on the proposed building location. There will be a 25-foot setback from the property line on the west side of the site. The setback will be 10 feet from the property line on the east side of the site. The setback will be 20 feet from the property line on the south side of the site. The setback will be 10 feet from the property line on the north side of the site.

An application to the ZBOG will not be required to be 25 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 line. This would not allow for building to be placed within 25 feet of this easement.

The site is subject to a curtailment plan which is a Major Transit (M) Corridor, D0 section 4.3(D) 120 feet from any light vehicle facility stations in UC-AC.

The ZBOG Hearing is scheduled for Thursday, August 21st, 2020. We will be submitting an application to the ZBOG on Thursday, August 6th for the EPC on the proposed building location. There will be a 25-foot setback from the property line on the west side of the site. The setback will be 10 feet from the property line on the east side of the site. The setback will be 20 feet from the property line on the south side of the site. The setback will be 10 feet from the property line on the north side of the site.
MAILED
NEIGHBORHOOD
NOTICES
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.

<table>
<thead>
<tr>
<th>Association Name</th>
<th>First Name</th>
<th>Last Name</th>
<th>Email</th>
<th>Address Line 1</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Mobile Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>District 7 Coalition of Neighborhood Associations</td>
<td>Darcy</td>
<td>Bushnell</td>
<td><a href="mailto:dmc793@gmail.com">dmc793@gmail.com</a></td>
<td>PO Box 35704</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87176</td>
<td>5053795335</td>
</tr>
<tr>
<td>District 7 Coalition of Neighborhood Associations</td>
<td>Tyler</td>
<td>Richter</td>
<td><a href="mailto:tyler.richter@gmail.com">tyler.richter@gmail.com</a></td>
<td>801 Madison NE</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87110</td>
<td>5052392903</td>
</tr>
<tr>
<td>MidTown A&amp;E Merchant Association</td>
<td>Alec</td>
<td>Houser</td>
<td><a href="mailto:ahouser@dsinm.com">ahouser@dsinm.com</a></td>
<td>4121 Prospect Avenue NE</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87110</td>
<td>5059777129</td>
</tr>
<tr>
<td>MidTown A&amp;E Merchant Association</td>
<td>Dennis</td>
<td>Burt</td>
<td><a href="mailto:dennis.burt@calibersusa.com">dennis.burt@calibersusa.com</a></td>
<td>4340 Cutler Avenue NE</td>
<td>Albuquerque</td>
<td>NM</td>
<td>87110</td>
<td>5052389838</td>
</tr>
</tbody>
</table>

**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, 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, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods

2
Carlisle & I-40
Other subject site identifiers:
This site is located on the following zone atlas page:
H-17-Z
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 Representative1: 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/request2:

   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)

---

1 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.

2 Attach additional information, as needed to explain the project/request.
Date/Time*: October 21, 2021 @ 8:30am

Location*: Zoom Meeting

Agenda/meeting materials: [http://www.cabq.gov/planning/boards-commissions](http://www.cabq.gov/planning/boards-commissions)
To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*: [https://wetransfer.com/](https://wetransfer.com/)

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

1. Zone Atlas Page(s)* 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.**

---

* Physical address or Zoom link
* Address (mailing or email), phone number, or website to be provided by the applicant

CABQ Planning Dept.
Emailed/Mailed Public Notice to Neighborhood Associations

Printed 11/1/2020
Additional Information [Optional]:

From theIDO Zoning Map:

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 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

6 Available here: https://tinyurl.com/idozoningmap

CABQ Planning Dept.  Emailed/Mailed Public Notice to Neighborhood Associations

Printed 11/1/2020
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*: 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 TIMOTECHOAVEZ 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*:
   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)

---

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.

*Attach additional information, as needed to explain the project/request.

Printed 11/1/2020
Date/Time: October 21, 2021 @ 8:30am

Location: Zoom Meeting

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions
To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

Where more information about the project can be found:
https://wetransfer.com/

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

1. Zone Atlas Page(s): 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.

---

3 Physical address or Zoom link
4 Address (mailing or email), phone number, or website to be provided by the applicant
5 Available online here: http://data.cabq.gov/business/zoneatlas/

CABQ Planning Dept.
Emailed/Mailed Public Notice to Neighborhood Associations

Printed 11/1/2020
[Note: Items with an asterisk (*) are required.]

Additional Information [Optional]:

From the IDO Zoning Map:

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 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

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Available here: https://tinyurl.com/idozoningmap

CABQ Planning Dept. 3
Emailed/Mailed Public Notice to Neighborhood Associations

Printed 11/1/2020
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: 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*:

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)

* 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.

Attached additional information, as needed to explain the project/request.
[Note: Items with an asterisk (*) are required.]

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

Location*: Zoom Meeting

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions
To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*: https://wetransfer.com/

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

1. Zone Atlas Page(s)*: 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.

---

3 Physical address or Zoom link
4 Address (mailing or email), phone number, or website to be provided by the applicant
5 Available online here: http://data.cabq.gov/business/zoneatlas/
[Note: Items with an asterisk (*) are required.]

Additional Information [Optional]:

From the IDO Zoning Map⁶:

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(I), 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 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

⁶ Available here: https://tinurl.com/idozoningmap

CABQ Planning Dept.
Emailed/Mailed Public Notice to Neighborhood Associations

Printed 11/1/2020
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 Representative¹: 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/request²:

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)

¹ 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.
² 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*: Zoom Meeting

Agenda/meeting materials: [http://www.cabq.gov/planning/boards-commissions](http://www.cabq.gov/planning/boards-commissions)
To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*:
   https://wetransfer.com/

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

1. Zone Atlas Page(s)* [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.

---

3 Physical address or Zoom link
4 Address (mailing or email), phone number, or website to be provided by the applicant

CABQ Planning Dept. 2
Emailed/Mailed Public Notice to Neighborhood Associations

Printed 11/1/2020
Additional Information [Optional]:

From the IDO Zoning Map:

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 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
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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Available here: https://tinurl.com/idozoningmap

Printed 11/1/2020

CABQ Planning Dept.
Emailed/Mailed Public Notice to Neighborhood Associations
NEIGHBORHOOD

PROOF OF MAIL

MAILED THE FULL SUBMITTAL PACKET
EMAILED

NEIGHBORHOOD

NOTICES

EMAILED THE FULL SUBMITTAL PACKET
Kristl Walker

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
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
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 Assocation

Name of NA Representative*: Dennis Burt

Email Address* or Mailing Address* of NA Representative1: 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/request2:

   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)

---

1 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.

2 Attach additional information, as needed to explain the project/request.
Date/Time*: October 21, 2021 @ 8:30am

Location*: Zoom Meeting

Agenda/meeting materials: [http://www.cabq.gov/planning/boards-commissions](http://www.cabq.gov/planning/boards-commissions)
To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*: [https://wetransfer.com/](https://wetransfer.com/)

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

1. Zone Atlas Page(s)*: 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.

---

* Physical address or Zoom link
* Address (mailing or email), phone number, or website to be provided by the applicant
Additional Information [Optional]:

From the IDO Zoning Map:

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 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
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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6 Available here: https://tinyurl.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)*: MidTown A&E Merchant Association

Name of NA Representative*: Alec Houser

Email Address* or Mailing Address* of NA Representative1: 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/request2:
   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)

---

1 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.

2 Attach additional information, as needed to explain the project/request.
Date/Time*: October 21, 2021 @ 8:30am

Location*: Zoom Meeting

Agenda/meeting materials: [http://www.cabq.gov/planning/boards-commissions](http://www.cabq.gov/planning/boards-commissions)

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*: https://wetransfer.com/

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

1. Zone Atlas Page(s)*: 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.

---

3 Physical address or Zoom link
4 Address (mailing or email), phone number, or website to be provided by the applicant
Additional Information [Optional]:

From the IDO Zoning Map⁶:

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 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

⁶ 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*: Tyler Richter

Email Address* or Mailing Address* of NA Representative*: 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*:
   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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1 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.

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

CABQ Planning Dept. 1
Emailed/Mailed Public Notice to Neighborhood Associations

Printed 11/1/2020
Date/Time*: October 21, 2021 @ 8:30am

Location*: Zoom Meeting

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions
To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*: https://wetransfer.com/

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

1. Zone Atlas Page(s)* 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.

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3 Physical address or Zoom link
4 Address (mailing or email), phone number, or website to be provided by the applicant
5 Available online here: http://data.cabq.gov/business/zoneatlas/
Additional Information [Optional]:

From the IDO Zoning Map:

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 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

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6 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 Representative1: 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 TIMOTEIO 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*:
   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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1 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.

2 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*: Zoom Meeting

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions
To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

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

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

1. Zone Atlas Page(s)*5 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*6:
   □ 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.

3 Physical address or Zoom link
4 Address (mailing or email), phone number, or website to be provided by the applicant
5 Available online here: http://data.cabq.gov/business/zoneatlas/

CABQ Planning Dept. 2 Printed 11/1/2020
Emailed/Mailed Public Notice to Neighborhood Associations
Additional Information [Optional]:

From the IDO Zoning Map:

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 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

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6 Available here: https://tinyurl.com/idozoningmap

CABQ Planning Dept.
Emailed/Mailed Public Notice to Neighborhood Associations

Printed 11/1/2020
NEIGHBORHOOD PROOF OF EMAIL
100FT BUFFER
MAILED NOTICES
MAILED ZONE ATLAS PAGE
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.

Buffer: 260 Ft.
ROW Carlisle Blvd NE: 160 Ft.
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*:

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*: Zoom Meeting

---

1 Attach additional information, as needed to explain the project/request.
2 Physical address or Zoom link
Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions
To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\textsuperscript{3}:
   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)\textsuperscript{4} H-16-Z

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

3. The following exceptions to IDO standards have been requested for this project\textsuperscript{#}:
   
   \begin{itemize}
   \item [\square] Deviation(s)
   \item [\square] Variance(s)
   \item [\square] Waiver(s)
   \end{itemize}

   Explanation\textsuperscript{#}:
   N/A

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: \textbf{\checkmark} Yes  \textbf{\checkmark} 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.

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\textsuperscript{3} Address (mailing or email), phone number, or website to be provided by the applicant
\textsuperscript{4} Available online here: http://data.cabq.gov/business/zoneatlas/
Additional Information:

From the IDO Zoning Map:

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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Current Land Use(s) [vacant, if none] Vacant, formerly a hotel that has been demolished

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Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

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5 Available here: https://tinurl.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
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

CAL-TEX PROP
8150 SIERRA COLLEGE BLVD SUITE 100
ROSEVILLE CA 95661-9415
NEW MEXICO STATE POLICE BOARD
PO BOX 1628
SANTA FE NM 87501-1628

GGD OAKDALE LLC
2200 PASEO VERDE PKWY SUITE 260
HENDERSON NV 89052-2703

BOREN 2536 LLC
11400 SANTA MONICA DR NE
ALBUQUERQUE NM 87122
RHINO INVESTMENTS NM HOTEL LLC
ATTN: MR SANJIV CHOPRA
101 E VINEYARD AVE SUITE 201
LIVERMORE CA 94550-6374

KESHEt DANCE COMPANY
214 COAL AVE SW
ALBUQUERQUE NM 87102-3843

WILGER VICTORIA SILVA
3515 MATEO PRADO NW
ALBUQUERQUE NM 87107-2628
TERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

4121 PROSPECT LLC
9303 DANA CT NE
ALBUQUERQUE NM 87122

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

WELL-PROP LLC C/O THOMSON
PROPERTY TAX SERV
PO BOX 847
CARLSBAD CA 91203

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

ZRITE INC C/O BOBBY J MERRITT
750 N 17TH ST
LAS CRUCES NM 88005-4153
EDDIE RAY INC
PO BOX 3176
ALBUQUERQUE NM 87190-3176

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
RABADI SHARIF A & SAMIA
11201 SAN ANTONIO DR NE
ALBUQUERQUE NM 87122

MILLER G I
4133 PROSPECT AVE NE
ALBUQUERQUE NM 87110

BLAKES LOTABURGER LLC
3205 RICHMOND DR NE
ALBUQUERQUE NM 87107-1922
NATIVE LAND INVESTMENTS LTD
1514 S FM 620 RD
LAKEWAY TX 78734-6210

PAGE TERRELL E & JANE M
5501 ROYAL OAK DR NE
ALBUQUERQUE NM 87111-1572

MALORI ALBUQUERQUE LLC C/O
WALGREENS 449558
PO BOX 901
DEERFIELD IL 60015