



City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: October 22, 2001

Curb, Inc.
6301 Indian School Road, NE
Suite 208
Albuquerque, NM 87110

OFFICIAL NOTIFICATION OF DECISION

FILE: 01110-01241/01138-01240
(Project 1001443)

LEGAL DESCRIPTION: request a zone map amendment from SU-1 for Mixed Use; R-LT to SU-1 for Mixed Use; R-T plus an amendment to the Rio Bravo Sector Development Plan for Parcels 5, 6, and portion of Parcel 4, El Rancho Grande 1, located on Gibson Boulevard SW between Unser Boulevard and Snow Vista Divrison Channel, containing approximately 43 acres. (M-9 & N-9) Deborah Stover, Staff Planner

On October 18, 2001, the Environmental Planning Commission voted to recommend approval to the City Council of 01138-01240, an amendment to the Rio Bravo Sector Development Plan, based on the following Findings.

FINDINGS:

1. This is a request for an amendment to the Rio Bravo Sector Development Plan to change zoning from R-LT to R-T for a portion of Parcel 4, SU-1 Mixed Use (O-1, 2.7 Acres, R-T, 6.8 acres and C-2, 4.1 acres) to SU-1 Mixed Use (C-2/O-1, 8.5 acres, R-2, 5.1 acres) for Parcel 5A and SU-1 for Mixed Use (O-1, 6.1 acres, R-T, 14.5 acres, and C-1, 8.9 acres) to RT for Parcel 6.
2. The amendment to the sector plan will further the goal of the Albuquerque/Bernalillo County Comprehensive Plan to create a quality urban environment that perpetuates the tradition of identifiable, individual but integrated communities that offers a variety and maximum choice in housing, transportation, work areas, and life styles while creating a visually pleasing environment by providing choices and variety in urban living.

OFFICIAL NOTIFICATION OF DECISION

01110-01241/01138-01240 (Project 1001443)

OCTOBER 18, 2001

PAGE 2

3. The amendment to the sector plan will meet the intent of the West Side Strategic Plan by placing high-density residential and commercial uses within an activity area while removing commercial uses from an adjacent area. In addition, the amendment will provide a balance of residential, commercial and office uses.
4. The amendment to the Rio Bravo Sector Development plan will help reduce the large amount of commercial zoning as it currently exists but will maintain the mixed-use character as expressed by the plan.

On October 18, 2001, the Environmental Planning Commission voted to recommend approval of 01110-01241, a zone map amendment from SU-1 for Mixed Uses; RLT to SU-1 for Mixed Use; RT for Parcels 5, 6 and a portion of Parcel 4, El Rancho Grande 1, based on the following Findings.

FINDINGS:

1. This is a request for a zone map amendment for Parcel 4 from R-LT to R-T, for Parcel 5A from SU-1 Mixed Use (O-1, 2.7 Acres, R-T, 6.8 acres and C-2, 4.1 acres) to SU-1 Mixed Use (C-2/O-1, 8.5 acres, R-2, 5.1 acres), and for from Parcel 6 SU-1 for Mixed Use (O-1, 6.1 acres, R-T, 14.5 acres, and C-1, 8.9 acres) to RT .
2. The zone map amendment to the sector plan will further the goal of the Albuquerque/Bernalillo County Comprehensive Plan to create a quality urban environment that perpetuates the tradition of identifiable, individual but integrated communities that offers a variety and maximum choice in housing, transportation, work areas, and life styles while creating a visually pleasing environment by providing choices and variety in urban living.
3. The zone map amendment meets the intent of the West Side Strategic Plan by placing high-density residential and commercial uses within an activity area while removing commercial uses from an adjacent area.
4. The zone map amendment will help reduce the large amount of commercial zoning as it currently exists but will maintain the mixed-use character as expressed by the plan.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY **NOVEMBER 2, 2001** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATOR COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section

14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,


For Robert R. McCabe, AIA, APA
Planning Director

RM/DS/nat

cc: Consensus Planning, 924 Park Ave. SW, Albuquerque, NM 87102
Theresa Rios Sandoval, Westgate Heights NA, 1505 Gschwind Pl. SW, Albuquerque, NM 87121
Arthur Gonzales, Westgate Heights NA, 8704 Shone SW, Albuquerque, NM 87121

MOVED BY COMMISSIONER SCHWARTZ
SECONDED BY COMMISSIONER BRISCOE

MOTIN CARRIED UNANIMOUSLY

9. [REDACTED] 01241
[REDACTED] 01243
Consensus Planning, Inc., agents for Curb Inc., request a zone map amendment from SU-1 for Mixed Use; R-LT to SU-1 for Mixed Use; R-T plus an amendment to the Rio Bravo Sector Development Plan for Parcels 5, 6, and portion of Parcel 4, El Rancho Grande 1, located on Gibson Boulevard SW between Unser Boulevard and Snow Vista Divrison Channel, containing approximately 43 acres. (M-9 & N-9) Deborah Stover, Staff Planner

STAFF PRESENT:

Debbie Stover, Planner

PERSON WHO SPOKE IN FAVOR OF THE REQUEST:

Jim Strozier, Agent, 924 Park Avenue, SW

NO ONE SPOKE IN OPPOSITION TO THE REQUEST:

MS. STOVER: Madam Chair, Commissioners, this is item number 9, case 01138 01240, which is a request for amendment to the Rio Bravo Sector Development Plan and 01128 01241, which is a request for a zone change for parcels 5, 6 and a portion of parcel 4 in El Rancho Grande 1, a 43 acre site located on Gibson Boulevard between Unser Boulevard at the Snow Vista Diversion Channel. This request is just south of the one we just heard. It is to reduce the overall commercial zoning within the area, but increase the residential component to 100% in parcel 6, which would intensify the density of the overall housing product on the parcel, which is appropriate according to the Rio Bravo Sector Plan and the West Side Strategic Plan.

The request would place the high density residential and commercial uses within an activity area while removing the commercial uses from an adjacent area, both concepts are supported in the West Side Strategic Plan. Again, staff has not received any comments from neighbors or other interested parties regarding the submittal and staff is recommending approval of the request.

CHAIR BEGAY: Thank you Ms. Stover. Questions? Thank you. Yes, Mr. Strozier, you still have to swear in.

MR. STROZIER: I swear to tell the truth. My name is still Jim Strozier and my address is still 924 Park Ave. SW. Madam Chair, Commissioner, just real briefly, this request as you can see . . . the request that we just heard dealt with what is identified on the map on the screen as parcel 12, north of Gibson Boulevard. What we are talking about with this request is the parcel that's identified as parcel 5, which is part of the activity center and the core area for the Rio Bravo Sector Plan. What this request does is seeks to modify the mix as defined in the mixed use. So, if we felt that was appropriate since the Rio Bravo Sector Plan provides somewhat limited definition of what mixed use is but contains a table that was very precise about the variety, the types of zoning, and the exact acreage per zone. What we wanted to do was slightly modify that, so that is for parcel 5. We have requested to do that and that is . . . let's see if I can find that

here in my notes. That would be a combination, once again, of C-2 and O-1 uses for 8 ½ acres and then R-2 uses for 5.1 acres. So basically, once again, keeping that mix of residential and non-residential uses within the activity center and just redefining exactly how that would work for that tract. I think that is a subtle change, but we felt it needed to be made just to clarify the sector plan because it wasn't clear to us and what was in there didn't really comply with what we wanted to try and do there.

Parcel 6, which is the area that is actually adjacent to the activity center portion of parcel 5 and also the area that is not identified by number but has the small square, is a park. So this area was designated for mix use with a combination of C-1, O-1, and R-T uses. We would like to . . . we are requesting to change what now has a two in in, 5A also . . . that parcel 6 be modified to be RT zoning for the entire parcel 6. The area further to the east of this is zoned RLT and is currently going through the development process for subdivision at this time. So this creates a transition from RLT to RT, to the activity center which is the mixed use area. We think this makes a lot of sense and can develop very nicely on this and I think it also provides a little bit better buffer to the park. What this seeks to do, as Ms. Stover indicated, was reduce the amount of commercial overall that was allowed here. But really, we think it puts it where it needs to be and so we are reducing some C-1 and O-1 uses but we are maintaining that mix within the activity center.

There is another piece of this request, which is if you noticed, the area between parcel 6 that is outlined in red and Gibson Boulevard, there is a little triangular wedge. That piece was actually zoned as part of the sector plan RLT. Because it was part of a larger tract, we have requested to change that from RLT to RT so that all of tract 6 can be developed under the same zoning.

With that, I would be happy to answer any questions that you have at this time. We are in agreement with the staff reports findings and conditions as written.

CHAIR BEGAY: Commissioner Serrano.

COMMISSIONER SERRANO: I have a question. Mr. Strozier (mic was not turned on – inaudible) Environmental Health made comment in their (mic was not turned on – inaudible) . . . and said an air quality (mic was not turned on – inaudible)

MR. STROZIER: Madam Chair, Commissioner Serrano, we got that comment at pre-hearing discussion, we then went back and looked at the zoning code. The zoning code requires that a preliminary assessment be done for any sector plan amendment. There was quite a bit of traffic and air quality work done as part of the Rio Bravo Sector Plan, and if you look at appendix A, it includes a great bit of correspondence and tables related to this. It does not include the full report or modeling that MRGCOG did at the request of City Environmental Health. I worked with Mr. Dave Pennington from Parsons Brinkerhoff, who did the original work and jointly it came out under my signature, but he helped me with it. We put together a letter to Environmental Health that outlined the proposed change, compared it to the approved sector plan and then updated those tables that were in the sector plan. Basically, our conclusion was that based on this preliminary assessment, that the impact to air quality and co was negligible. It is hardly . . . not only is it less than 1%, it's much less than 1%. So, we provided that information to Ms. Catalina Laner at City Environmental Health. I talked to her this week to make sure that she had received that letter and if she had any comments/concerns or whether we needed to meet. She said she had received it, that she had given it a preliminary review and would be reading it in more detail and would get back to me. So, we feel we have done the preliminary assessment. The conclusion of that letter was that we didn't think that any additional

modeling for air quality analysis was justified, but if they felt differently then we would get together and meet and scope out whatever needed to be done and we have not heard any response on that.

CHAIR BEGAY: Any other questions for Mr. Strozier? Thank you sir. Anyone signed up Novella?

MS. TRUJILLO: Nobody.

CHAIR BEGAY: Nobody signed up. Ms. Stover, do you have any closing comments, Mr. Strozier? None. This is where you are supposed to say I urge your support.

MR. STROZIER: I urge your support.

CHAIR BEGAY: Okay. Do we have questions for anybody before we close the floor? Commissioner Serrano.

FLOOR CLOSED

COMMISSIONER SERRANO: I am prepared to make a motion. In the matter of 01138 01240, a request for an amendment to the Rio Bravo Sector Development Plan, I recommend that this be forwarded to the City Council for approval based on findings 1 through 4.

CHAIR BEGAY: Do we have a second?

COMMISSIONER SCHWARTZ: Second.

CHAIR BEGAY: A motion and a second on the floor, all those in favor? Opposed? Motion passes unanimously. Commissioner Serrano.

COMMISSIONER SERRANO: Thank you. In the matter of 01110-001241, a request for a zone map amendment, I recommend this be forwarded to the City Council for approval based on findings 1 through 4.

COMMISSIONER MCMAHAN: Second.

CHAIR BEGAY: A motion and a second on the floor, all those in favor? Opposed? Motion passes unanimously.

FINAL ACTION TAKEN

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to recommend approval to the City Council of 01138-01240, an amendment to the Rio Bravo Sector Development Plan, based on the following Findings.

FINDINGS:

1. This is a request for an amendment to the Rio Bravo Sector Development Plan to change zoning from R-LT to R-T for a portion of Parcel 4, SU-1 Mixed Use (O-1, 2.7 Acres, R-T, 6.8 acres and C-2, 4.1

acres) to SU-1 Mixed Use (C-2/O-1, 8.5 acres, R-2, 5.1 acres) for Parcel 5A and SU-1 for Mixed Use (O-1, 6.1 acres, R-T, 14.5 acres, and C-1, 8.9 acres) to RT for Parcel 6.

2. The amendment to the sector plan will further the goal of the Albuquerque/Bernalillo County Comprehensive Plan to create a quality urban environment that perpetuates the tradition of identifiable, individual but integrated communities that offers a variety and maximum choice in housing, transportation, work areas, and life styles while creating a visually pleasing environment by providing choices and variety in urban living.
3. The amendment to the sector plan will meet the intent of the West Side Strategic Plan by placing high-density residential and commercial uses within an activity area while removing commercial uses from an adjacent area. In addition, the amendment will provide a balance of residential, commercial and office uses.
4. The amendment to the Rio Bravo Sector Development plan will help reduce the large amount of commercial zoning as it currently exists but will maintain the mixed-use character as expressed by the plan.

MOVED BY COMMISSIONER SERRANO

SECONDED BY COMMISSIONER SCHWARTZ

MOTION CARRIED UNANIMOUSLY

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission voted to recommend approval to the City Council of 01110-01241, a zone map amendment from SU-1 for Mixed Uses; RLT to SU-1 for Mixed Use; RT for Parcels 5, 6 and a portion of Parcel 4, El Rancho Grande 1, based on the following Findings.

FINDINGS:

1. This is a request for a zone map amendment for Parcel 4 from R-LT to R-T, for Parcel 5A from SU-1 Mixed Use (O-1, 2.7 Acres, R-T, 6.8 acres and C-2, 4.1 acres) to SU-1 Mixed Use (C-2/O-1, 8.5 acres, R-2, 5.1 acres), and for from Parcel 6 SU-1 for Mixed Use (O-1, 6.1 acres, R-T, 14.5 acres, and C-1, 8.9 acres) to RT .
2. The zone map amendment to the sector plan will further the goal of the Albuquerque/Bernalillo County Comprehensive Plan to create a quality urban environment that perpetuates the tradition of identifiable, individual but integrated communities that offers a variety and maximum choice in housing, transportation, work areas, and life styles while creating a visually pleasing environment by providing choices and variety in urban living.
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4. The zone map amendment will help reduce the large amount of commercial zoning as it currently exists but will maintain the mixed-use character as expressed by the plan.

MOVED BY COMMISSIONER SERRANO
SECONDED BY COMMISSIONER MCMAHAN

MOTION CARRIED UNANIMOUSLY

0. 01110 01239
01138 01242
Project #1001442

Delubino or Geneva Jinzo request a zone map amendment from C-2 to R-2 for Lot 18 and a portion of Lot Z, Block A, Lavaland Addition, located on Yucca Drive NW between 53rd and 57th Street NW, containing approximately 0.34 acre. (K-11) Loretta Naranjo-Lopez, Staff Planner

STAFF PRESENT:

Russell Brito, Senior Planner

PERSON SPEAKING IN FAVOR OF THE REQUEST:

Geneva Jinzo, 2244 Ana Court, NW

NO ONE SPOKE IN OPPOSITION TO THE REQUEST:

CHAIR BEGAY: We are now on agenda item 10. Mr. Brito.

MR. BRITO: Madam Chair, Commissioner, agenda item number 10, case number 01138-01242, and 01110-01239, this is a request for an amendment to the West Route 66 Sector Development Plan and an associated zone map amendment request for an approximately .34 acre site, located on Yucca between 53rd and 57th. The site is currently zoned C-2, it is located just to the north of Central Avenue. Immediately to the east and the south of the subject site is also property zoned C-2. To the north is a property that is zoned RT. Staff looked at the request as a down zoning, from C-2 to R-2. The applicant has indicated that they wish to develop a pair of four plexes on the site, which would be an allowed use in the R-2 zone. Staff notes that this is a spot zone. It would be a zone that is different from any adjacent zone, but it would act as a transition from the less dense RT zone and the community commercial C-2 zone. The amendment to the West Route 66 Sector Development Plan would be to the approved zoning map, figure 24. Changing that zone map in the sector plan would allow the zone map amendment to go forward. Staff believes that both requests further the applicable goals and policies of the Comprehensive Plan and the West Side Strategic Plan and the West Route 66 Sector Development Plan. We are recommending approval of both requests.

CHAIR BEGAY: Thank you, Russell. Any questions for Mr. Brito? (none) Thank you. Applicant. Raise your right hand. Do you swear to tell the truth?

MS. JINZO: I do, I swear to tell the truth. I am Geneva Jinzo and I agree with everything that the planner said. We are aware that we did have a zoning for commercial and we request to come down to an R-2. That is what my husband and I would like.

CHAIR BEGAY: Thank you. Do we have any questions for the applicant? (none) Thank you. We have no one signed up, Novella?



ENVIRONMENTAL PLANNING COMMISSION

A G E N D A

Thursday, October 18, 2001, 8:00 a.m.

Plaza del Sol Hearing Room
Lower Level
600 2nd Street NW

MEMBERS

Elizabeth Begay, Chairman
Alan Schwartz, Vice Chair

Chuck Gara
Mick McMahan
Camilla Serrano

Susan Johnson
Larry Chavez
John Briscoe

NOTE: A LUNCH BREAK AND DINNER BREAK WILL BE ANNOUNCED AS NECESSARY.
Agenda items will be heard in the order indicated below unless modifications to the Agenda are approved by the EPC at the beginning of the hearing (see item 1A and 1B below); deferral and withdrawal requests (by applicants) are generally reviewed at this time.

There is no set time for cases to be heard; however, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. In the interest of time, the Chairman may establish time limitations on speakers. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak.

1. Call to Order.

- A. Announcement of changes and/or Additions to the Agenda.
- B. Approval of the Amended Agenda.
- C. Approval of Minutes for August 16, 2001.

2. 01221 00000 00126 The City of Albuquerque requests amendments to the Comprehensive, City Zoning Code Section 14-16-2-22, Special Use Zone. (B)(31), ROA 1994, a portion of the Zoning Code to allow for Wireless Telecommunication Facilities in conjunction with approved uses provided that certain requirements are met; amendment to Section 14-16-3-17 Wireless Telecommunications Regulations (A.) Setbacks (1.) a. b. c. (+d) and (15.) amendment to Horizontal Separation requirements for Free-standing Wireless Telecommunications Facilities. Cynthia Borrego-Archuleta, Staff Planner (**DEFERRED FROM AUGUST 16, 2001**)

3. 00110 00000 01504
Project # 1000894 Garcia/Kraemer & Associates, agents for Bernie & Juanita Sanchez request a zone map amendment from R-1 to PR for Lot 3 & Lot 4, Block 3, and Lot 7, Anayas Duranes Addition, located on Rio Grande Boulevard at the west end of San Venito Place and Alameda Drain between San Francisco Road and Rice Avenue, containing approximately .28 acre. (H-13) Loretta Naranjo-Lopez, Staff Planner **(DEFERRED FROM AUGUST 16, 2001)**

4. 01128 01073
Project #1001371 Nims Calvani & Associates, agents for the City of Albuquerque request approval of a site development plan for building permit for 4/Park Golf Course, municipal Addition No. 2, zoned SU-1 for Golf Course & Related Facilities, located on Copper Avenue between Eubank Boulevard NE and Wyoming Boulevard NE, containing approximately 178 acres. (K-20) Lola Bird, Staff Planner **(CONTINUED FROM SEPTEMBER 20, 2001)**

5. 01110 01233
01138 01234
Project #1001438 Consensus Planning, Inc., agents for AMC Development Services request a zone map amendment from R-D for Office to R-D for 15 DU/Acre plus an amendment to the East Atrisco Sector Development Plan for portions of Tracts 350 and 351 and the entire Tract of 352, Town of Atrisco Grant, located on Ladera Drive NW between 72nd Street and Ouray Road NW, containing approximately 5.838 acres. (H-10) Loretta Naranjo-Lopez, Staff Planner

6. 01128 01231
Project #1001436 Insite Architecture + Development, agents for Desert Springs Church, request approval of a site development plan for building permit for Lot L-1, Vista Del Norte, zoned SU-1 for O-1, located on Osuna Road NE and Edith Boulevard, containing approximately 10.25 acres. (E-16) Lola Bird, Staff Planner

7. 01128 01237
Project #1001440 Jack Harris, Architects, Inc., agents for Montano Development Company request approval of a site development plan for building permit for Tract D-3A, Hubbell Plaza, zoned SU-1 for Industrial, located on Coors Boulevard NW between Central Avenue and Bluewater Road NW, containing approximately .51 acre. (K-10) Loretta Naranjo-Lopez, Staff Planner

8. 01128 01250
Project #1001450 Consensus Planning, Inc., agents for Curb Inc., request approval of a site development plan for subdivision purposes for Tract 12, El Rancho Grande I, zoned SU-1 for Mixed Use, located on Gibson Boulevard SW between Unser Boulevard SW and Snow Vista Diversion Channel, containing approximately 24.5 acres. (M-9 & N-9) Deborah Stover, Staff Planner

9. 01110 01241
01138 01240
Project #1001443
Consensus Planning, Inc., agents for Curb Inc., request a zone map amendment from SU-1 for Mixed Use; R-LT to SU-1 for Mixed Use; R-T plus an amendment to the Rio Bravo Sector Development Plan for Parcels 5, 6, and portion of Parcel 4, El Rancho Grande 1, located on Gibson Boulevard SW between Unser Boulevard and Snow Vista Divrison Channel, containing approximately 43 acres. (M-9 & N-9) Deborah Stover, Staff Planner
10. 01110 01239
01138 01242
Project #1001442
Delubino or Geneva Jinzo request a zone map amendment from C-2 to R-2 for Lot 18 and a portion of Lot Z, Block A, Lavaland Addition, located on Yucca Drive NW between 53rd and 57th Street NW, containing approximately 0.34 acre. (K-11) Loretta Naranjo-Lopez, Staff Planner
11. 01110 01244
Project #1001445
The City of Albuquerque requests a zone map amendment to establish zoning for lands annexed into the City by the State Municipal Boundary Commission: SU-1 for C-2 Uses for Lots M1A1, M1A2, M1A3 and M1B, Seven Bar Ranch, Lot 1A, Riverwalk Marketplace, Lots A, B1, B2 and C, Paradise Hills IPTRN & Eagle Ranch TR2, and Unplatted/Sun Country Industries, Lot 3E1, Black Ranch and Lardner Tract, Lardner Tract; SU-1 for C-1 Uses and restaurant with liquor for on-premise consumption for Lot 13, Black Ranch, Partition of and Lots 1 and 2, Sawaya Addition; SU-1 for C-1 Uses for Lot 3A1, Black Ranch, and Lots 4 and 5, Black Ranch, Partition of, Lot 3D, Black Ranch, and Lot B, Sandia Upholstering Company; SU-1 for Church and Related Uses for Lutheran Church Site, Paradise Hills and Unplatted, All Saints Lutheran Church and Lot A1B, Taylor-Joel P; SU-1 for RA-1 and Wireless Telecommunications Facility for Lot A1, Taylor-Joel P, and Private Road Easement; SU-1 for RA-1 & processing, manufacturing, treatment and sale of herb products for Lot A2, Taylor-Joel P; SU-1 for Children's Home for ABQ Christian Home, ABQ Christian Children's Home; R-1 for Unplatted, Presley Co. of New Mexico; RA-1 for Lots 1, 2, 3 and 4, West Bank Estates and Lots A, B, C, Poole-Suzanne H; and SU-1 for Electric Utility Facility for Lots A, B and C, North Switching Station Addition and North Switching Station, North Switching Station, located west of the Rio Grande, south of NM 528 and north of Western Trail and Namaste Road NW, and along Interstate 25 between Montañño Road NE and San Antonio Drive NE, containing approximately 140 acres. (A-13-14, B-13-14, C-13, E-12, E-17, F-11-12, F-16-17) Russell Brito, Staff Planner
12. 01110 01245
Project #1001446
Tierra West LLC, agents for David & b Rebecca Gonzales, request a zone map amendment from R-1 to C-1 for Lot 6-A-1, North Fourth Street Homesite Addition, located on Montano Road NW between Fourth Street NW and Villa Canela Court NW, containing approximately 0.322 acres. (F-14) Lola Bird, Staff Planner

**EPC AGENDA
OCTOBER 18, 2001
PAGE 4**

13. 01128 01246
Project #1000163
Dekker Perich Sabatini agents for Wells Fargo Bank NM, request approval of a site development plan for building permit Lot 2A, North Albuquerque Acres, La Cueva Town Center, located on Wyoming between Paseo del Norte and Carmel Avenue, containing approximately 1.51 acres. (C-19) Deborah Stover, Staff Planner

14. 01110 01247
Project #1001447
Garcia/Kraemer & Associates, agents for Dr. Charles Walker request a zone map amendment from P to C-2 for a portion of Tract A1A2A, Carlisle Plaza Addition, located on Carlisle Boulevard between Candelaria Road and Alta Monte Drive, containing approximately 2.32 acres. (G-17) Lola Bird, Staff Planner

15. 01128 01258
Project #1001452
Isaac Benton & Associates AIA, agents for Department of Family and Community Services request approval of a site development plan for building permit, zoned SU-1 for Park & Recreation Facility, located on Marquette & Pennsylvania between Lomas and Central, containing approximately 15 acres. (K-19) Deborah Stover, Staff Planner

16. 01128 01248
Project #1001448
Dekker Perich Sabatini agents for First Church of Religious Science, request approval of a site development plan for building permit for Tract B, Federal Plaza, zoned SU-1 for O-1 Uses, located on Homestead Road between San Mateo and Madeira, containing approximately 3.7191 acres. (G-18) Lola Bird, Staff Planner

17. 01110 01249
Project #1001449
Tim House, agent for Zrite, Inc. request a zone map amendment from C-1 to C-2 for Lot 9, Block A, Unit 2, Kirtland Addition, located on the southeast corner of University and Gibson, containing approximately 3.0552 acres. (M-15) Loretta Naranjo-Lopez, Staff Planner

18. Other Matters.

19. Adjourn.



Staff Report

Agent	Consensus Planning
Applicant	Curb, Inc.
Requests	Amendment to the Rio Bravo Sector Development Plan Zone Map Amendment
Legal Description	Parcels 5, 6 and a Portion of Parcel 4, El Rancho Grande I
Location	Gibson Boulevard SW between Unser Boulevard and Snow Vista Diversion Channel.
Size	Approximately 43 acres
Existing Zoning	SU-1 for Mixed Use; R-LT
Proposed Zoning	SU-1 for Mixed Use; R-T

Staff Recommendation

APPROVAL of 01138 01240, a request for a sector plan amendment, based on the findings on page 8.

APPROVAL of 01110 01241, a request for a zone change, based on the findings on page 9.

Staff Planner

Deborah L. Stover, Planner

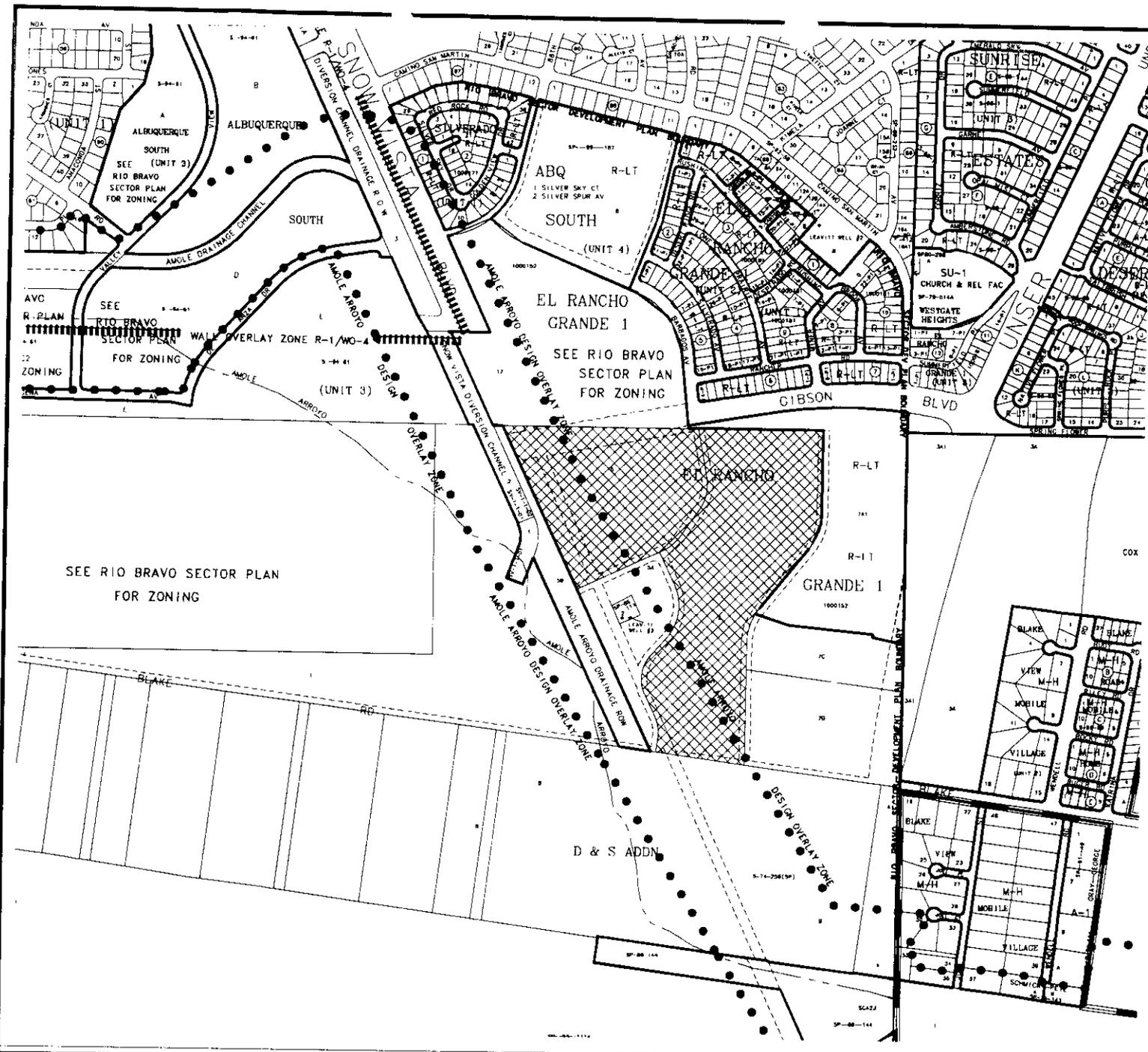
Summary of Analysis

This is a request for an amendment to the Rio Bravo Sector Development Plan and a zone map amendment to change the percentages of C-1, O-1 and to change the R-LT to R-T. The request would reduce the overall commercial zoning within this area but increase the residential component to 100% in Parcel 6 and intensify the density of the overall housing product on this parcel, which is appropriate according to the Rio Bravo Sector Development Plan. The amendment to the sector plan will further the goal of the Albuquerque/Bernalillo County Comprehensive Plan to create a quality urban environment as well as meeting the intent of the West Side Strategic Plan by placing high-density residential and commercial uses within an activity area while removing commercial uses from an adjacent area. In addition, the amendment will provide a balance of residential, commercial and office uses. The amendment to the Rio Bravo Sector Development plan will help reduce the large amount of commercial zoning as it currently exists but will maintain the mixed-use character. Staff recommends approval of this request be forwarded to the City Council.



Note: Shaded area indicates County Not to Scale

City Departments and other interested agencies reviewed this application from 9/7/01 to 9/21/01. Agency comments were used in the preparation of this report, and begin on page 10.



Note: Shaded area indicates County Not to Scale

ZONING MAP



Scale 1" = 807'

PROJECT NO.
1001443

HEARING DATE
10-18-01

MAP NO.
N-9

APPLICATION NO.
01138-00000-01240
01110-00000-01241



HISTORY MAP



Scale 1" = 807'

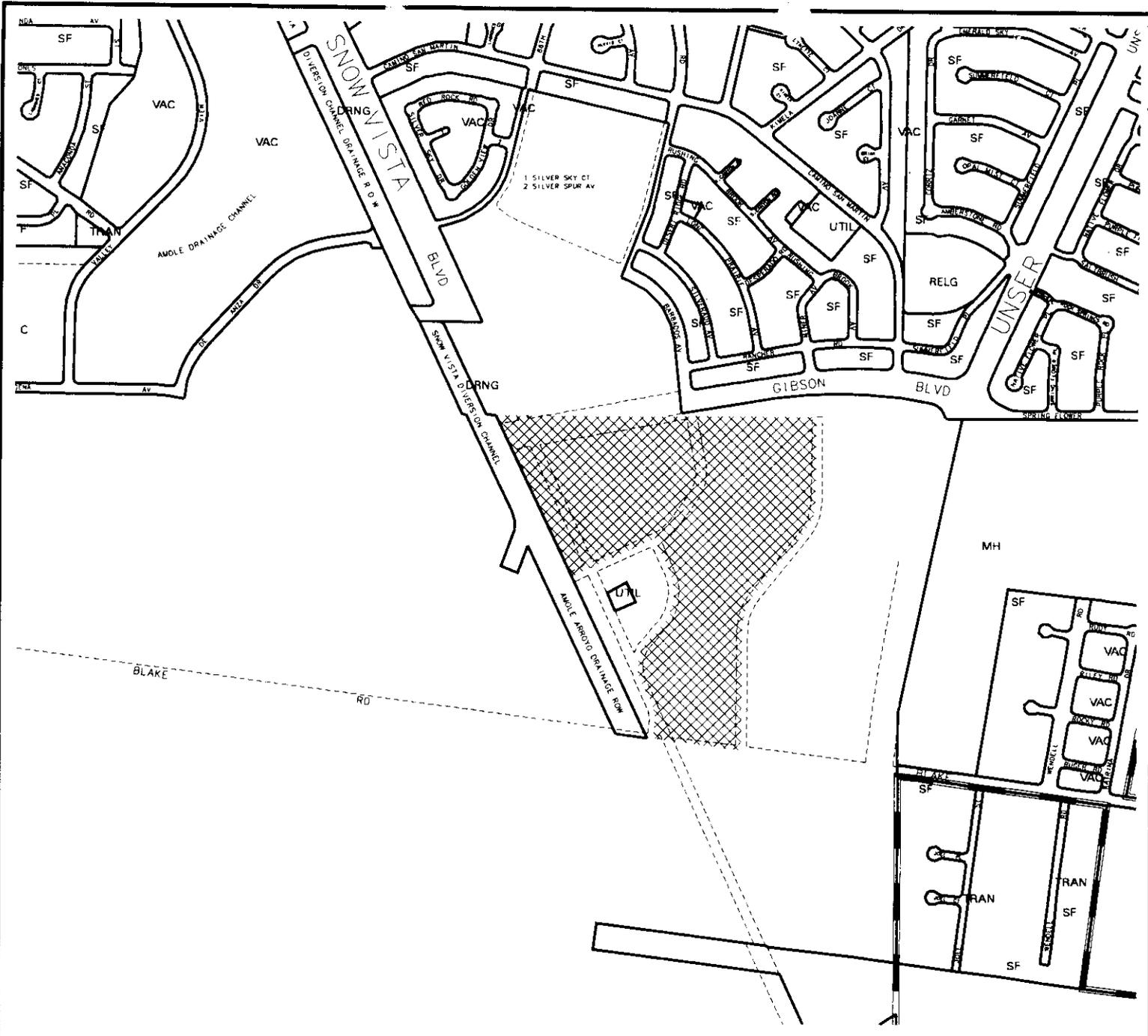
PROJECT NO.
1001443

HEARING DATE
10-18-01

MAP NO.
N-9

APPLICATION NO.
01138-00000-01240
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Note: Shaded area indicates County Not to Scale



Note: Shaded area indicates County Not to Scale

LAND USE MAP

KEY to Land Use Abbreviations

- AGRI Agricultural
- COMM Commercial-Retail, Service, Wholesale
- DRNG Drainage
- EDUC Public or Private School
- GOLF Golf Course
- MED Medical Office or Facility
- MFG Manufacturing or Mining
- MH Mobile Home
- MULT Multi-Family or Group Home
- OFF Office
- ORG Social or Civic Organization
- PARK Park, Recreation or Open Space
- PRKG Parking
- PUBF Public Facility
- RELG Religious Facility
- SF Single Family
- TRAN Transportation Facility
- UTIL Utility
- VAC Vacant Land or Abandoned Bldgs
- WH Warehousing & Storage



Scale 1"= 807'

PROJECT NO.
1001443

HEARING DATE
10-18-01

MAP NO.
N-9

APPLICATION NO.
01138-00000-01240
01110-00000-01241

Development Services Report

SUMMARY OF REQUEST

Requests	<i>Amendment to the Rio Bravo Sector Development Plan Zone Map Amendment</i>
Location	<i>Gibson Boulevard SW between Unser Boulevard and Snow Vista Channel</i>

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 for Mixed Use; R-LT	Developing Urban	Undeveloped
North	R-LT & SU-1 for Mixed Use	West Side Strategic Plan	Single-Family Homes & undeveloped
South	R-LT	Rio Bravo Sector Development Plan	Undeveloped
East	R-LT		Undeveloped
West	C-2, SU-1 for R-2 and R-T		Undeveloped

Background, History and Context

This is a request to amend the Rio Bravo Sector Development Plan and amend zoning in the area. A similar request was first made in May 2001 (01128-00000-00422). The request was deferred until July, at which time it was further deferred to September of 2001. The applicant withdrew the request at the September EPC public hearing.

The zoning for this site was established in 1999 with the adoption of the revised Rio Bravo Sector Development Plan (SD-87-4-1/Z-99-58/City Council Enactment No. 4-2000). The Sector Plan was revised and updated to more closely follow the guidelines, policies and intent of the West Side Strategic Plan (WSSP). The previous agent for this site, Community Sciences Corporation, wrote and prepared the revised Rio Bravo Sector Development Plan.

The site is surrounded by undeveloped property with single-family housing developing to the north of the site. A water utility (Leavitt Well #3) facility is located almost within the site to the west and adjacent to the Amole Arroyo.

APPLICABLE PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in the area designated Developing Urban by the *Comprehensive Plan* with a Goal to "create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment." Applicable policies include:

Policy a: The Established and Developing Urban Areas as shown by the plan map allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

Policy d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

Policy e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where integrity of existing neighborhoods can be ensured.

Policy f: Clustering of homes to provide larger shared open areas and houses oriented towards pedestrian or bikeways shall be encouraged.

Policy g: Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.

Policy h: Higher density housing is most appropriate in areas where a mixed density pattern is already established by zoning, in areas where it is compatible with existing area land uses, and in areas where a transition is needed between single-family homes and much more intensive development.

Policy i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

Policy j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- in small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- in larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- in free standing retailing and contiguous storefronts along streets in older neighborhoods.

Policy k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

Policy l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

Policy m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

West Side Strategic Plan

The *West Side Strategic Plan* (WSSP) was adopted in 1997. The WSSP area is bounded by the Sandoval County line on the north, the Rio Puerco Escarpment on the west, a line south of Gun Club Road (the Atrisco Grant line) on the south, and the Rio Grande on the east for areas north of Central, and Coors Boulevard on the east for areas south of Central. It encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on the Plan Boundary map on p.2 in the WSSP.

The WSSP is based on a Community Concept that identified seven communities in the plan and established a community-based urban form which defines areas for low density and open spaces as well as nodes of higher density development to support services and transit. Each community is comprised of villages and the plan describes uses that should occur in core and adjacent areas of the Community and Village centers. The WSSP strives to create and encourage a multi-nodal pattern of low-density and high-density forms.

The subject site is located just within the Bridge/Westgate Community designated by the WSSP. The boundaries of the Community roughly follow Central Avenue on the North, Coors Boulevard on the east, the 118th Street corridor on the west and Blake Road on the south. According to the WSSP, this community is planned to provide substantial growth capacity for Albuquerque at urban densities; "Growth will be encouraged in this area." Also, the site is partially located in WSSP designated Community Center. Applicable policies are:

- Policy 3.38: Urban style services are appropriate in the community. This area shall receive a high priority for public infrastructure spending.
- Policy 3.40: Support the location of mixed-use higher density development within this Community in the Core Area locations, and in Village Centers internal to the Community.
- Policy 3.42: Consider locating new public service facilities for the West Side in this Community, i.e., transit facilities, fire/police stations, libraries, or other community services.
- Policy 3.45: All existing plans, including the Rio Bravo Sector Plan, will be revisited and amended to reflect current priorities expressed in the West Side Strategic Planning process.

A Community Center is foreseen to have the following uses (page 88): Retail, service commercial, offices, public and quasi-public uses, entertainment, recreation and open space, medium to high density residential, middle or high school, large religious institutions.

Rio Bravo Sector Development Plan (Rank III)

The Rio Bravo Sector Development Plan was adopted in 1983 and revised in 1999/2000. It encompasses approximately 1,289 acres generally south of the existing Westgate Heights and Atrisco Village neighborhoods, one mile west of Coors Boulevard SW, one mile east of the Southwest Mesa escarpment ("ceja") and just south of Rio Bravo Boulevard. The plan contains updated land use and transportation elements to bring it into conformance with the West Side Strategic Plan policies, priorities and suggestions.

Mixed Use Zoning is described on page 45:

"In an effort to maintain the spirit of the original Plan's design philosophy, areas containing a combination of Commercial, Office and Residential zoning designations in close proximity are prescribed in Parcels 1, 5 and 34, allowing intensities to C-2 and R-2 (SU-1 zoned). Likewise, Parcels 6 and 16 are more akin to "Adjacent" areas found in the West Side Strategic Plan and are planned for SU-1, mixed use to C-1 and RT intensities."

Southwest Area Plan (Rank II)

The Southwest Area Plan was adopted in 1988. It encompasses 115 square miles bounded by the Rio Puerco on the West, I-40, Central Avenue and Woodward Avenue on the North, the Rio Grande (north of Woodward Avenue) and I-25 (south of Woodward Avenue) on the East and the Isleta Indian Reservation on the South.

The plan establishes a framework to follow the goals and policies of the Comprehensive plan in encouraging infill and other development within or adjacent to the existing urban water and service area prior to encouraging extensive growth beyond that boundary.

The subject site is located in Residential Area 5 of the Southwest Area Plan. The plan states that up to 9 dwelling units/acre can be accommodated in this area with out significant adverse impact on the environment or existing neighborhoods. Applicable policies include:

- Policy 6: The residential densities contained in Table 2 shall be those controlling zoning in the plan area.
- Policy 8: Between higher and lower intensity land uses and in areas adjacent to arterials, there shall be land uses which act as transition to avoid adjacent incompatible land uses.
- Policy 12: Neighborhood scale commercial and office uses shall be located within the village centers.
- Policy 26: The sector development plan for the proposed Westgate urban center shall include a centrally located urban park within the urban center.

Resolution 91-1998 (R-70)

This Resolution establishes an overall direction for implementation of the City's growth policies, with a framework emphasizing:

- development of community and regional activity centers and major transportation corridors (high capacity corridors); encourage increased densities and mixed uses in activity centers and corridors; meet the needs of residents closer to their homes or employment to decrease Vehicle Miles Traveled and automobile dependence.
- maintenance, enhancements and upgrades of roads and utilities in the core area, to prevent deterioration of existing communities and to encourage infill; diversify the Downtown land use mix with public facilities, hotels, office and retail development, more and higher density housing; generate more activity and attract more private investment in the Downtown area.
- enhance transit system performance, consistent with the principles of a compact urban form and a network of centers and corridors; improve the viability of transit as an alternative to the single-occupancy vehicle and reduce Vehicle Miles Traveled; improve pedestrian mobility and the character of the pedestrian environment, transit orientation and bicycle connections, within centers and corridors.
- plan the timing of road and utility construction to ensure orderly growth, and coordinate capacity increases and street extensions; transportation improvement programs must recognize the significance of natural, historic, and cultural resources and include strategies for minimizing adverse impacts on them.

Long Range Roadway System

The Long Range Roadway System designates Gibson Boulevard as a Principal Arterial, Blake Road as a collector, and 86th Street as a collector. The Long Range Roadway System proposes a bike lane on Blake Road.

ANALYSIS

Conformance to Adopted Plans, Policies, and Ordinances

This is a request for an amendment to the Rio Bravo Sector Development Plan as well as a zone map amendment from:

PARCEL 4: R-LT to R-T

PARCEL 5A: SU-1 Mixed Use (O-1, 2.7 Acres, R-T, 6.8 acres and C-2, 4.1 acres) to SU-1 Mixed Use (C-2/O-1, 8.5 acres, R-2, 5.1 acres)

PARCEL 6: SU-1 for Mixed Use (O-1, 6.1 acres, R-T, 14.5 acres, and C-1, 8.9 acres) to RT

The request will increase the amount of commercial (C-2) zoning within Parcel 5A by 4.5 acres, but will reduce the overall acreage of commercially zoned property by eliminating 8.9 acres of C-1 zoning in Parcel 6. So while commercial zoning would increase in Parcel 5A, all 8.9 acres of commercial zoning in Parcel 6 would be replaced with residential zoning and land uses. This is an acceptable amendment in the Rio Bravo Sector Plan, as the Parcel 6 area is outside the Community Core Area center as per the West Side Strategic Plan (WSSP) (see illustration 7 on page 24 in the Rio Bravo Sector Development Plan). According to this plan, no commercial activity is allowed in an area adjacent to the activity centers. This amendment to the plan would place the commercial land uses as well as higher density residential within the designated activity center and bring the adjacent center into conformance with the WSSP by replacing the commercial uses with residential uses. The submittal reflects the priorities of the West Side Strategic Plan by repositioning the land uses to correspond with activity centers and adjacent areas.

The applicant provides a table (Table 1, p. 7) with the submittal that shows the existing zoning with corresponding acreage. At the bottom of the same page, Table 2 provides the suggested change in percentages of the sector plan changes. The overall proposal would have little effect on the total acreages, but would result in less O-1 zoning, less R-2 zoning, more C-2 zoning and more R-T zoning.

Although the Rio Bravo Sector Development Plan does not explicitly define Mixed Use zoning or what ratio of land uses should be present in the zone, it does state on Page 45 of the plan that Mixed Use is described as "areas containing a combination of Commercial, Office and Residential zoning designations in close proximity". The land use allotment for the SU-1 Mixed Uses zoning and the arrangement of these land uses will benefit from guidance from the Planning Commission regarding what type and mix of development is appropriate for the Mixed Use category.

Approval of this request would have a negligible effect on the remainder of the Community Core Area. The change of zone categories for Parcel 4 would have little effect on the overall area, as it is a very small piece. The affect of changing the zoning to R-T for the entire piece known as Parcel 6 would result in the elimination of 8.9 acres of C-1 zoned property and would increase the residential component to 100% and intensify the density of the overall housing product on this parcel, which is appropriate according to the Rio Bravo Sector Development Plan. Parcel

5A, which is in the Community Core Area, requires a minimum acreage of residential property in order to ensure the Mixed Use element required by the zoning. To that end, the applicant submitted an amended request stating the amount of acreage proposed for residential, commercial and office zoning. This ensures that residential development will occur on 5.1 acres within the Community Core and that the vision of a mixed-use community will become reality.

Concerns of Reviewing Agencies / Pre-Hearing Discussion

The Environmental Health, states that an AQIA will be required, as is standard for any sector development plan amendment.

Neighborhood Concerns

Staff has not received any correspondence from any interested parties concerning this request.

Conclusions

The request for an amendment to the Rio Bravo Sector Plan and zone map amendment will help further the applicable goals and policies of the related plans and policies. Staff recommends approval of this request.

FINDINGS – 01138 01240, October 18, 2001 – Sector Plan Amendment

1. This is a request for an amendment to the Rio Bravo Sector Development Plan to change zoning from R-LT to R-T for a portion of Parcel 4, SU-1 Mixed Use (O-1, 2.7 Acres, R-T, 6.8 acres and C-2, 4.1 acres) to SU-1 Mixed Use (C-2/O-1, 8.5 acres, R-2, 5.1 acres) for Parcel 5A and SU-1 for Mixed Use (O-1, 6.1 acres, R-T, 14.5 acres, and C-1, 8.9 acres) to RT for Parcel 6.
2. The amendment to the sector plan will further the goal of the Albuquerque/Bernalillo County Comprehensive Plan to create a quality urban environment that perpetuates the tradition of identifiable, individual but integrated communities that offers a variety and maximum choice in housing, transportation, work areas, and life styles while creating a visually pleasing environment by providing choices and variety in urban living.
3. The amendment to the sector plan will meet the intent of the West Side Strategic Plan by placing high-density residential and commercial uses within an activity area while removing commercial uses from an adjacent area. In addition, the amendment will provide a balance of residential, commercial and office uses.
4. The amendment to the Rio Bravo Sector Development plan will help reduce the large amount of commercial zoning as it currently exists but will maintain the mixed-use character as expressed by the plan.

RECOMMENDATION - 01138 01240, October 18, 2001

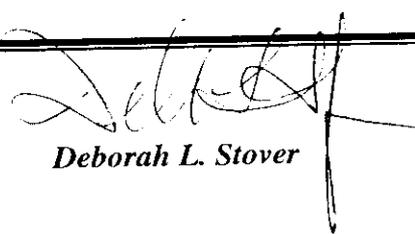
That APPROVAL of 01138 01240, a request for an amendment to the Rio Bravo Sector Development Plan, for Parcels 5A, 6 and a portion of Parcel 4, El Rancho Grande I, be forwarded to the City Council based on the preceding Findings.

FINDINGS – 01110 01241, October 18, 2001 – Zone Map Amendment

1. This is a request for a zone map amendment for Parcel 4 from R-LT to R-T, for Parcel 5A from SU-1 Mixed Use (O-1, 2.7 Acres, R-T, 6.8 acres and C-2, 4.1 acres) to SU-1 Mixed Use (C-2/O-1, 8.5 acres, R-2, 5.1 acres), and for from Parcel 6 SU-1 for Mixed Use (O-1, 6.1 acres, R-T, 14.5 acres, and C-1, 8.9 acres) to RT .
2. The zone map amendment to the sector plan will further the goal of the Albuquerque/Bernalillo County Comprehensive Plan to create a quality urban environment that perpetuates the tradition of identifiable, individual but integrated communities that offers a variety and maximum choice in housing, transportation, work areas, and life styles while creating a visually pleasing environment by providing choices and variety in urban living.
3. The zone map amendment meets the intent of the West Side Strategic Plan by placing high-density residential and commercial uses within an activity area while removing commercial uses from an adjacent area.
4. The zone map amendment will help reduce the large amount of commercial zoning as it currently exists but will maintain the mixed-use character as expressed by the plan.

RECOMMENDATION - 01110 01241, October 18, 2001

That APPROVAL of 01110 01241, a request for a zone map amendment, for Parcel 4 from R-LT to R-T, for Parcel 5A from SU-1 Mixed Use (O-1, 2.7 Acres, R-T, 6.8 acres and C-2, 4.1 acres) to SU-1 Mixed Use (C-2/O-1, 8.5 acres, R-2, 5.1 acres), and for Parcel 6 from SU-1 for Mixed Use (O-1, 6.1 acres, R-T, 14.5 acres, and C-1, 8.9 acres) to RT, be forwarded to the City Council based on the preceding Findings.


Deborah L. Stover

Planner

cc: Curb Inc., 6301 Indian School Rd. NE, Suite 208, Albuquerque, NM 87110
Consensus Planning, 924 Park Ave. SW, Albuquerque, NM 87102
Theresa Rios Sandoval, Westgate Heights NA, 1505 Gschwind Pl. SW, Albuquerque, NM 87121
Arthur Gonzales, Westgate Heights NA, 8704 Shone SW, Albuquerque, NM 87121

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

“Reviewed no comments.”

PUBLIC WORKS DEPARTMENT

Transportation Development Services:

No adverse comment on the proposed zone change. Dedication of the proposed right-of-way for Gibson Boulevard and infrastructure improvements must be addressed at the time of further subdivision.

Utility Development:

No utility comment.

Traffic Engineering Operations:

No comment received.

Hydrology:

Hydrology has no objection to the amendment to the Zone Code for SU-1 for Mixed Use, RT or to the Sector Development Plan.

Transportation Planning:

No recommendation regarding zone changes. In addition, the following comments are provided as information for subsequent actions: The right-of-way width for Gibson Boulevard here has been established at 124 feet; that width will need to be dedicated by appropriate legal instrument. Furthermore, the Long Range Bikeway System map indicates a Gibson bikeway corridor; accordingly, the City Traffic Engineer may require dedication of additional right-of-way for some type of bikeway along Gibson.

RECOMMENDED CONDITIONS FROM CITY ENGINEER:

None.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

An Air Quality Impact Assessment (AQIA) study is required for this proposal for two reasons. First, the City Zoning Code § 14-16-3-14 (p. 226) states that an AQIA is required for “Any sector development plan or sector development plan amendment”. Second, the 6-8 acres of C-2 zoning necessitates an

AQIA. As the Zone Code states, the threshold for zone change requests for commercial zoning is 4 acres (p. 227).

Environmental Services Division

NEIGHBORHOOD SERVICES

“Westgate Heights (a recognized association) was notified.”

PARKS AND RECREATION

Planning and Design

The Parks & Recreation Department has no objection to the zone map amendment. The park dedication requirements for the subject property have been met via the execution of a park dedication agreement between the City of Albuquerque and the applicant for a neighborhood park located on Parcel 5A, as platted on the Bulk Land Plat. This future park is located immediately west of Parcel 6 and will serve future residential developments south of Gibson, west of Unser, and east of 98th. A future trail is planned along the Snow Vista Channel, its final alignment has not been determined.

OPEN SPACE DIVISION

The western portion of the subject property lies within the Amole Arroyo Design Overlay Zone as denoted in the *Amole Arroyo Corridor Plan*, a Rank III plan adopted by the Albuquerque City Council in 1991 and the Bernalillo County Commission in 1992. Future development must be in compliance with all goals/policies/regulations of that plan.

POLICE DEPARTMENT/Planning

“No Comment.”

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

“No Adverse Comment.”

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

“No Comment.”

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN FLOOD CONTROL AUTHORITY

No objection to zone map amendment. Prior to development, a Grading & Drainage Plan conforming to AMAFCA's Amole-Hubbell Drainage Management Plan will be required.

ALBUQUERQUE PUBLIC SCHOOLS

Request for a zone map amendment and sector plan amendment (43 acres SU-1 for mixed use; R-LT to SU-1 for mixed use; R-T) of the Rio Bravo Sector Development Plan located on Gibson SW between Unser SW and Snow Vista Diversion Channel. The development of parcels **4,5, and 6 of El Rancho Grande I** will impact Mary Ann Binford Elementary School, Truman Middle School, and West Mesa High School. The APS facilities in the area have recently, and continue to be expanded and upgraded. In the fall of 1998, the district opened a new elementary school (Painted Sky). A middle school (Jimmy Carter) opened in the fall of 2000, and an elementary school is slated to open in the fall of 2003. Regardless of the recent and planned additions to existing educational facilities, the region's growth may well outpace the district's ability to construct new schools. As schools become overcrowded, boundary changes, alternative schedules, transportation to less crowded schools, and/or combinations of the above strategies may be employed to relieve schools with large numbers of students.

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

“Approval should be dependent on the results of the TIS and AQIA regarding the affect of the proposed changes.”

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION**

ENVIRONMENTAL PLANNING COMMISSION

Number: 01138 01240/01110 01241

October 18, 2001

Page 14



Memorandum

To: Debbie Stover, City Development Services, Case Planner

From: Jackie Fishman, AICP, Senior Planner *JF*

Date: October 9, 2001

Re: Project #1001443/01138-00000-01240; 01110-00000-01241

Per our conversation this morning, the applicant has agreed to amend his request for Parcel 5a to SU-1 for C-2/O-1 (8.5 acres) and SU-1 for R-2 (5.1 acres). The original request was for SU-1 for C-2 (6-8 acres) and SU-1 R-2/O-1 (6-8 acres). Our understanding is that staff would like to ensure that residential use is maintained on this parcel. In addition, this would allow some flexibility in the non-residential portion of the property.

The Rio Bravo Sector Development Plan designated this parcel as SU-1 for O-1 (2.7 acres), SU-1 for C-2 (4.1 acres), and SU-1 for R-2 (6.8 acres). The revised request is still consistent with the West Side Strategic Plan amendments and our justification which sought a transfer of non-residential use from Parcel 6 to Parcel 5a and a minor transfer of residential use from Parcel 5a to Parcel 6.

Please call me at 764-9801 if you have any questions or desire any additional information.

C: Charles Haegelin, Curb, Inc.

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION	Supplemental form S	ZONING	Supplemental form Z
<input type="checkbox"/> Major Subdivision Plat		<input type="checkbox"/> Annexation & Zone Establishment	
<input type="checkbox"/> Minor Subdivision Plat		<input checked="" type="checkbox"/> Sector Plan	
<input type="checkbox"/> Vacation	V	<input checked="" type="checkbox"/> Zone Change	
<input type="checkbox"/> Variance (Non-Zoning)		<input type="checkbox"/> Text Amendment	
SITE DEVELOPMENT PLAN	P	<input type="checkbox"/> Special Exception	E
<input type="checkbox"/> ...for Subdivision Purposes		APPEAL / PROTEST of...	A
<input type="checkbox"/> ...for Building Permit		<input type="checkbox"/> Decision by: Planning Director	
<input type="checkbox"/> IP Master Development Plan		or Staff, DRB, EPC, Zoning Board of	
<input type="checkbox"/> Cert. of Appropriateness (LUCC) L		Appeals, LUCC	

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: CURB, INC. PHONE: (505) 881-9190
 ADDRESS: 6301 Indian School Rd. NE, Suite 208 FAX: (505) 888-1831
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: _____
 Proprietary interest in site: Owner
 AGENT (if any): Consensus Planning, Inc. PHONE: 764-9801
 ADDRESS: 924 Park Avenue SW FAX: 842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

DESCRIPTION OF REQUEST: Zone Map and Sector Plan Amendment (Rio Bravo Sector Development Plan)

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Parcels 5, 6, and Portion of Parcel 4 Block: _____ Unit: _____
 Subdiv. / Addn. El Rancho Grande I
 Current Zoning: SU-1 for Mixed Use; R-LT Proposed zoning: SU-1 for Mixed Use; R-T
 Zone Atlas page(s): M-9, N-9 No. of existing lots: 3 No. of proposed lots: N/A
 Total area of site (acres): 43 ac. Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
 Within city limits? Yes. No but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
 UPC No. 1009-0554-0007-140150; 1009-0543-9043-810344 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Gibson Boulevard SW
 Between: Unser Boulevard and Snow Vista Diversion Channel

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z, V., S., etc.):
01128-00000-00422 P# 1001154, 1000176

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: _____

SIGNATURE Jacqueline Fishman DATE 8/29/01
 (Print) Jacqueline Fishman Applicant Agent

FOR OFFICIAL USE ONLY

Form revised September 2000

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>01138 -00000 -01240</u>	<u>SDPAM</u>	<u>Z</u>	<u>\$ 65.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>01110 -00000 -01241</u>	<u>ZAPAM</u>	<u>Z</u>	<u>\$1055.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	<u>\$</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	<u>\$75.00</u>
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	<u>\$</u>
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	<u>\$</u>
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	<u>Total</u>
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	<u>\$ 1195.00</u>

Hearing date Oct. 18, 2001

Rolando Delgado Aug 30, 2001
 Planner signature / date

Project # 1001443

FORM Z: ZONE MAP AMENDMENT AND ZONING CODE TEXT AMENDMENT

ANNEXATION AND ESTABLISHMENT OF ZONING

- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Property Boundary Survey prepared by a licensed professional surveyor
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

SECTOR DEVELOPMENT PLAN PHASE I - DRB CONCEPTUAL PLAN REVIEW (Unadvertised)

SECTOR DEVELOPMENT PLAN PHASE II - EPC FINAL REVIEW & APPROVAL (Public Hearing)

SECTOR DEVELOPMENT PLAN PHASE II - DRB FINAL SIGN-OFF (Unadvertised)

- Copy of findings from required pre-application meeting (for the DRB conceptual plan review only)
 - Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
 - Zone Atlas map with the entire plan area precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (for EPC final review and approval public hearing only)
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form (for EPC final review and approval public hearing only)
 - Fee for final review and approval only (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Refer to the schedules for the dates, times and places of D.R.B. unadvertised meetings and E.P.C. hearings. **Your attendance is required.**

AMENDMENT TO ZONE MAP (ZONE CHANGE)

- Application for sector development plan amendment (required only if site is within a sector plan's boundaries.)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - NOTE: Justifications must adhere to the policies contained in "Resolution 270-1980"
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

AMENDMENT TO SECTOR DEVELOPMENT PLAN

- Proposed Amendment referenced to the materials in the sector plan being amended
 - Sector Plan to be amended with materials to be changed noted and marked
 - Zone Atlas map with the entire plan area precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATIONS TEXT

- Amendment referenced to the sections of the Zone Code being amended
 - Sections of the Zone Code to be amended with text to be changed noted and marked
 - Letter briefly describing, explaining, and justifying the request
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. **Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

JACQUELINE FISHMAN
 Applicant name (print)
Jacqueline Fishman
 AGENT
 Applicant signature / date 8/28/01



Form revised September 2000

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 0110 - 0000 - 01241
 01138 - 0000 - 01240

Robert Delatorre
 Planner signature / date
 Project # 1001443

CITY OF ALBUQUERQUE
TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY ASSESSMENT (AQIA) FORM

APPLICANT: CURB, INC Date of request: 8/27/01 Zone atlas page(s): M-N 9

CURRENT: Zoning SU-1 MIXED USE Legal Description - PARCELS 5+6,
 Parcel Size (acres / sq.ft.) 43 AC Lot or Tract # PORTION OF 4 Block # _____
 Subdivision Name EL RANCHO GRANDE

REQUESTED CITY ACTION(S):

- | | | | |
|--------------------------|---|-------------------------|---------------------|
| Annexation [] | Sector Plan [<input checked="" type="checkbox"/>] | Site Development Plan: | Building Permit [] |
| Comp. Plan Amendment [] | Zone Change [<input checked="" type="checkbox"/>] | a) Subdivision [] | Access Permit [] |
| | Conditional Use [] | b) Bui'd'g Purposes [] | Other [] |
| | | c) Amendment [] | |

PROPOSED DEVELOPMENT:

- No construction / development []
 New Construction []
 Expansion of existing development []

GENERAL DESCRIPTION OF ACTION: See Attached.

- # of units - _____
 Building Size - _____ (sq. ft.)
 parcel 4: RL1 to RT
 parcel 6: SU1 to RT
 parcel 5: R-2/01 6-8Ac } Com
 C2 6-8Ac }

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative Guadalupe Fulem Date 8/29/01
 (To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [] BORDERLINE []

PWD, Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3991 or 3994

THRESHOLDS MET? YES [] NO [] Mitigating reasons for not requiring TIS: Previously studied: []

Notes: However, TIS will be deferred till actual development proposal is ready for submittal. (Prior to).

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

Joseph D. Montano August 27, 2001
 for TRAFFIC ENGINEER DATE

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [] NO [] BORDERLINE []

ENVIRONMENTAL HEALTH DEPT. Air Quality Div 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

THRESHOLDS MET? YES [] NO [] Mitigating reasons for not requiring AQIA: Previously studied: []

Notes: Please see City zoning code §14-16-3-14.5 - Any sector dev plan or sector dev plan amendment requires an aquia.

See §14-16-3-14.5 D-b threshold for commercial for zone change is 4 Acres.

IF AN AQIA IS REQUIRED: a scoping meeting must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

Catalina Lehner Aug 29, 2001
 ENVIRONMENTAL HEALTH DATE

Required TIS and / or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS	- SUBMITTED	___/___/___	_____	_____
	- FINALIZED	___/___/___	TRAFFIC ENGINEER	DATE
AQIA	- SUBMITTED	___/___/___	_____	_____
	- FINALIZED	___/___/___	ENVIRONMENTAL HEALTH	DATE

CURB, INC.
6301 Indian School Road NE
Suite 208
Albuquerque, New Mexico 87110
Telephone (505) 881-9190

August 28, 2001

Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

To Whom It May Concern:

This letter hereby gives Consensus Planning permission to work as agent on Curb Inc.'s behalf regarding application for Zone Map Amendment and Sector Plan Amendment for Parcels 5, 6 and a portion of Parcel 4, Rio Bravo Sector Plan; and, additionally, application for Site Plan for Subdivision for Parcel 12, Rio Bravo Sector Plan. Thank you.

Sincerely,



Stan Strickman, Vice President

1. INTRODUCTION

This request consists of a zone map amendment and sector plan amendment to the Rio Bravo Sector Development Plan. It covers approximately 43 acres located west of Unser Boulevard and south of Blake Road SW, contained within Parcels 5a and 6, and a portion of Parcel 4 as designated by the Rio Bravo Sector Development Plan (see zoning graphic on the following page).

The property was the subject of a recent request before the Environmental Planning Commission (EPC) for approval of a Site Development Plan for Subdivision (01128-00000-00422). The EPC deferred the case in order to allow a resubmittal "that better reflects the land use combinations of the site's SU-1 for Mixed Use zoning". The applicant subsequently decided to withdraw the request and submit a new and expanded request in light of EPC's comments, a PRT meeting held on August 13, 2001, as well as the West Side Strategic Plan (WSSP) amendments currently before the City Council. Planning staff requested that the applicant analyze the WSSP amendments as they relate to the entire West Side Community Center 98th/Gibson Community Activity Area (as designated by the WSSP). This request is being submitted simultaneously, but under separate application, with a request for Site Plan for Parcel 12 (referred to as Parcel 1 by the Rio Bravo SDP).

Parcel 5a, approximately 13.6 acres (16.26 if rights-of-way are included), is proposed to be revised to include 6-8 acres of SU-1 for R-2/O-1 and 6-8 acres of SU-1 for C-2 uses. Parcel 6, approximately 25.5 acres, is proposed for R-T zoning. A small portion of Parcel 4, 1.3 acres zoned R-LT, is proposed for R-T zoning as well.

2. SITE CHARACTERISTICS

The subject property is designed as a mixed-use area that will become an important employment center and residential area. The surrounding area has undergone significant change in recent years and has seen a great deal of residential development and significant infrastructure improvements. Some of the changed conditions include:

- Significant residential development (zoned R-LT) has occurred to the north of this property. The property to the east is currently under construction for single family residential development. Vacant residentially zoned property is to the south and west.
- Due to the alignment of Gibson Boulevard right-of-way, a portion of Parcel 4 (zoned R-LT) is located to the south of Gibson and adjacent to Parcel 6 and 7. A bulk land plat was completed through the DRB earlier this year.

Adjacent Land Uses and Zoning

Direction	Zoning	Land Use
North	R-LT	Under development
South	R-LT	Vacant
East	R-LT	Under construction
West	Snow Vista Channel, Park, SU-1 for R-2, R-T	Vacant

3. ZONE MAP AMENDMENT JUSTIFICATION – APPLICABLE PLANS AND POLICIES *Albuquerque/Bernalillo County Comprehensive Plan*

This request is consistent with the *Albuquerque/Bernalillo County Comprehensive Plan's* policies for land use and economic development. The property is located in the Developing Urban area as designated by the Plan, which outlines several goals and policies for development in this area.

The Goal is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

- Policy a The Established and Developing Urban Areas as shown by the plan map allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.
- Policy d The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions, and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.
- Policy e New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where integrity of existing neighborhoods can be ensured.
- Policy f Clustering of homes to provide larger shared open areas and houses oriented towards pedestrian or bikeways shall be encouraged.
- Policy g: Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.
- Policy h: Higher density housing is most appropriate in areas where a mixed density pattern is already established by zoning, in areas where it is compatible with existing area land uses, and in areas where a

transition is needed between single family homes and much more intensive development.

- Policy i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.
- Policy j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:
- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
 - In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
 - In free standing retailing and contiguous storefronts along streets in older neighborhoods.
- Policy k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.
- Policy l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.
- Policy m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

The economic development goal and policies covered by this request includes the following:

The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

- Policy a New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.
- Policy b Development of local businesses as well as the recruitment of outside firms shall be emphasized.

This request is consistent with Comprehensive Plan policies by proposing a fully conceived mixed use development which will complement the adjacent residential

development to the north, offer areas for work and shopping to the immediate neighborhood, and allow for institutional use adjacent to the trail network. The SU-1 designation on Parcel 5a will facilitate urban design goals as stated in the Plan.

West Side Strategic Plan

The intent of the *West Side Strategic Plan* is to guide future growth and development on Albuquerque's West Side through a framework of goals and strategic policies. This zone map amendment request is consistent with the *West Side Strategic Plan's* Goal 10, which states:

"The Plan should create a framework to build a community where citizens can live, work, shop, play, and learn together while protecting the unique quality of life and natural and cultural resources of West Side residents."

Bridge/Westgate Community Center (approximately 4,900 acres) is designated as a Priority 1 City Service Area in the Phasing Plan for Decade I and II (1995-2015). The WSSP states that much of the transportation system is either existing or planned in this Community Center. Community Center uses deemed most appropriate by the WSSP include retail, service commercial, offices, public and quasi-public uses (library, police, fire, etc.), and entertainment. Appropriate adjacent uses as stated in the Plan include recreation and open space, medium to high density residential, middle or high school, large religious institutions. Parcel 5a lies within the Community Activity Center, as designated by the proposed amendments to the West Side Strategic Plan (see following page).

Specific policies outlined in the current WSSP for this Community that pertain to this request includes:

- Policy 1.3 Commercial development shall be encouraged in concentrated clustered areas rather than new strip developments. Zone changes to commercial, industrial, or office uses for areas outside the cores are strongly discouraged in order to reinforce the neighborhood and community centers. Changes of commercial and office zoning outside the centers to residential use is encouraged.
- Policy 3.38 Urban style services are appropriate in the community. This area shall receive a high priority for public infrastructure spending.
- Policy 3.40 Support the location of mixed use higher density development within this community in the activity centers internal to the Community.
- Policy 3.42 Consider locating new public service facilities for the West Side in this Community, i.e., transit facilities, fire/police stations, libraries, or other community services.

Policy 3.45 All existing plans, including the Rio Bravo Sector Plan, will be revisited and amended to reflect current priorities expressed in the West Side Strategic Planning process.

This request is consistent with WSSP policies and goals by providing a vibrant mixed use area balanced between mixed density residential, neighborhood and community commercial, and office uses thus cutting down vehicle miles traveled by automobile in an area where urban level services are available. The proposal to rezone Parcel 6 from SU-1 for R-T, C-1, and O-1 uses to R-T is consistent with the proposed WSSP amendments by transferring the non-residential uses to the Community Activity Center (comprised of Parcels 1, 5a, 5b, and 5c). The proposed reconfiguration of the mixed use for Parcel 5a remains consistent with WSSP policies for Community Activity Areas and Parcel 6 becomes more consistent with policies for adjacent areas. The portion of Parcel 5 that is proposed for office and/or residential uses would be appropriate for a library, community center, police substation, etc., consistent with the WSSP policies.

Rio Bravo Sector Development Plan

The Rio Bravo Sector Development Plan, revised in 1999, encompasses 1,289 acres. The revisions were made to bring the Plan into conformance with the WSSP. The applicant was a primary sponsor of the Rio Bravo Sector Development Plan. The Plan describes land uses for each parcel covered by this request, as well as other parcels within the Community Activity Center (see Land Use/Zoning tables on following page). The proposed amendments maintain the mixed-use character as expressed by the plan, but reduce the amount of commercial within these tracts by approximately 6 acres. The Rio Bravo Sector Plan has a large amount of commercial zoning and the proposed reduction in commercial should reduce traffic generation while maintaining the community core and mixed-use concepts of the plan. Note that differences in acreage have occurred due to the Rio Bravo Sector Development Plan using "estimated gross acres" and the recent bulk land plat approved by the Development Review Board, which shows net acres.

Table 1: LAND USE/ZONING BY PARCEL

<u>Existing (gross acres)</u>		<u>Proposed (net acres)</u>
Parcels East of Snow Vista Channel Covered by this request		
Parcel 5a	SU-1 for O-1 (2.7 ac)	SU-1 for R-2/O-1 (6-8 ac)
	SU-1 for R-2 (6.8 ac)	SU-1 for C-2 (6-8 ac)
	SU-1 for C-2 (4.1 ac)	
Parcel 6	SU-1 for R-T (14.5 ac)	R-T (25.5 ac)
	SU-1 for C-1 (8.9 ac)	
	SU-1 for O-1 (6.1 ac)	
Portion of Parcel 4	R-LT (1.3 ac)	R-T (1.3 ac)
The following parcels are within the Core Area, but are not part of this request. They are presented here for analysis purposes only.		
Parcel 1	SU-1 for O-1 (5.4 ac)	no change
	SU-1 for R-2 (13.4 ac)	
	SU-1 for C-2 (8.1 ac)	
Parcel 5	Park (5.0 ac)	no change
Parcels West of Snow Vista		
Parcel 34	SU-1 for R-2 (10.0 ac)	no change
	SU-1 for C-2 (6.0 ac)	
	SU-1 for O-1 (4.0 ac)	
Parcel 35	C-2 (31.1 ac)	no change
Parcel 5b	SU-1 for R-2 (12.2 ac)	no change
	SU-1 for R-T (12.2 ac)	
Parcel 5c	SU-1 for R-2 (10.2 ac)	no change
	SU-1 for R-T (10.2 ac)	

Table 2: % CHANGE IN SECTOR PLAN AREA (based on 1,289 acres)

<u>Existing</u>		<u>Proposed</u>	
SU-1 for O-1	2.0%	SU-1 for O-1	1.6%
SU-1 for R-2/R-2	8.1%	SU-1 for R-2/R-2	7.9%
SU-1 for C-2/C-2	3.9%	SU-1 for C-2/C-2	4.1%
SU-1 for R-T	4.1%	SU-1 for R-T/R-T	6.2%

The overall change in land use/zoning both within parcels 5a, 6, and 4, within the Activity Center, and within the Rio Bravo SDP are negligible. The proposed changes make the development of this area viable, while staying consistent with City goals and policies as stated in the WSSP and the Rio Bravo SDP.

Resolution 270-1980

- A. The proposed sector plan amendment and establishment of mixed use zoning is consistent with the health, safety, morals, and general welfare of the City. This proposed configuration will reduce the number of vehicle trips to other parts of the City, minimizing air pollution in an area long proposed for higher densities.
- B. Stability of land use and zoning will be accomplished by this request. The *West Side Strategic Plan* strongly encourages the development of non-residential uses within the Community Activity Center and discourages these uses outside these Centers. The changes proposed are a refinement to the Rio Bravo SDP and will make the property viable for development as envisioned by City plans and policies. Parcel 12 (Parcel 1 in the Rio Bravo SDP), submitted simultaneously with this request but under separate application, is consistent with land use and zoning policies for this Center.
- C. This sector plan amendment and zone change does not conflict with City of Albuquerque adopted plans and policies. To the contrary, the *West Side Strategic Plan* shows this Community Activity Area to be a mixed use area offering residents a place to live, shop, work, and recreate in an area that has urban services available. It provides ample area for high density residential and/or institutional use along the Snow Vista Channel and the bike trail.

The zone map amendment on Parcel 6 is consistent with WSSP policies for adjacent areas, which encourages medium density residential and discourages non-residential use outside the Community Activity Center. Parcel 5a, within the Community Activity Center, is proposed as the receiving area for the existing non-residential use in Parcel 6.

- D. (2) This sector plan amendment and zone change request is primarily based on changed neighborhood conditions including the alignment of Gibson, and the proposed amendments to the WSSP which encourage the development of office/commercial/institutional uses within Community Activity Areas and discourages non-residential use in adjacent areas. The transfer of land uses between Parcels 5a and 6 is completely consistent with and implements the WSSP policies.

Parcel 5a will retain mixed use zoning, but will increase its share of non-residential land use. The zone map amendment for the portion of Parcel 4 (currently zoned R-LT) is necessary because of the alignment of the Rio Bravo right-of-way, which makes this strip of land naturally part of Parcel 6.

(3) These amendments are better for the community than the existing land use/zoning configuration by proposing a higher proportion of non-residential uses in the Community Activity Area and removing non-residential development from the middle of a developing neighborhood. The non-residential uses in Parcel 5a will be buffered by the Snow Vista Channel and will connect to the City's major trail network. R-T zoning on Parcel 6 will provide a more appropriate transition between the R-LT neighborhood to the east and the neighborhood park and Community Activity Center to the west. Again, the zone map amendment for the Parcel 4 strip is essentially a clean-up task, necessary due to the alignment of Rio Bravo.

- E. The permissive uses allowed by this request would not be harmful to the adjacent properties, neighborhood, or community. The zoning is consistent with the concept behind the amendments to the WSSP, as well as the Rio Bravo SDP. It is a refinement of the existing land uses and zoning designated by the Rio Bravo SDP.
- F. This request will not require major nor unprogrammed capital expenditures by the City. The WSSP designates this area as a Priority 1 City service area. It has full municipal services available and is finally beginning to develop as long desired.
- G. The cost of land or other economic considerations are not the factors initiating this revised request. Rather, the request makes the development of these parcels more viable.
- H-I. This request does not constitute a spot or strip zone, which would be contrary to the WSSP. There are similar zone categories in the area and this request has taken a comprehensive view of the area in determining these adjustments to the proposed changes in land use.

4. CONCLUSION

- This request to amend the Rio Bravo SDP and zone map amendment covers approximately 43 acres.
- This request is consistent with City plans and policies contained within the West Side Strategic Plan and the Rio Bravo SDP. It reconfigures the land uses and zoning within Parcels 5a and 6 to be consistent with Community Activity Areas and adjacent areas. Parcel 5a will be the receiving area for the non-residential uses in Parcel 6; and Parcel 6, in an adjacent area, will be designated for medium density residential development.
- This request provides for a mixed-use community that will reduce the amount of vehicle miles traveled, in an area long planned for municipal services and higher

- density development. In particular, it meets the policies of the *West Side Strategic Plan's* desire for growth in the Bridge/Westgate Community.

Based upon the issues noted above, the applicant respectfully requests approval of this sector plan amendment and zone map amendment.

“ATTACHMENT A”

John Valdez, Consensus Planning
Zone Map M-N-9

WESTGATE HEIGHTS N.A. (R)

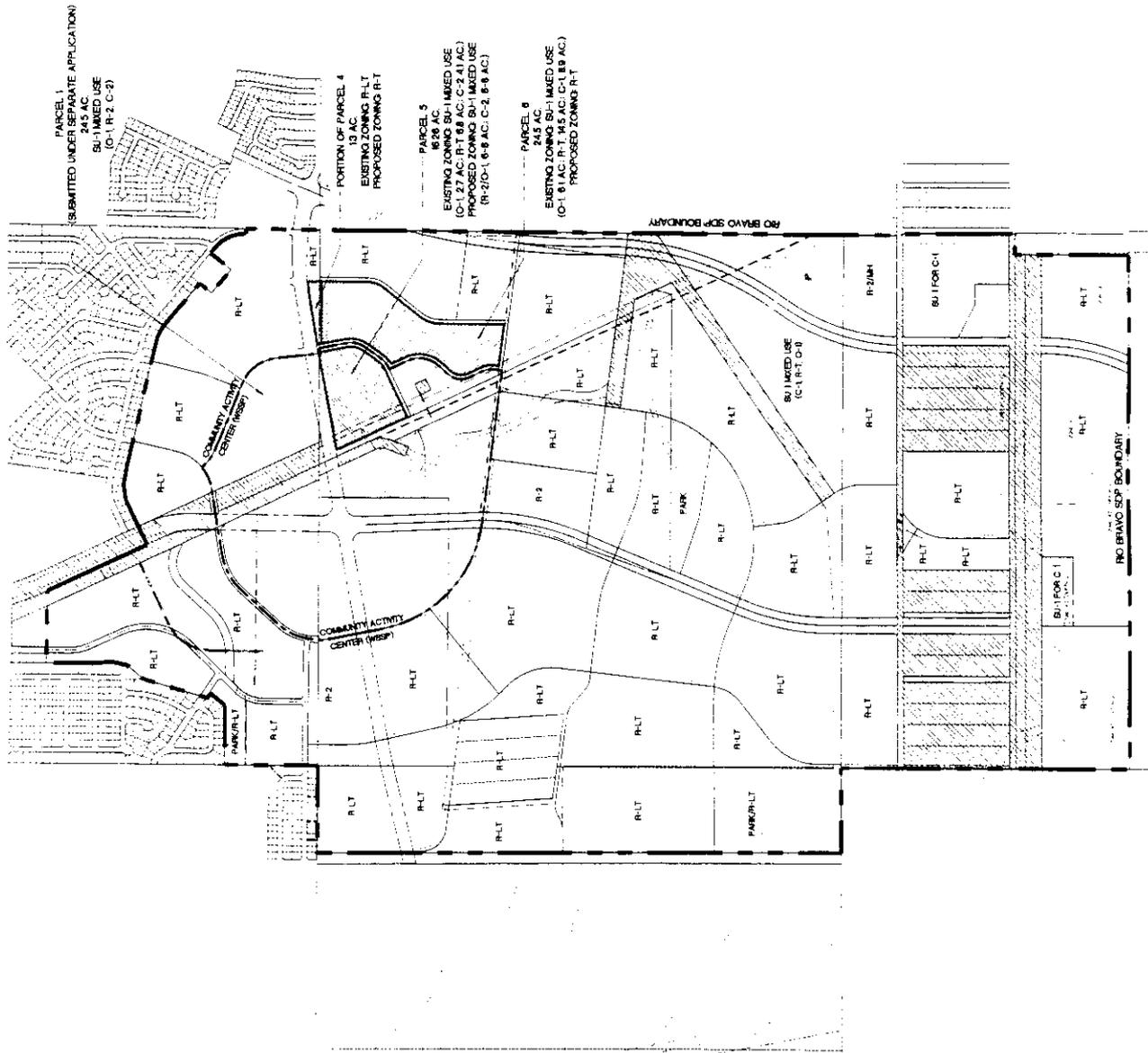
***Theresa Rios**

1505 Gschwind Pl. SW/87121 831-6168 (h)

Arthur Gonzales

8704 Shone SW/87121 831-2168 (h)

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.**



LEGEND

- RIO BRAVO SECTOR DEVELOPMENT PLAN
- COMMUNITY ACTIVITY CENTER (WSSP)
- PARCELS 4, 5, AND 6

PARCEL 1
SUBMITTED UNDER SEPARATE APPLICATION
24.5 AC
SUI-1 MIXED USE
(O-1, R-2, C-2)

PORTION OF PARCEL 4
19 AC
EXISTING ZONING R-1T
PROPOSED ZONING R-1T

PARCEL 5
126 AC
EXISTING ZONING SUI-1 MIXED USE
(O-1, 2, 7 AC; R-1, 8 AC; C-2, 4 AC)
PROPOSED ZONING SUI-1 MIXED USE
(R-2, 0-1, 6-8 AC; C-2, 8-8 AC)

PARCEL 6
24.5 AC
EXISTING ZONING SUI-1 MIXED USE
(O-1, 6 AC; R-1, 15 AC; C-1, 8 AC)
PROPOSED ZONING R-1T

**Parcels 5 & 6, and Portion of 4
ZONE MAP AMENDMENT
AND
RIO BRAVO SECTOR PLAN
AMENDMENT**

Prepared by
Lutz & Co.
1000 Main Street, Suite 200
Albuquerque, NM 87102
Phone: 505-241-1111
Fax: 505-241-1112
www.lutzco.com



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT - DEVELOPMENT SERVICES DIVISION
PROPERTY OWNERSHIP LIST

Meeting Date: Oct. 18, 2001
Zone Atlas Page: M-9 & N-9
Notification Radius: 100 Ft.

App#	<u>01138-0000-01240</u>
Proj#	<u>1001443</u>
Other#	<u>01110-0000-01241</u>

Cross Reference and Location: _____

Applicant: Curb, Inc.
Address: 6301 Indian School NE, #208, 87110
Agent: Consensus Planning, Inc.
Address: 924 Park Ave SW, 87102

SPECIAL INSTRUCTIONS

Notices Must be mailed from the
City 15 days prior to the meeting.

Date Mailed: Oct. 2, 2001
Signature: [Handwritten Signature]

1009055 *** THIS UPC CODE HAS NO MASTER RECORD ON FILE

100905540007140150 LEGAL: TR L AND IN SE1/4 SEC 33 T10N R2E CONT 66.114 AC LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: ALBUQUERQUE SOUTH

OWNER ADDR: 00000 PO BOX 25246 ALBUQUERQUE NM 87125

1009055439043810344 LEGAL: TRAC T OF LAND BEING A PORTION OF TR 1 SALAZAR-DAVI LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: YOO JAMES J & HEE Y &

OWNER ADDR: 01306 BROADWAY SE ALBUQUERQUE NM 87102

1009055425731420104 LEGAL: TRAC T OF LAND BEING A PORTION OF TR 1 SALAZAR-DAVI LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: YOO JAMES J & HEE Y &

OWNER ADDR: 01306 BROADWAY SE ALBUQUERQUE NM 87102

100905543232720103 LEGAL: SLY PORT OF NLY PORT OF TR 1 SALAZAR-DAVIS TRS A.K LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: DAVIS CHARLES ETAL

OWNER ADDR: 00000 PO BOX 1849 ALBUQUERQUE NM 87103

1009055420038020402 LEGAL: TRIA NGUL AR TRACT OF LAND WITHIN THE N/2 OF S/2 OF LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: DAVIS CHARLES ETAL

OWNER ADDR: 00000 PO BOX 1849 ALBUQUERQUE NM 87103

1009055415446220401 LEGAL: N1/2 NW1 /4 9N 2E SEC4 CONT 78.29 AC LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: ALBUQUERQUE SOUTH

OWNER ADDR: 00000 PO BOX 25246 ALBUQUERQUE NM 87125

100905518004032124 LEGAL: TR E PLA T OF ALBUQUERQUE SOUTH UNIT THREE TRS A TH LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: ALBUQUERQUE SOUTH GENERAL PTNS

OWNER ADDR: 00000 PO BOX 25246 ALBUQUERQUE NM 87125

100905514007330402 LEGAL: TR D PLA T OF ALBUQUERQUE SOUTH UNIT THREE TRS A TH LAND USE:

PROPERTY ADDR: 00000 N/A

OWNER NAME: ALBUQUERQUE SOUTH GENERAL PTNS

OWNER ADDR: 00000 PO BOX 25246 ALBUQUERQUE NM 87125

100905515018730420 LEGAL: TR B PLA T OF ALBUQUERQUE SOUTH UNIT THREE TRS A TH LAND USE:

100905534016040130

PROPERTY ADDR: 00000 N/A
OWNER NAME: ALBUQUERQUE SOUTH GENERAL PTNS
OWNER ADDR: 00000 PO BOX 25246 ALBUQUERQUE NM 87125

LEGAL: SEC 33 T 10N R2E TRACT IN NORTHERLY PORTION OF SE & LAND USE:
PROPERTY ADDR: 00000 N/A

OWNER NAME: ALBUQUERQUE SOUTH
OWNER ADDR: 00000 PO BOX 25246 ALBUQUERQUE NM 87125

“ATTACHMENT A”

John Valdez, Consensus Planning
Zone Map M-N-9

WESTGATE HEIGHTS N.A. (R)

***Theresa Rios**

1505 Gschwind Pl. SW/87121 831-6168 (h)

Arthur Gonzales

8704 Shone SW/87121 831-2168 (h)

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.**

- density development. In particular, it meets the policies of the *West Side Strategic Plan's* desire for growth in the Bridge/Westgate Community.

Based upon the issues noted above, the applicant respectfully requests approval of this sector plan amendment and zone map amendment.

Proj# 1001443 / 1001450

CURB, INC.
6301 INDIAN SCHOOL NE, STE# 208
ALBUQUERQUE, NM 87110

ARTHUR GONZALES
Westgate Heights Neigh. Assoc.
8704 SHONE SW
ALBUQUERQUE, NM 87121

100905413232720103

DAVIS CHARLES ETAL
PO BOX 1849
ALBUQUERQUE NM 87103

Proj# 1001443 / 1001450

CONSENSUS PLANNING, INC.
924 PARK AVE. SW
ALBUQUERQUE, NM 87102

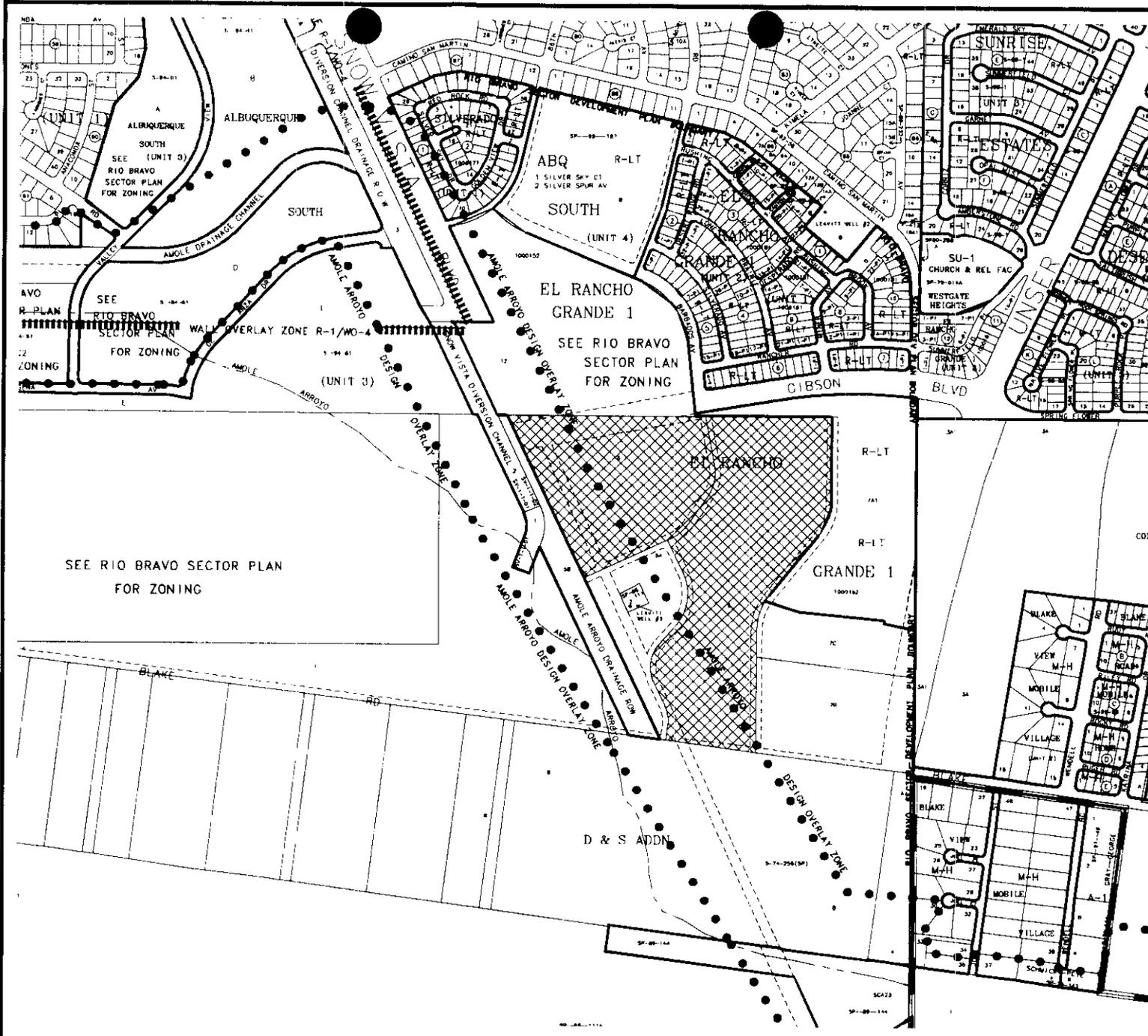
100905540007140150

ALBUQUERQUE SOUTH
PO BOX 25246
ALBUQUERQUE NM 87125

THERESA RIOS SANDOVAL
Westgate Heights Neigh. Assoc.
1505 GSCHWIND PL. SW
ALBUQUERQUE, NM 87121

100905439043810344

YOO JAMES J & HEE Y &
1306 BROADWAY SE
ALBUQUERQUE NM 87102



Note: Shaded area indicates County Not to Scale

ZONING MAP



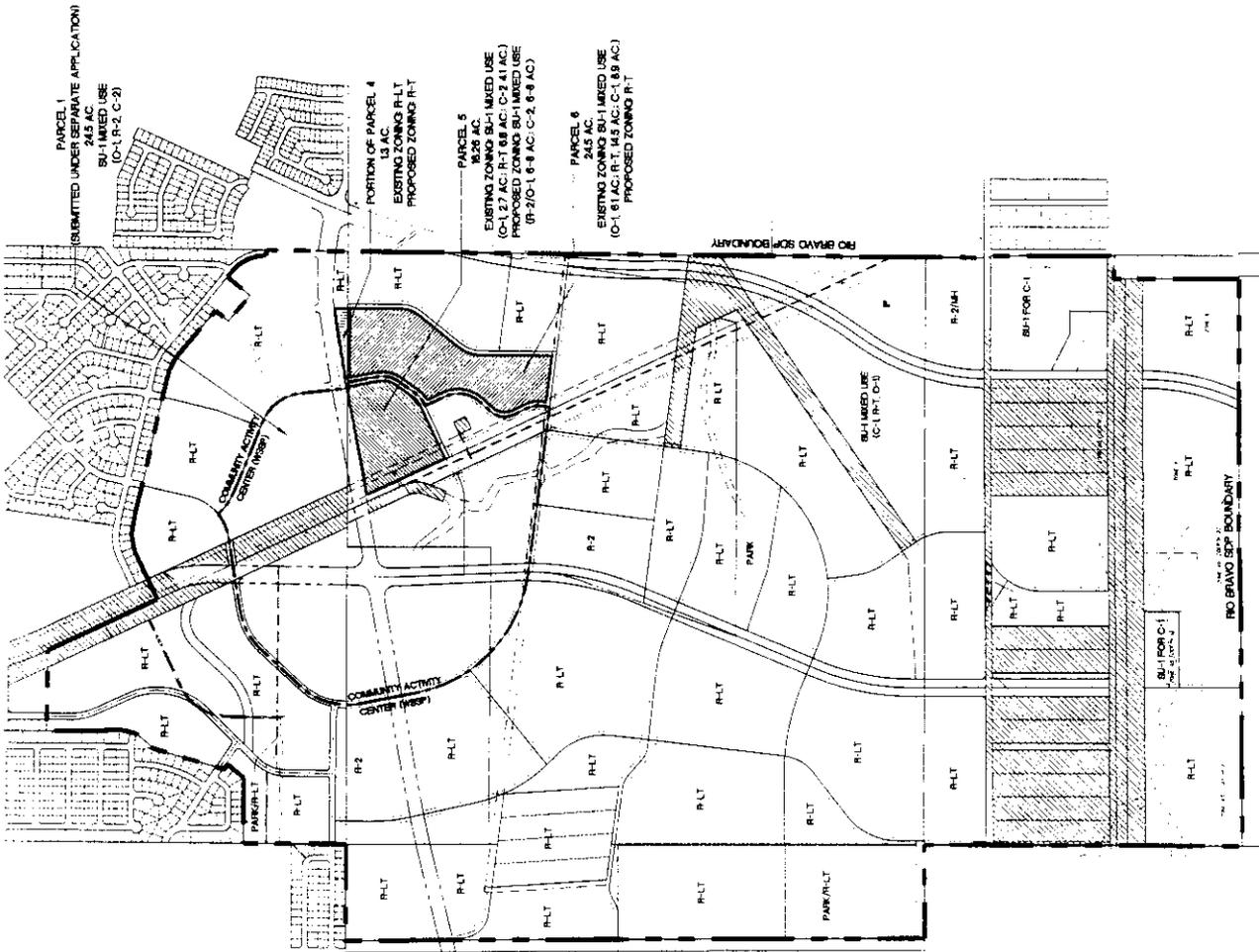
Scale 1" = 807'

PROJECT NO.
1001443

HEARING DATE
10-18-01

MAP NO.
N-9

APPLICATION NO.
01138-00000-01240
01110-00000-01241



LEGEND

- 
 RIO BRAVO SECTOR DEVELOPMENT PLAN
- 
 COMMUNITY ACTIVITY CENTER (WSSP)
- 
 PARCELS 4, 5, AND 6

**Parcels 5 & 6, and Portion of 4
 ZONE MAP AMENDMENT
 AND
 RIO BRAVO SECTOR PLAN
 AMENDMENT**

Prepared by
 City of
 Rio Bravo School District
 Staff: PFG
 Approved: 10/18/11
 Approved by
 Council: 11/15/11
 24150A Avenue SW
 Albuquerque, NM 87105





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

NOTICE OF HEARING

March 13, 2002

Curb, Inc.
6301 Indian School Rd. NE
Suite 208
Albuquerque, NM 87110

Council Bill 0-02-31 (01110-01241/01138-01240/Project #1001443) The Environmental Planning Commission recommends approval of a zone map amendment from SU-1 for Mixed Use; R-LT to SU-1 for Mixed Use; R-T plus an amendment to the Rio Bravo Sector Development Plan for Parcels 5, 6, and portion of Parcel 4, El Rancho Grande 1, located on Gibson Boulevard SW between Unser Boulevard and Snow Vista Diversion Channel, containing approximately 43 acres. (M-9 & N-9) Deborah Stover, Staff Planner.

The above item will be heard by the Land Use, Planning and Zoning Committee (LUPZ) of the City Council on **Wednesday, March 27, 2002**. The hearing begins at 5:00 p.m. and will be held in the Council/Committee Room, 9th Floor, City/County Government Center, One Civic Plaza, NW.

If you have any questions or if I can be of further assistance, you can contact me at (505) 924-3889.

Sincerely,

Crystal Ortega
Administrative Assistant

cc: Consensus Planning, 924 Park Ave. SW, Albuquerque, NM 87102
Theresa Rios Sandoval, Westgate Heights NA, 1505 Gschwind Pl. SW, Albuquerque, NM 87121
Arthur Gonzales, Westgate Heights NA, 8704 Shone SW, Albuquerque, NM 87121

MEMORANDUM

DATE: 12/20/2001

TO: DEBBIE STOVER, PLANNER, DEVELOPMENT SERVICES

FROM: CHRISTOPHER HYER, ECONOMIST, ADVANCE PLANNING

RE: FISCAL ANALYSIS, CASE # 01110 00000 01241/01138 00000 01240

The fiscal impact resulting from the requested zone change approval was analyzed using *the City's FISCALS model*. The model *looks specifically at the costs to the City in providing the necessary infrastructure for new development*. It is important to remember that the fiscal impact analysis will only examine the direct costs and revenues to the City and will not take into account any of the indirect impacts, i.e., *it is not an over-all economic analysis*.

The FISCALS model does not calculate a tax revenue stream for business activity; but GRT is only collected when a final sale of goods or services is made. Since consumers are assumed to make final purchases (not the commercial or industrial sector), FISCALS ties the generation of GRT to the residential land-use. Therefore, the FISCALS model ties residential land-use to the creation of the GRT revenue stream collected and is placed in the general fund. Further, the GRT is large enough that it usually will completely offset the City's costs of providing infrastructure to residential areas. In fact, since the model assigns the generated GRT revenue to residential land-use, residential land is typically seen as generating revenue for the local government.

Fiscal Impact Analysis of the Site

The site requested for consideration is approximately 43 acres and is surrounded by undeveloped land and a residential development to the north. Current zoning for the site is SU-1 for Mixed Use; R-1/T, R-T, O-1, C-1 and C-2. The developer is requesting SU-1 for Mixed Use; R-T, R-2/O-1, and C-2. There will be two separate fiscal analyses done: one is for the 43 acre site as currently zoned, and the other is for the requested zone change.

Inputs to the model for the site with current zoning are as follows:

- Density for the residential portion of the site (zones RL-T, R-T) would be the same at 6 dus/acre (22.6 acres) – or 136 medium density residential units;
- The commercial/office portion of the site (14.2 acres) and a floor are ratio (F.A.R.) of .35 gives 216.4 thousand sq.ft.;
- Gibson Boulevard runs directly north of the site, but only half way – dedication of right-of-way for the continuation of Gibson Boulevard will be necessary. Blake Road runs along the southern boundary of the site and will need to be improved;
- A water well exists on the adjacent property directly west with water lines running through the site. Waste-water runs through the sub-division north of the site, but will have be brought to the property line (within a half mile).
- The Amole Arroyo/Snow Vista Diversion Channel runs adjacent to the west of the site on the upper northern half; on-site drainage to the diversion channel would be a

Created by Christopher Hyer
Using the FISCALS model

possibility. Additional infrastructure costs are assumed to be the developer's responsibility (on site costs).

The 20-year estimated fiscal impact from the site under its current zoning, SU-1 for R-LT, R-T and C-2/O-1, will have a negative fiscal impact to the City (note: all expenditure GRT collected is attributed to residential land-use). Notable results from the FISCALS model include the direct revenue number from the one-time collection of construction GRT at \$345,851. The estimated cumulative (20-year) collection of expenditure GRT would be \$1,354,576. The net result for the general fund (over 20 years) is a negative (\$112,035). The net result for the capital fund is a negative (\$503,178) and for the utility fund, a negative (\$317,423). ***The overall 20-year result is a negative (\$932,636) to the City from the build out of this site with the existing zoning.***

Analysis of the Project

The request is for a zone change to the site. The site will still be a mixed-use development, but location of the residential portion and the commercial portion will slightly change. Parcel 6 (24.5 acres) will be all residential with R-T zoning and the developer is planning to use the same density as before, 6 dus/acre. Parcel 4 (1.3 acres) will remain as residential with proposed zoning to be R-T (existing zoning is R-LT) with plans to maintain the same density, 6 dus/acre. Parcel 5 (16.26 acres or 13.6 acres with the Gibson Boulevard right-of-way) will contain multiple zoning under SU-1 for mixed-use. The developer is asking for 5.1 acres of SU-1 for R-2 (existing zoning is 6-8 acres SU-1 for R-2/O-1) and plans to use the same density of 6 dus/acre, and 8.5 acres of SU-1 for C-2/O-1 (existing zoning is 6-8 acres SU-1 for C-2) and use the same F.A.R. of .35.

The requested zoning will change the land-use mix in determining the number of dwelling units (density is the same) and the available square footage for commercial uses (the F.A.R. is the same). Thus, the model will give an output with the following changes to the above listed inputs (all other inputs remain unchanged):

- o The number of single family detached units is 186, up 50 units from the 136 dwelling units with the existing zoning;
- o The commercial square footage is down to 129.6 Ksf, the existing zoning gives 216.4 Ksf.

The FISCALS model was run with these two inputs changed to reflect the requested zoning. Most of the cumulative results changed favorably, yet the overall 20-year net effect is still negative. The one time collection of construction GRT is now \$388,218 and the cumulative (20-year) annual GRT generation is now \$1,852,581. This gives a positive net result for the General Fund of \$414,902. The net results for the Capital and Utility Funds are still negative though at (\$338,118) and (\$380,806) respectively. ***However, the overall 20-year net effect from the model's results still remain negative (\$304,022) to the City from the build out of this site with the requested zoning.***

Business Tax Revenue Stream Determination

It is important to recognize the FISCALS model DOES NOT have a mechanism to calculate business revenues and thus, GRT collected by the City from the businesses located at this site. General assumptions can be used in determining how large (or small) the revenue stream from new commercial businesses would be. Further, there are two different ways available in calculating GRT revenues for commercial properties. The first methodology is using

the estimated number of new jobs, determined by the model, and multiplying by the per-capita GRT generated per annum. Simply multiplying this result by 20, for the 20-year projection, will give an approximate GRT revenue figure from commerce as a result of this project.

The second methodology would be acquiring the average gross revenue generated from probable businesses to be located in the specific project from the 1997 Economic Census. Then to multiply the effective tax rate by the average gross revenue generated per year and then multiply the product by 20 – for the 20-year period. Both methodologies will give an estimate for GRT generated from business activity, but for this analysis, the average GRT generated multiplied by the estimated number of new employees will be used due to the large array of types of businesses that the zoning makes possible.

An estimate of this revenue stream will be performed, but it should be recognized that the revenue number generated is based solely on the average GRT generated by a typical resident, citywide, per annum. Even though other benefits can be identified from business activity, this analysis will only focus on the easily identifiable (direct) revenue stream destined for the general fund. The GRT generated from business operations will be estimated after the FISCALS model results are determined and added to the model's results.

NOTE: the model's results (and thus the business GRT generated) is assumed to be all new growth; it is likely that some existing residents may locate to this site and the jobs generated may displace existing jobs.

Generation of GRT collected by the commercial properties

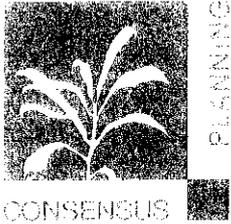
This site is estimated to generate 432 jobs with the existing zoning and 259 jobs with the requested zoning. Using the per-capita GRT generated per annum (\$264.10), and multiplying it by the number of new jobs created, we find the approximate amount of GRT revenue generated each year. Multiplying this result by the 20-years (for the length of the estimated time period), and then adding it to model's results will help to give a broader picture of the fiscal impact to the City.

The GRT generated from business activity for the existing zoning would be \$114,091 per year; \$2,281,824 over the 20-year study period. For the requested zoning, the GRT generated each year would be \$68,402 or \$1,368,038 for the 20-year period. These figures will be added to the FISCALS results and are shown in the table below.

	Site w/existing Zoning	GRT generated w/Existing zoning	Site w/requested Zoning	GRT generated w/requested zoning
General Fund	-\$112,035	\$2,281,824	\$414,902	\$1,368,038
Capital Fund	-\$503,178		-\$338,118	
Utility Fund	-\$317,423		-\$380,806	
Overall 20- year fiscal impact	-\$932,636		-\$304,022	

From the above table, the FISCALS model's results and the estimated GRT generated from business activity can be added together to give a single net number. For the **existing zoning** the sum is \$1,349,188. The requested zoning gives a sum of \$1,064,016. These two numbers may be treated as relatively the same, a positive \$1 million, considering this is a projection for a 20-year horizon.

Note: The FISCALS model is regarded as only a tool to help provide input to analysis of various development projects. Decisions should be with its output as a reference, not a conclusion.



October 10, 2001

#9 10-18-01

Ms. Catalina Lehner
 Air Quality Division
 City Environmental Health Department
 PO Box 1293
 Albuquerque, New Mexico 87103

Re: Project # 1001443, Application #'s 01138-01240, 01110-01241

Dear Ms. Lehner:

The purpose of this letter is to respond to the Environmental Health Department's concerns as expressed at the Pre-hearing Discussion on September 26th regarding the zone map amendment and sector plan amendment requests for El Rancho Grande 1, Parcels 5a, 6, and a portion of Parcel 4.

Per a request from Debbie Stover, City Case Planner, the applicant has amended the request for Parcel 5a to SU-1 for O-1/C-2 (8.5 acres) and SU-1 for R-2 (5.1 acres). This amendment is reflected in the assessment calculations below.

The comments from your Division referenced section 14-16-3-14 of the City's Comprehensive Zoning Code, which requires a preliminary air quality assessment for all Sector Plan amendments. We have reviewed this section, and the proposed sector plan amendment as it relates to land uses (zoning), projected traffic (VMT), and air quality (carbon monoxide emissions). In order to assess the changes and the impacts to these items, we have calculated the amendment's impact to total dwelling units, square footage, and jobs.

In preparing this information, we have reviewed the information contained in the existing Rio Bravo Sector Development Plan as approved by the City Council on December 13, 1999 and by the Development Review Board on April 5, 2000. Specifically, we have reviewed the information contained in Appendix A of the Sector Plan concerning the AQIA and coordinated with Mr. Dave Pennington at Parsons Brinkerhoff on the methodology and conclusions. We have also used the development information contained in the table on page 42 of the Sector Plan as our basis for the land use comparison to the proposed amendment. The following table provides new data for the Sector Plan parcels based upon the proposed amendments the plan, and quantifies the change for each category as compared to the existing approved plan:

Land Use and Employment Estimates – Proposed Changes

PARCEL	PROPOSED ZONING	EST. GROSS ACRES	EST. NET ACRES	PROB. D.U.'s ACRE	EST. TOTAL D.U.'s	EST. S.F. UNITS	EST. M.F. UNITS	EST. Floor Area Ratio	PROB. Gross Floor Area	PROB. Jobs
5A	SU-1	8.5	7.2					.22	69,000	168
	C-2/O-1									
	SU-1 R-2	5.1	4.4	20	88		88			
6	R-T	25.5	25.1	8	200	200				
4	R-T	1.3	1.3	8	10	10				
Total		40.4	38.0		298	210	88		69,000	168
Change					+76	+103	-27		-114,670	-429

Landscape Architecture
 Urban Design
 Planning Services

324 Park Avenue SW
 Albuquerque, NM 87102
 (505) 764-9801
 Fax (505) 749-7495
 info@consensusplanning.com
 www.consensusplanning.com

PEINCE/DWJ
 Karen K. Pincione, AICP
 James K. Simpson, AICP
 Christopher J. Green, ASLA

In order to conduct a preliminary assessment of the proposed amendments, the proposed changes were compared to the VMT and CO emissions (see table contained on page 2 of Mike Henderson's letter to Jim Barr dated July 21, 1999, Appendix A – Rio Bravo Sector Development Plan). In conclusion, we find that the changes to VMT and carbon monoxide emissions are negligible.

Comparison of Year 2010 and Year 2020 Development Scenarios for Rio Bravo Sector Plan Area

Development Scenarios	Total Households	Total Employment	VMT per Household ¹	Projected VMT	Emission Factor ²	Daily CO (pounds)
Year 2010 (50% buildout)						
Sector Plan (1999)	4,759	1,955	33.22	158,077	13.56	4,737
Proposed Sector Plan Amendments (2001)	4,797	1,740	33.22	159,340	13.56	4,753
Year 2020 (100% buildout)						
Sector Plan (1999)	9,517	3,909	33.22	316,155	13.35	9,328
Proposed Sector Plan Amendments (2001)	9,593	3,480	33.22	318,679	13.35	9,360

¹based on MRGCOG's 1990 *Modeling Data for Home-Based Trips*

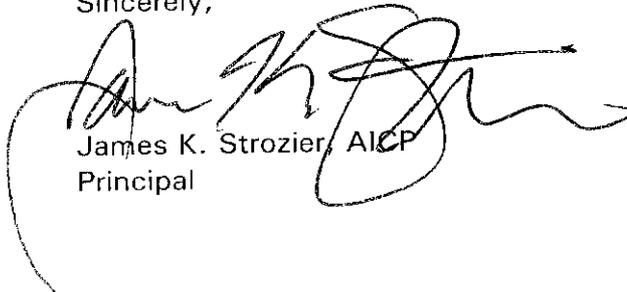
²in grams per vehicle mile of travel, based on average speed of 30 miles per hour using MOBILE 5a

Based upon the above information, we do not feel that the proposed changes warrant any additional analysis. This conclusion is reinforced by the letter from MRGCOG dated August 3, 1999 in which they compared the 1999 amendment to the original Sector Plan and concluded that the changes were "small, insignificant, and unnecessary to model". The proposed changes to parcels 5a, 6, and a 1.3 acre portion of 4 are much smaller in scope than the 1999 Sector Plan revisions were.

Upon your review of this information, if you feel that additional analysis is required, please provide us with a detailed scope or call me at 764-9801 to schedule a scoping meeting.

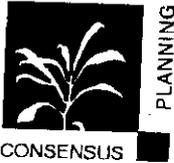
Thank you for your assistance on this project.

Sincerely,



James K. Strozier, AICP
Principal

- c: Debbie Stover, City Planning Department
Chuck Haegelin, Curb, Inc.
Dave Pennington, Parsons Brinkerhoff



Memorandum

To: Debbie Stover, City Development Services, Case Planner
From: Jackie Fishman, AICP, Senior Planner *JF*
Date: October 9, 2001
Re: Project #1001443/01138-00000-01240; 01110-00000-01241

Per our conversation this morning, the applicant has agreed to amend his request for Parcel 5a to SU-1 for C-2/O-1 (8.5 acres) and SU-1 for R-2 (5.1 acres). The original request was for SU-1 for C-2 (6-8 acres) and SU-1 R-2/O-1 (6-8 acres). Our understanding is that staff would like to ensure that residential use is maintained on this parcel. In addition, this would allow some flexibility in the non-residential portion of the property.

The Rio Bravo Sector Development Plan designated this parcel as SU-1 for O-1 (2.7 acres), SU-1 for C-2 (4.1 acres), and SU-1 for R-2 (6.8 acres). The revised request is still consistent with the West Side Strategic Plan amendments and our justification which sought a transfer of non-residential use from Parcel 6 to Parcel 5a and a minor transfer of residential use from Parcel 5a to Parcel 6.

Please call me at 764-9801 if you have any questions or desire any additional information.

C: Charles Haegelin, Curb, Inc.

1. INTRODUCTION

This request consists of a zone map amendment and sector plan amendment to the Rio Bravo Sector Development Plan. It covers approximately 43 acres located west of Unser Boulevard and south of Blake Road SW, contained within Parcels 5a and 6, and a portion of Parcel 4 as designated by the Rio Bravo Sector Development Plan (see zoning graphic on the following page).

The property was the subject of a recent request before the Environmental Planning Commission (EPC) for approval of a Site Development Plan for Subdivision (01128-00000-00422). The EPC deferred the case in order to allow a resubmittal "that better reflects the land use combinations of the site's SU-1 for Mixed Use zoning". The applicant subsequently decided to withdraw the request and submit a new and expanded request in light of EPC's comments, a PRT meeting held on August 13, 2001, as well as the West Side Strategic Plan (WSSP) amendments currently before the City Council. Planning staff requested that the applicant analyze the WSSP amendments as they relate to the entire West Side Community Center 98th/Gibson Community Activity Area (as designated by the WSSP). This request is being submitted simultaneously, but under separate application, with a request for Site Plan for Parcel 12 (referred to as Parcel 1 by the Rio Bravo SDP).

Parcel 5a, approximately 13.6 acres (16.26 if rights-of-way are included), is proposed to be revised to include 6-8 acres of SU-1 for R-2/O-1 and 6-8 acres of SU-1 for C-2 uses. Parcel 6, approximately 25.5 acres, is proposed for R-T zoning. A small portion of Parcel 4, 1.3 acres zoned R-LT, is proposed for R-T zoning as well.

2. SITE CHARACTERISTICS

The subject property is designed as a mixed-use area that will become an important employment center and residential area. The surrounding area has undergone significant change in recent years and has seen a great deal of residential development and significant infrastructure improvements. Some of the changed conditions include:

- Significant residential development (zoned R-LT) has occurred to the north of this property. The property to the east is currently under construction for single family residential development. Vacant residentially zoned property is to the south and west.
- Due to the alignment of Gibson Boulevard right-of-way, a portion of Parcel 4 (zoned R-LT) is located to the south of Gibson and adjacent to Parcel 6 and 7. A bulk land plat was completed through the DRB earlier this year.

Adjacent Land Uses and Zoning

Direction	Zoning	Land Use
North	R-LT	Under development
South	R-LT	Vacant
East	R-LT	Under construction
West	Snow Vista Channel, Park, SU-1 for R-2, R-T	Vacant

3. ZONE MAP AMENDMENT JUSTIFICATION – APPLICABLE PLANS AND POLICIES *Albuquerque/Bernalillo County Comprehensive Plan*

This request is consistent with the *Albuquerque/Bernalillo County Comprehensive Plan's* policies for land use and economic development. The property is located in the Developing Urban area as designated by the Plan, which outlines several goals and policies for development in this area.

The Goal is to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers a variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

- Policy a The Established and Developing Urban Areas as shown by the plan map allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.
- Policy d The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions, and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.
- Policy e New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where integrity of existing neighborhoods can be ensured.
- Policy f Clustering of homes to provide larger shared open areas and houses oriented towards pedestrian or bikeways shall be encouraged.
- Policy g: Development shall be carefully designed to conform to topographical features and include trail corridors in the development where appropriate.
- Policy h: Higher density housing is most appropriate in areas where a mixed density pattern is already established by zoning, in areas where it is compatible with existing area land uses, and in areas where a

transition is needed between single family homes and much more intensive development.

Policy i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

Policy j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In free standing retailing and contiguous storefronts along streets in older neighborhoods.

Policy k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

Policy l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the plan area.

Policy m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

The economic development goal and policies covered by this request includes the following:

The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

Policy a New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

Policy b Development of local businesses as well as the recruitment of outside firms shall be emphasized.

This request is consistent with Comprehensive Plan policies by proposing a fully conceived mixed use development which will complement the adjacent residential

development to the north, offer areas for work and shopping to the immediate neighborhood, and allow for institutional use adjacent to the trail network. The SU-1 designation on Parcel 5a will facilitate urban design goals as stated in the Plan.

West Side Strategic Plan

The intent of the *West Side Strategic Plan* is to guide future growth and development on Albuquerque's West Side through a framework of goals and strategic policies. This zone map amendment request is consistent with the *West Side Strategic Plan's Goal 10*, which states:

"The Plan should create a framework to build a community where citizens can live, work, shop, play, and learn together while protecting the unique quality of life and natural and cultural resources of West Side residents."

Bridge/Westgate Community Center (approximately 4,900 acres) is designated as a Priority 1 City Service Area in the Phasing Plan for Decade I and II (1995-2015). The WSSP states that much of the transportation system is either existing or planned in this Community Center. Community Center uses deemed most appropriate by the WSSP include retail, service commercial, offices, public and quasi-public uses (library, police, fire, etc.), and entertainment. Appropriate adjacent uses as stated in the Plan include recreation and open space, medium to high density residential, middle or high school, large religious institutions. Parcel 5a lies within the Community Activity Center, as designated by the proposed amendments to the West Side Strategic Plan (see following page).

Specific policies outlined in the current WSSP for this Community that pertain to this request includes:

- Policy 1.3 Commercial development shall be encouraged in concentrated clustered areas rather than new strip developments. Zone changes to commercial, industrial, or office uses for areas outside the cores are strongly discouraged in order to reinforce the neighborhood and community centers. Changes of commercial and office zoning outside the centers to residential use is encouraged.
- Policy 3.38 Urban style services are appropriate in the community. This area shall receive a high priority for public infrastructure spending.
- Policy 3.40 Support the location of mixed use higher density development within this community in the activity centers internal to the Community.
- Policy 3.42 Consider locating new public service facilities for the West Side in this Community, i.e., transit facilities, fire/police stations, libraries, or other community services.

Policy 3.45 All existing plans, including the Rio Bravo Sector Plan, will be revisited and amended to reflect current priorities expressed in the West Side Strategic Planning process.

This request is consistent with WSSP policies and goals by providing a vibrant mixed use area balanced between mixed density residential, neighborhood and community commercial, and office uses thus cutting down vehicle miles traveled by automobile in an area where urban level services are available. The proposal to rezone Parcel 6 from SU-1 for R-T, C-1, and O-1 uses to R-T is consistent with the proposed WSSP amendments by transferring the non-residential uses to the Community Activity Center (comprised of Parcels 1, 5a, 5b, and 5c). The proposed reconfiguration of the mixed use for Parcel 5a remains consistent with WSSP policies for Community Activity Areas and Parcel 6 becomes more consistent with policies for adjacent areas. The portion of Parcel 5 that is proposed for office and/or residential uses would be appropriate for a library, community center, police substation, etc., consistent with the WSSP policies.

Rio Bravo Sector Development Plan

The Rio Bravo Sector Development Plan, revised in 1999, encompasses 1,289 acres. The revisions were made to bring the Plan into conformance with the WSSP. The applicant was a primary sponsor of the Rio Bravo Sector Development Plan. The Plan describes land uses for each parcel covered by this request, as well as other parcels within the Community Activity Center (see Land Use/Zoning tables on following page). The proposed amendments maintain the mixed-use character as expressed by the plan, but reduce the amount of commercial within these tracts by approximately 6 acres. The Rio Bravo Sector Plan has a large amount of commercial zoning and the proposed reduction in commercial should reduce traffic generation while maintaining the community core and mixed-use concepts of the plan. Note that differences in acreage have occurred due to the Rio Bravo Sector Development Plan using "estimated gross acres" and the recent bulk land plat approved by the Development Review Board, which shows net acres.

Table 1: LAND USE/ZONING BY PARCEL

<u>Existing (gross acres)</u>		<u>Proposed (net acres)</u>
Parcels East of Snow Vista Channel Covered by this request		
Parcel 5a	SU-1 for O-1 (2.7 ac)	SU-1 for R-2/O-1 (6-8 ac)
	SU-1 for R-2 (6.8 ac)	SU-1 for C-2 (6-8 ac)
	SU-1 for C-2 (4.1 ac)	
Parcel 6	SU-1 for R-T (14.5 ac)	R-T (25.5 ac)
	SU-1 for C-1 (8.9 ac)	
	SU-1 for O-1 (6.1 ac)	
Portion of Parcel 4	R-LT (1.3 ac)	R-T (1.3 ac)

The following parcels are within the Core Area, but are not part of this request. They are presented here for analysis purposes only.

Parcel 1	SU-1 for O-1 (5.4 ac)	no change
	SU-1 for R-2 (13.4 ac)	
	SU-1 for C-2 (8.1 ac)	
Parcel 5	Park (5.0 ac)	no change

Parcels West of Snow Vista

Parcel 34	SU-1 for R-2 (10.0 ac)	no change
	SU-1 for C-2 (6.0 ac)	
	SU-1 for O-1 (4.0 ac)	
Parcel 35	C-2 (31.1 ac)	no change
Parcel 5b	SU-1 for R-2 (12.2 ac)	no change
	SU-1 for R-T (12.2 ac)	
Parcel 5c	SU-1 for R-2 (10.2 ac)	no change
	SU-1 for R-T (10.2 ac)	

Table 2: % CHANGE IN SECTOR PLAN AREA (based on 1,289 acres)

<u>Existing</u>		<u>Proposed</u>	
SU-1 for O-1	2.0%	SU-1 for O-1	1.6%
SU-1 for R-2/R-2	8.1%	SU-1 for R-2/R-2	7.9%
SU-1 for C-2/C-2	3.9%	SU-1 for C-2/C-2	4.1%
SU-1 for R-T	4.1%	SU-1 for R-T/R-T	6.2%

The overall change in land use/zoning both within parcels 5a, 6, and 4, within the Activity Center, and within the Rio Bravo SDP are negligible. The proposed changes make the development of this area viable, while staying consistent with City goals and policies as stated in the WSSP and the Rio Bravo SDP.

Resolution 270-1980

- A. The proposed sector plan amendment and establishment of mixed use zoning is consistent with the health, safety, morals, and general welfare of the City. This proposed configuration will reduce the number of vehicle trips to other parts of the City, minimizing air pollution in an area long proposed for higher densities.
- B. Stability of land use and zoning will be accomplished by this request. The *West Side Strategic Plan* strongly encourages the development of non-residential uses within the Community Activity Center and discourages these uses outside these Centers. The changes proposed are a refinement to the Rio Bravo SDP and will make the property viable for development as envisioned by City plans and policies. Parcel 12 (Parcel 1 in the Rio Bravo SDP), submitted simultaneously with this request but under separate application, is consistent with land use and zoning policies for this Center.
- C. This sector plan amendment and zone change does not conflict with City of Albuquerque adopted plans and policies. To the contrary, the *West Side Strategic Plan* shows this Community Activity Area to be a mixed use area offering residents a place to live, shop, work, and recreate in an area that has urban services available. It provides ample area for high density residential and/or institutional use along the Snow Vista Channel and the bike trail.

The zone map amendment on Parcel 6 is consistent with WSSP policies for adjacent areas, which encourages medium density residential and discourages non-residential use outside the Community Activity Center. Parcel 5a, within the Community Activity Center, is proposed as the receiving area for the existing non-residential use in Parcel 6.

- D. (2) This sector plan amendment and zone change request is primarily based on changed neighborhood conditions including the alignment of Gibson, and the proposed amendments to the WSSP which encourage the development of office/commercial/institutional uses within Community Activity Areas and discourages non-residential use in adjacent areas. The transfer of land uses between Parcels 5a and 6 is completely consistent with and implements the WSSP policies.

Parcel 5a will retain mixed use zoning, but will increase its share of non-residential land use. The zone map amendment for the portion of Parcel 4 (currently zoned R-LT) is necessary because of the alignment of the Rio Bravo right-of-way, which makes this strip of land naturally part of Parcel 6.

(3) These amendments are better for the community than the existing land use/zoning configuration by proposing a higher proportion of non-residential uses in the Community Activity Area and removing non-residential development from the middle of a developing neighborhood. The non-residential uses in Parcel 5a will be buffered by the Snow Vista Channel and will connect to the City's major trail network. R-T zoning on Parcel 6 will provide a more appropriate transition between the R-LT neighborhood to the east and the neighborhood park and Community Activity Center to the west. Again, the zone map amendment for the Parcel 4 strip is essentially a clean-up task, necessary due to the alignment of Rio Bravo.

- E. The permissive uses allowed by this request would not be harmful to the adjacent properties, neighborhood, or community. The zoning is consistent with the concept behind the amendments to the WSSP, as well as the Rio Bravo SDP. It is a refinement of the existing land uses and zoning designated by the Rio Bravo SDP.
- F. This request will not require major nor unprogrammed capital expenditures by the City. The WSSP designates this area as a Priority 1 City service area. It has full municipal services available and is finally beginning to develop as long desired.
- G. The cost of land or other economic considerations are not the factors initiating this revised request. Rather, the request makes the development of these parcels more viable.
- H-I. This request does not constitute a spot or strip zone, which would be contrary to the WSSP. There are similar zone categories in the area and this request has taken a comprehensive view of the area in determining these adjustments to the proposed changes in land use.

4. CONCLUSION

- This request to amend the Rio Bravo SDP and zone map amendment covers approximately 43 acres.
- This request is consistent with City plans and policies contained within the West Side Strategic Plan and the Rio Bravo SDP. It reconfigures the land uses and zoning within Parcels 5a and 6 to be consistent with Community Activity Areas and adjacent areas. Parcel 5a will be the receiving area for the non-residential uses in Parcel 6; and Parcel 6, in an adjacent area, will be designated for medium density residential development.
- This request provides for a mixed-use community that will reduce the amount of vehicle miles traveled, in an area long planned for municipal services and higher

- density development. In particular, it meets the policies of the *West Side Strategic Plan's* desire for growth in the Bridge/Westgate Community.

Based upon the issues noted above, the applicant respectfully requests approval of this sector plan amendment and zone map amendment.

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

		Supplemental form			Supplemental form
SUBDIVISION		S	ZONING		Z
<input type="checkbox"/>	Major Subdivision Plat		<input type="checkbox"/>	Annexation & Zone Establishment	
<input type="checkbox"/>	Minor Subdivision Plat		<input checked="" type="checkbox"/>	Sector Plan	
<input type="checkbox"/>	Vacation	V	<input checked="" type="checkbox"/>	Zone Change	
<input type="checkbox"/>	Variance (Non-Zoning)		<input type="checkbox"/>	Text Amendment	
SITE DEVELOPMENT PLAN		P	<input type="checkbox"/>	Special Exception	E
<input type="checkbox"/>	...for Subdivision Purposes		APPEAL / PROTEST of...		A
<input type="checkbox"/>	...for Building Permit		<input type="checkbox"/>	Decision by: Planning Director	
<input type="checkbox"/>	IP Master Development Plan		<input type="checkbox"/>	or Staff, DRB, EPC, Zoning Board of	
<input type="checkbox"/>	Cert. of Appropriateness (LUCC)	L	<input type="checkbox"/>	Appeals, LUCC	

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: CURB, INC. PHONE: (505) 881-9190
 ADDRESS: 6301 Indian School Rd. NE, Suite 208 FAX: (505) 888-1831
 CITY: Albuquerque STATE NM ZIP 87110 E-MAIL: _____
 Proprietary interest in site: Owner
 AGENT (if any): Consensus Planning, Inc. PHONE: 764-9801
 ADDRESS: 924 Park Avenue SW FAX: 842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

DESCRIPTION OF REQUEST: Zone Map and Sector Plan Amendment (Rio Bravo Sector Development Plan)

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Parcels 5, 6, and Portion of Parcel 4 Block: _____ Unit: _____
 Subdiv. / Addn. El Rancho Grande I
 Current Zoning: SU-1 for Mixed Use; R-LT Proposed zoning: SU-1 for Mixed Use; R-T
 Zone Atlas page(s): M-9, N-9 No. of existing lots: 3 No. of proposed lots: N/A
 Total area of site (acres): 43 ac. Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
 Within city limits? Yes. No but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO
 UPC No. 1009-0554-0007-140150; 1009-0543-9043-810344 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Gibson Boulevard SW
 Between: Unser Boulevard and Snow Vista Diversion Channel

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
01128-00000-00422, P# 1001154, 1000176

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review: _____

SIGNATURE Jacqueline Fishman DATE 8/29/01
 (Print) Jacqueline Fishman Applicant Agent

FOR OFFICIAL USE ONLY

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>01138 -00000-01240</u>	<u>SDPAM</u>	<u>Z</u>	<u>\$65.00</u>
<input checked="" type="checkbox"/> All fees have been collected	<u>01110 -00000-01241</u>	<u>ZAPAM</u>	<u>Z</u>	<u>\$1055.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	<u>\$75.00</u>
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>Oct. 18, 2001</u>			Total <u>\$1195.00</u>

Robert L. Delo Aug 30, 2001
 Planner signature / date

Project # 1001443

Form revised September 2000

FORM Z: ZONE MAP AMENDMENT AND ZONING CODE TEXT AMENDMENT

ANNEXATION AND ESTABLISHMENT OF ZONING

- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Property Boundary Survey prepared by a licensed professional surveyor
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. Your attendance is required.

SECTOR DEVELOPMENT PLAN PHASE I - DRB CONCEPTUAL PLAN REVIEW (Unadvertised)

SECTOR DEVELOPMENT PLAN PHASE II - EPC FINAL REVIEW & APPROVAL (Public Hearing)

SECTOR DEVELOPMENT PLAN PHASE II - DRB FINAL SIGN-OFF (Unadvertised)

- Copy of findings from required pre-application meeting (for the DRB conceptual plan review only)
 - Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
 - Zone Atlas map with the entire plan area precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (for EPC final review and approval public hearing only)
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form (for EPC final review and approval public hearing only)
 - Fee for final review and approval only (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- Refer to the schedules for the dates, times and places of D.R.B. unadvertised meetings and E.P.C. hearings. Your attendance is required.

AMENDMENT TO ZONE MAP (ZONE CHANGE)

- Application for sector development plan amendment (required only if site is within a sector plan's boundaries.)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - NOTE: Justifications must adhere to the policies contained in "Resolution 270-1980"
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. Your attendance is required.

AMENDMENT TO SECTOR DEVELOPMENT PLAN

- Proposed Amendment referenced to the materials in the sector plan being amended
 - Sector Plan to be amended with materials to be changed noted and marked
 - Zone Atlas map with the entire plan area precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. Your attendance is required.

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATIONS TEXT

- Amendment referenced to the sections of the Zone Code being amended
 - Sections of the Zone Code to be amended with text to be changed noted and marked
 - Letter briefly describing, explaining, and justifying the request
 - Fee (see schedule)
 - Any original and/or related file numbers are listed on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

JACQUELINE FISHMAN
 Applicant name (print)
Jacqueline Fishman
 Applicant signature / date 8/28/01



Form revised September 2000

Robert S. Delgado
 Planner signature / date

- Checklists complete
- collected
- assigned
- listed

Application case numbers		
01110	-00000	-01241
01138	-00000	-01240
-	-	-

Project # 1001443

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY ASSESSMENT (AQIA) FORM

TO BE COMPLETED BY APPLICANT

APPLICANT: CURB, INC Date of request: 8/27/01 Zone atlas page(s): M-N 9

CURRENT: Zoning SU-1 MIXED USE Legal Description - PARCELS 5+6,
 Parcel Size (acres / sq.ft.) 43 AC Lot or Tract # PORTION OF 4 Block # _____
 Subdivision Name EL RANCHO GRANDE

REQUESTED CITY ACTION(S):

Annexation []	Sector Plan [<input checked="" type="checkbox"/>]	Site Development Plan:	Building Permit []
Comp. Plan	Zone Change [<input checked="" type="checkbox"/>]	a) Subdivision []	Access Permit []
Amendment []	Conditional Use []	b) Build'g Purposes []	Other []
		c) Amendment []	

PROPOSED DEVELOPMENT:

No construction / development [<input checked="" type="checkbox"/>]	# of units - _____
New Construction []	Building Size - _____ (sq. ft.)
Expansion of existing development []	

GENERAL DESCRIPTION OF ACTION: See Attached
parcel 4: RLT to RT
parcel 6: SU1 to RT
parcel 5: R-2/01 (6.8Ac) to C2 (6.8Ac)

Notes: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

Applicant or Representative Jacqueline Fulmer Date 8/29/01
 (To be signed upon completion of processing by Traffic Engineer and Environmental Health)

TRANSPORTATION DEVELOPMENT

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [] BORDERLINE []
 PWD, Dev. & Bldg. Services Div., Transportation Dev. Section - 2nd FL. 600 2nd St. NW Plaza del Sol Bldg. 924-3991 or 3994

THRESHOLDS MET? YES [] NO [] Mitigating reasons for not requiring TIS: Previously studied: []

Notes: However, TIS will be deferred till actual development proposal is ready for submittal. (Prior to)

IF A TIS IS REQUIRED: A scoping meeting (as outlined in the Development Process Manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

Joseph D. Montano August 27, 2001
 for TRAFFIC ENGINEER DATE

ENVIRONMENTAL HEALTH

AIR QUALITY IMPACT ASSESSMENT (AQIA) REQUIRED: YES [] NO [] BORDERLINE []
 ENVIRONMENTAL HEALTH DEPT. Air Quality Div. 3rd Floor / Rm. 3023 City/County Bldg. 768-2600

THRESHOLDS MET? YES [] NO [] Mitigating reasons for not requiring AQIA: Previously studied: []

Notes: Please see city zoning code §14-16-3-14A5 - Any sector dev plan or sector dev plan amendment requires an aqia.
See §14-16-3-14A D-b threshold for commercial for zone change is 4 Acres.

IF AN AQIA IS REQUIRED: a scoping meeting must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

Catalina Lehner Aug 29, 2001
 ENVIRONMENTAL HEALTH DATE

Required TIS and / or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS	- SUBMITTED	___/___/___	_____	_____
	- FINALIZED	___/___/___	TRAFFIC ENGINEER	DATE
AQIA	- SUBMITTED	___/___/___	_____	_____
	- FINALIZED	___/___/___	ENVIRONMENTAL HEALTH	DATE

CURB, INC.
6301 Indian School Road NE
Suite 208
Albuquerque, New Mexico 87110
Telephone (505) 881-9190

August 28, 2001

Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

To Whom It May Concern:

This letter hereby gives Consensus Planning permission to work as agent on Curb Inc.'s behalf regarding application for Zone Map Amendment and Sector Plan Amendment for Parcels 5, 6 and a portion of Parcel 4, Rio Bravo Sector Plan; and, additionally, application for Site Plan for Subdivision for Parcel 12, Rio Bravo Sector Plan. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Stan Strickman", written over a horizontal line.

Stan Strickman, Vice President



City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

August 27, 2001

John Valdez
Consensus Planning
924 Park Avenue SW/87102
Phone: 764-9801/Fax: 842-5495

Dear John:

Thank you for your inquiry of **August 27, 2001** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **PARCELS 5,6 AND PORTION OF PARCEL 4** map M-N-9.

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by **CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE** the Planning Department will accept your application filing. **IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.** If you have any questions about the information provided, please contact our office at (505) 924-3914.

Sincerely,

Stephani Winklepleck

Senior Administrative Assistant
OFFICE OF COMMUNITY AND NEIGHBORHOOD COORDINATION

planningrnaform(11/5/98)

“ATTACHMENT A”

John Valdez, Consensus Planning
Zone Map M-N-9

WESTGATE HEIGHTS N.A. (R)

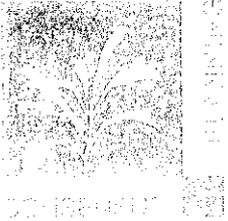
***Theresa Rios**

1505 Gschwind Pl. SW/87121 831-6168 (h)

Arthur Gonzales

8704 Shone SW/87121 831-2168 (h)

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD ASSOCIATION.**



July 26, 2001

Ms. Theresa Rios Sandoval
Westgate Heights Neighborhood Association
1505 Gschwind Place SW
Albuquerque, NM 87121

Consensus Planning, Inc.
Urban Design
Planning Services

Dear Ms. Sandoval:

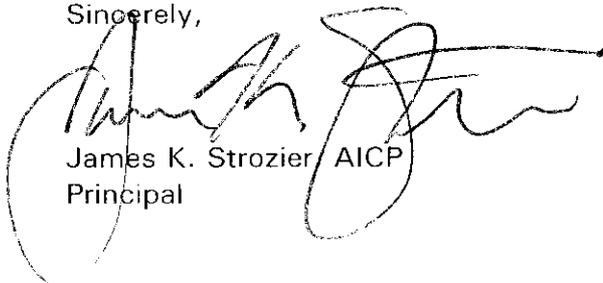
The purpose of this letter is to inform you and the members of the Westgate Heights Neighborhood Association that Consensus Planning, Inc. has submitted a zone map amendment and sector plan amendment. This request covers approximately 43 acres located west of Unser Boulevard and south of Blake Road SW, contained within Parcels 5a and 6, and a portion of Parcel 4 as designated by the Rio Bravo Sector Development Plan (see attached zoning graphic).

Parcel 5a, approximately 13.6 acres (16.26 if rights-of-way are included), is proposed to be revised to include 6-8 acres of SU-1 for R-2/O-1 and 6-8 acres of SU-1 for C-2 uses. Parcel 6, approximately 25.5 acres, is proposed for R-T zoning. A small portion of Parcel 4, 1.3 acres zoned R-LT, is proposed for R-T zoning as well. In addition, the Rio Bravo Sector Plan is the subject of the sector plan amendment request, which will amend the land use and zoning maps within the Sector Plan.

A separate application is being submitted simultaneously with this request for Site Plan for Parcel 12 (referred to as Parcel 1 by the Rio Bravo SDP).

Should you have any questions or desire additional information, please feel free to call Jackie Fishman or me at 764-9801.

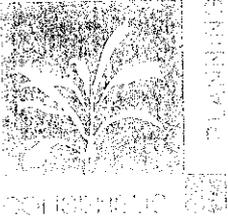
Sincerely,



James K. Strozier AICP
Principal

Consensus Planning, Inc.

1505 Gschwind Place SW
Albuquerque, NM 87121
764-9801



Landscape Architecture
Urban Design
Planning Services

824 Park Avenue SW
Albuquerque, NM 87102

(505) 764-9901
Fax 847-5497
office@consensusplanning.com
www.consensusplanning.com

July 26, 2001

Mr. Arthur Gonzales
Westgate Heights Neighborhood Association
8704 Shone SW
Albuquerque, NM 87121

Dear Mr. Gonzales:

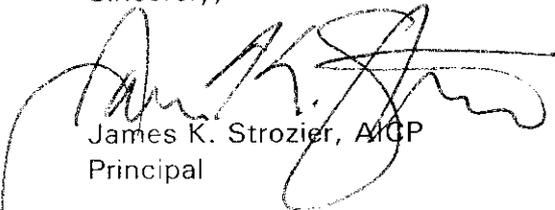
The purpose of this letter is to inform you and the members of the Westgate Heights Neighborhood Association that Consensus Planning, Inc. has submitted a zone map amendment and sector plan amendment. This request covers approximately 43 acres located west of Unser Boulevard and south of Blake Road SW, contained within Parcels 5a and 6, and a portion of Parcel 4 as designated by the Rio Bravo Sector Development Plan (see attached zoning graphic).

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Should you have any questions or desire additional information, please feel free to call Jackie Fishman or me at 764-9801.

Sincerely,



James K. Strozier, AICP
Principal

cc: Jackie Fishman

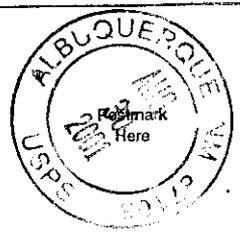
James K. Strozier, AICP
Principal
764-9801

**U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)**

7000 2870 0000 1140 0053

7000 2870 0000 1140 0053

Postage	\$.34
Certified Fee	2.10
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 3.94



Sent To
 Theresa Rios Sandoval
 Street, Apt. No.; or PO Box No.
 1505 Gschwind Pl. SW
 City, State, ZIP+4
 Albuquerque NM 87121
 PS Form 3800, May 2000 See Reverse for Instructions

**U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)**

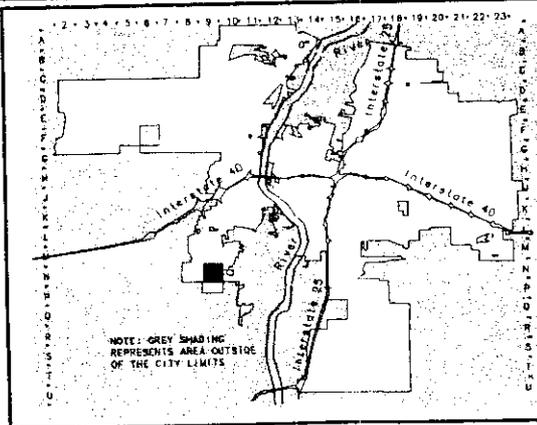
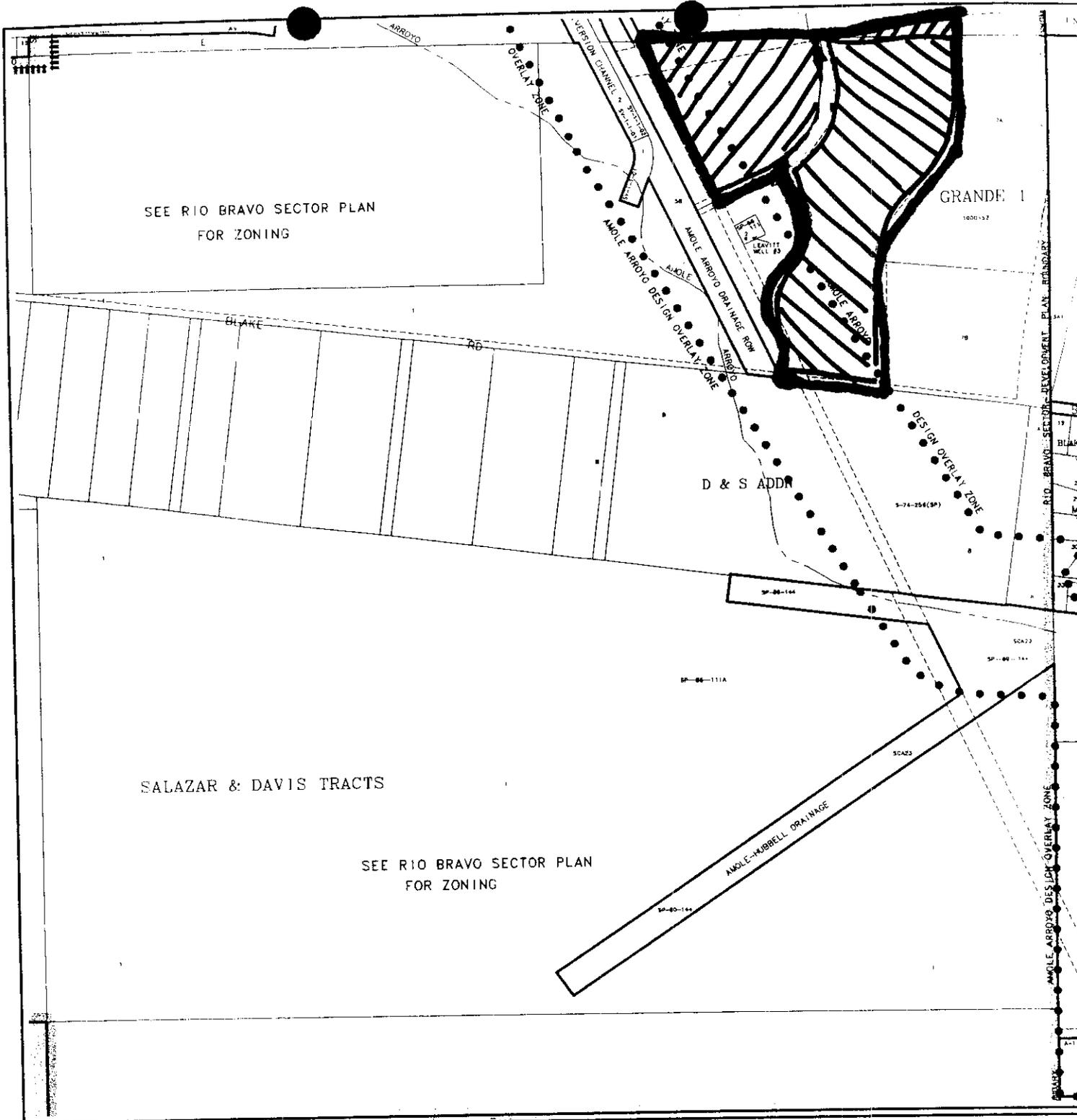
7000 2870 0000 1140 0046

7000 2870 0000 1140 0046

Postage	\$.34
Certified Fee	2.10
Return Receipt Fee (Endorsement Required)	1.50
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 3.94



Sent To
 Arthur Gonzales
 Street, Apt. No.; or PO Box No.
 8704 Shone SW
 City, State, ZIP+4
 Albuquerque NM 87121
 PS Form 3800, May 2000 See Reverse for Instructions



CITY OF
Albuquerque

Albuquerque **G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

© Copyright 2000



Zone Atlas Page

N-9-Z

Map Amended through July 31, 2000

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION
PAID RECEIPT

APPLICANT NAME: Curb, Inc.

AGENT: Consensus Planning, Inc.

ADDRESS: 924 Park Ave SW 87102
(w/zip code)

CASE NUMBER: P1001443 / 01138-00000-01240
01110-00000-01241

AMOUNT DUE: \$ 1195.00

441006/4981000 (City Cases)

441018/4921000 (County)

441011/7000110 (LUCC)

SIGN POSTING REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of way (if the way has been in use) also require signs. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of \$3.00 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from Oct 3, '01 to Oct 18, '01

5. REMOVAL

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

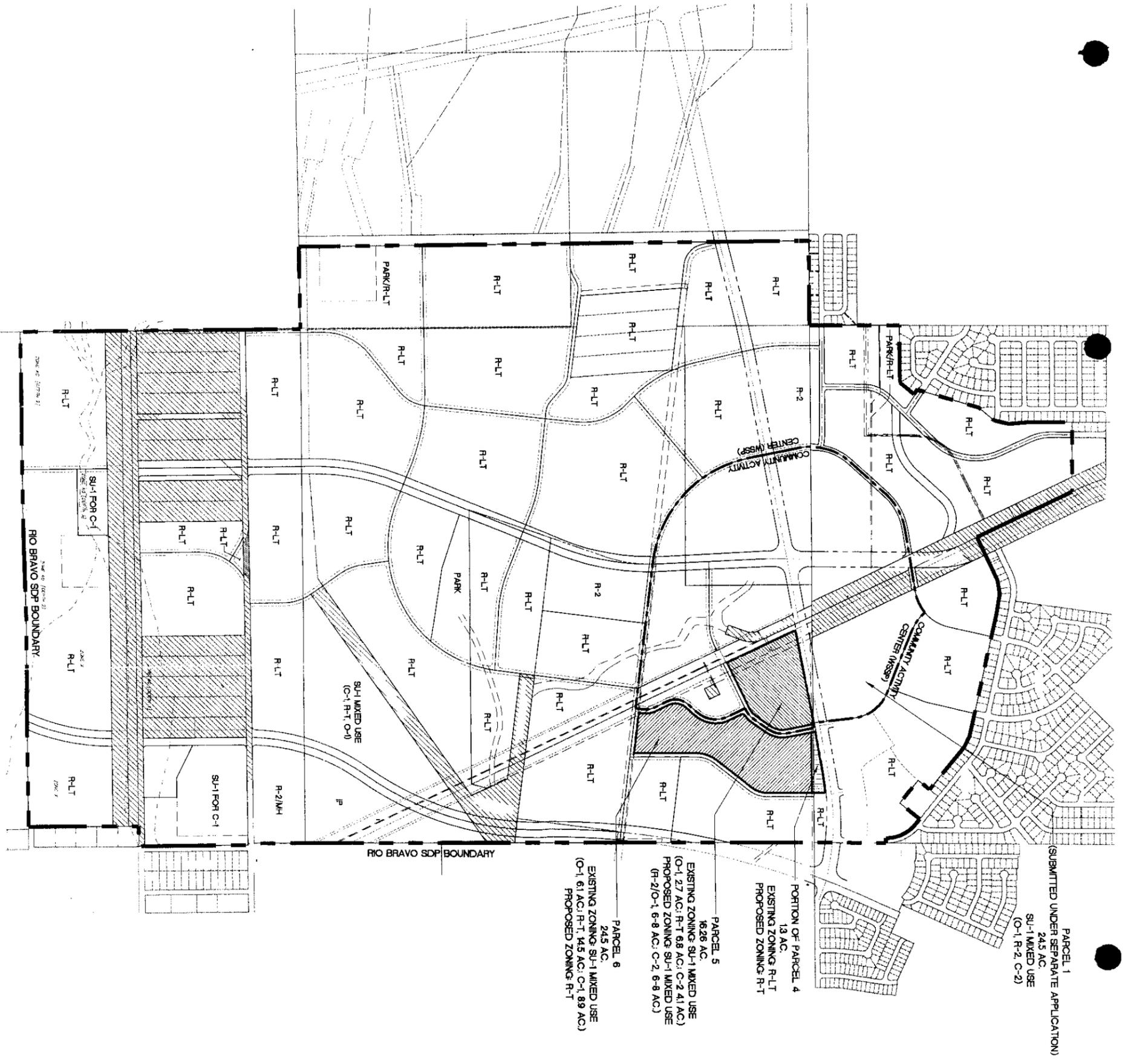
I have read this sheet and discussed it with the Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for 15 days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Josephine Johnson 8/30/01
(Applicant or Agent) (Date)

Issued 2 signs for this application. Aug 30 Robin S. DeLoe
(Date) (Staff Member)

CASE NUMBER 1001443

01138-00000-01240
01110-00000-01241



PARCEL 1
 24.5 AC.
 SU-1 MIXED USE
 (C-1, R-2, C-2)

PORTION OF PARCEL 4
 1.3 AC.
 EXISTING ZONING R-LT
 PROPOSED ZONING R-T

PARCEL 5
 18.26 AC.
 EXISTING ZONING: SU-1 MIXED USE
 (O-1, 2/7 AC.; R-T, 6.8 AC.; C-2, 4.1 AC.)
 PROPOSED ZONING: SU-1 MIXED USE
 (R-2/O-1, 6-8 AC.; C-2, 6-8 AC.)

PARCEL 6
 24.5 AC.
 EXISTING ZONING: SU-1 MIXED USE
 (O-1, 6.1 AC.; R-T, 14.5 AC.; C-1, 8.9 AC.)
 PROPOSED ZONING: R-T

LEGEND

- RIO BRAVO SECTOR DEVELOPMENT PLAN
- COMMUNITY ACTIVITY CENTER (WSSP)
- PARCELS 4, 5, AND 6

Parcels 5 & 6, and Portion of 4
**ZONE MAP AMENDMENT
 AND
 RIO BRAVO SECTOR PLAN
 AMENDMENT**

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PLANNING
 COMMISSIONS
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 North

