

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

CERTIFICATE OF ZONING

October 5, 2021

PV Trails Albuquerque, LLC
303 Roma Avenue NW
Albuquerque, NM 87102

Project #2018-2018-001198
RZ-2018-00062 – Zone Map Amendment (Zone Change)
SI-2018-00283 – Site Plan - EPC

LEGAL DESCRIPTION:

The above action for all or a portion of Tract 1 and Tract 2, Bulk Land Plat of The Trails, Unit 3A, zoned R-1B and R-ML to R-ML and R-1B, located on Woodmont Ave. NW, between the Petroglyph National Monument and Paseo del Norte NW, containing approximately 20.5 acres. (C-8) Staff Planner: Cheryl Somerfeldt

THE POSSIBLE APPEAL PERIOD HAVING EXPIRED, THE ZONING ON THE ABOVE REFERENCED PROPERTY IS NOW CHANGED AS FOLLOWS:

FROM: R-1B TO: R-ML

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of a zone map amendment does not constitute approval of plans for a building permit. Site Plans and Building Plans need to be reviewed, approved and signed-off by the Environmental Planning Commission (EPC), the Development Review Board (DRB), the Design Review Committee (DRC) and/or the Building and Safety Division as applicable before a building permit can be issued.

Sincerely,



Digitally signed by James M. Aranda
DN: cn=James M. Aranda, o=City of
Albuquerque, ou=Planning
Department,
email=jmaranda@cabq.gov, c=US
Date: 2021.10.05 15:42:39 -06'00'

For Alan Varela
Planning Director

AV/CS

cc: PV Trails Albuquerque, LLC, 303 Roma Avenue NW, ABQ, NM 87102
Consensus Planning, Inc., 302 Eighth St. NW, ABQ, NM 87102
Westside Coalition of Neigh. Assoc., Harry Hendriksen, 10592 Rio del Sol NW., ABQ, NM 87114

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Westside Coalition of Neigh. Assoc., Rene Horvath, 5515 Palomino Dr., NW, ABQ, NM 87120
Jose M. Mendez, 7328 Redbloom Rd. NW, ABQ, NM 87114
John DuBois, jdubois@cabq.gov

II. Analysis of City Plans and Ordinances

Integrated Development Ordinance (IDO)

The application for this request was submitted subsequent to the effective date on May 17, 2018 of the Integrated Development Ordinance, which replaced the City's Zoning Code, and is therefore subject to its regulations.

The applicant is requesting to re-zone 0.45 acres of Tract 1 from R-ML to R-1B, and 0.58 acres of Tract 2 from R-1B to R-ML, to match the abutting zoning, below are zone descriptions.

2-3(B) R-1 Single Family Zone District

The requested Zone Map Amendment is to re-zone 0.45 acres from R-ML to R-1B at the northeast portion of Tract 2 (southern parcel) to align a proposed street alignment.

The purpose of the R-1 zone district is to provide for neighborhoods of single-family homes on individual lots with a variety of lot sizes and dimensions. When applied in developed areas, an additional purpose is to require that redevelopment reinforce the established character of the existing neighborhood. Primary land uses include single-family detached homes on individual lots, with limited civic and institutional uses to serve the surrounding residential area.

The R-1 zone is divided into four sub-zones, R-1A, R-1B, R-1C, R-1D, graduating from smallest lot size to largest lot size respectively. Each R-1 sub-zone requires different minimum lot size, dimensions, and setbacks. All R-1 sub-zones have a maximum building height of 26-feet.

Within Tract 2, the first 200-feet from Major Public Open Space is zoned R-1D, which requires a minimum lot size of 10,000 square feet, a minimum lot width of 70-feet, a minimum front setback of 20-feet, a minimum side setback of 10 feet, and a minimum rear setback of 15-feet.

