



Environmental Planning Commission

**Agenda Number: 01
Project Number: 1011160
Case #: 17EPC-40003
April 13, 2017**

Staff Report

<i>Applicant</i>	Donna and Thomas Hunter
<i>Agent</i>	Consensus Planning
<i>Request</i>	Zone Map Amendment (Zone Change)
<i>Legal Description</i>	Lot 11A, Coleman Addition
<i>Location</i>	Menaul Blvd between 12 th St NW and Sierra Vista St NW
<i>Size</i>	Approximately 0.72 Acres
<i>Existing Zoning</i>	R-1
<i>Proposed Zoning</i>	R-2

Staff Recommendation

APPROVAL of Case #17EPC-40003 based on the Findings beginning on Page # 12.

Staff Planner

Michael Vos, AICP - Planner

Summary of Analysis

This request is for a Zone Map Amendment (Zone Change) for Lot 11A, Coleman Addition, an approximately 0.72 acre parcel located on the north side of Menaul Boulevard NW between 12th Street NW and Sierra Vista Street NW.

The request is for a zone change from the R-1 Residential Zone to the R-2 Residential Zone.

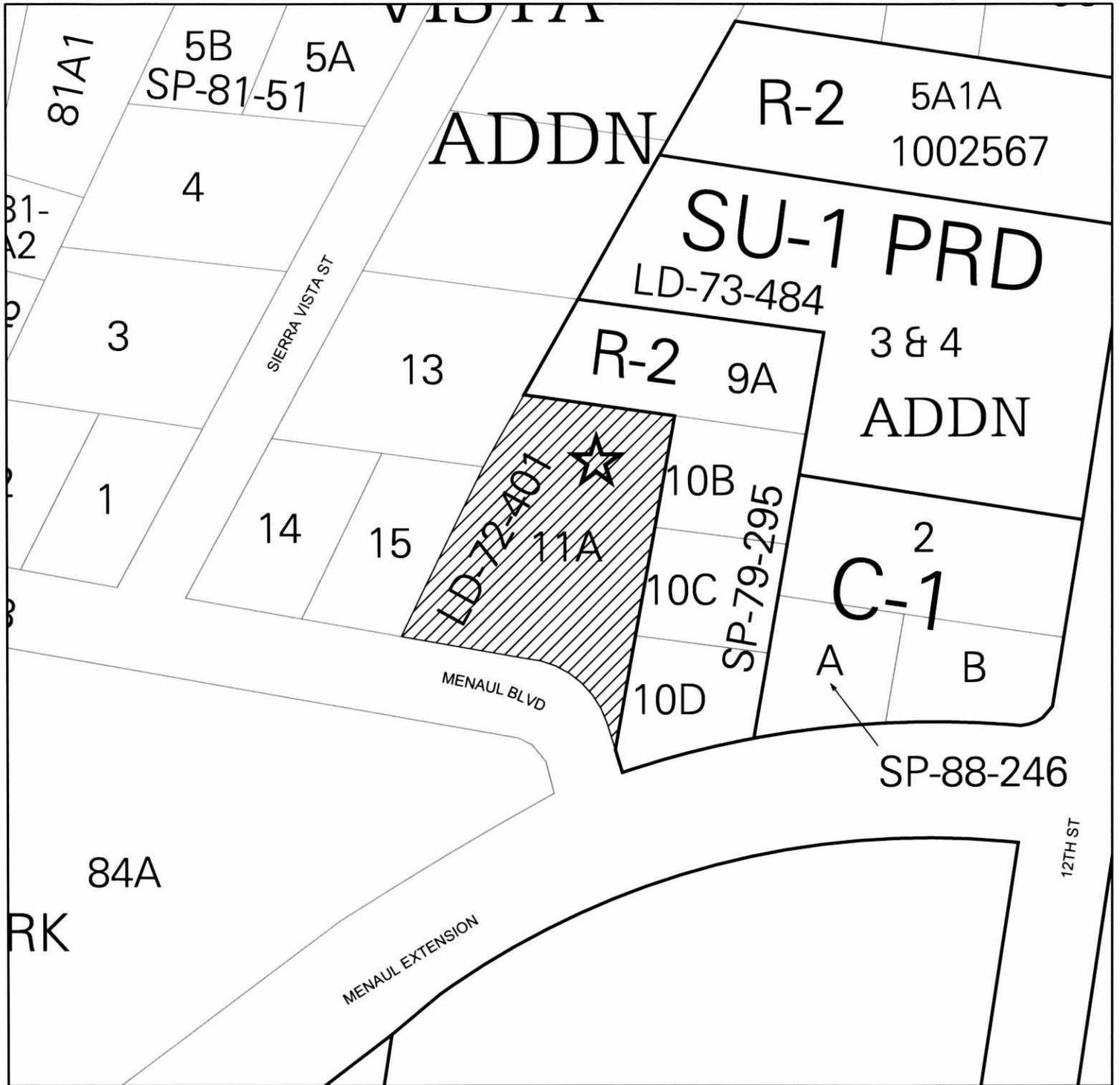
The subject site is located within the Established Urban Area of the Comprehensive Plan and the North Valley Area Plan, as well as being adjacent to the Indian School Community Activity Center.

The request is generally consistent with and furthers applicable City plans, goals, and policies. The justification is also based on the request being consistent with the requirements of R-270-1980 as outlined in this staff report.

Near North Valley Neighborhood Association and North Valley Coalition were notified of this request. There is no known neighborhood opposition to this request.

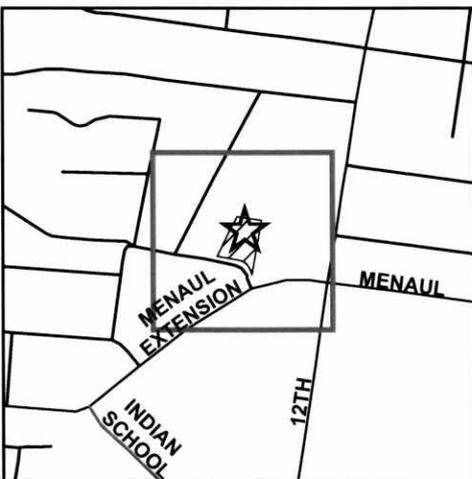
Staff recommends approval based on the findings outlined in this staff report.





ZONING MAP

Note: Grey shading indicates County.



1 inch = 104 feet

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04/13/2017
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LAND USE MAP

Note: Grey shading indicates County.

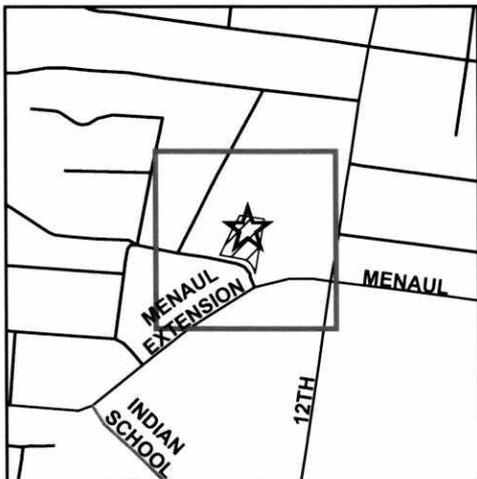
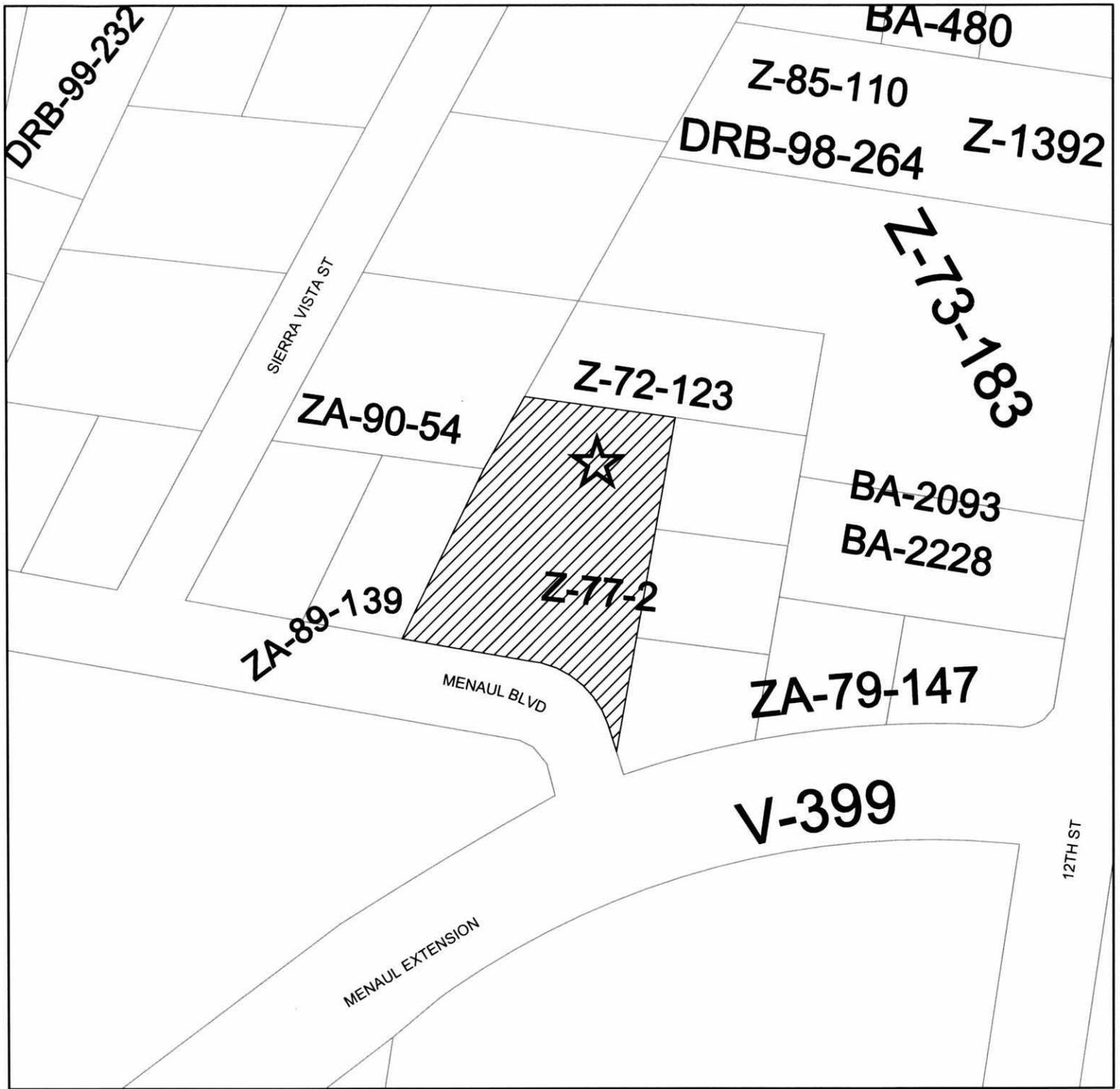
KEY to Land Use Abbreviations

- AGRI Agriculture
- COMM Commercial - Retail
- CMSV Commercial - Service
- DRNG Drainage
- MFG Manufacturing
- MULT Multi-Family or Group Home
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage



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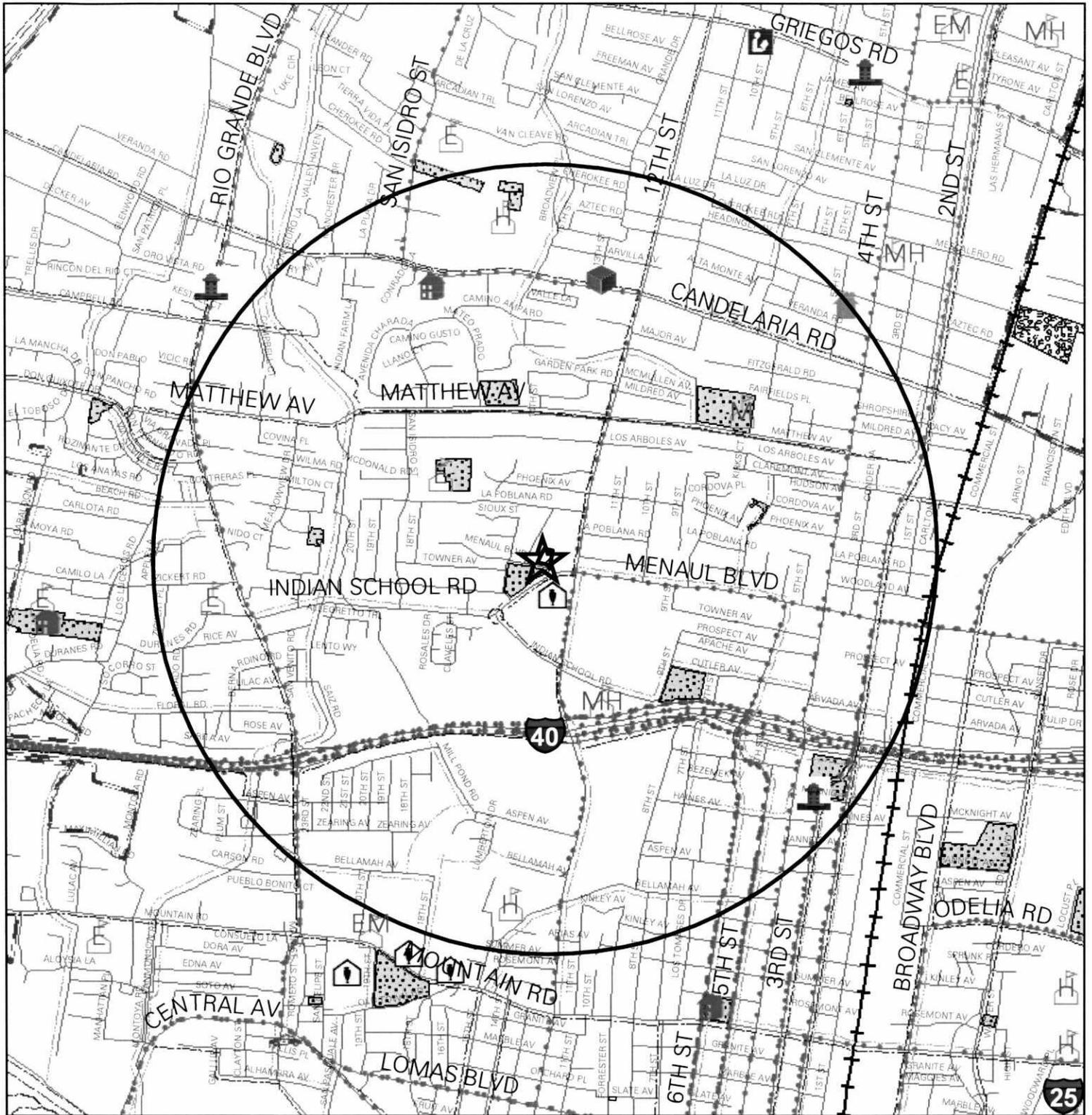
HISTORY MAP

Note: Grey shading indicates County.



1 inch = 104 feet

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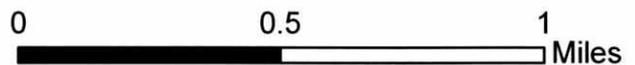


Public Facilities Map with One-Mile Buffer

- | | | | |
|----------------------|-------------------------|--------------------------|-----------------------------|
| COMMUNITY CENTER | FIRE | Public Schools | Landfill Buffer (1000 feet) |
| MULTI-SERVICE CENTER | POLICE | Proposed Bike Facilities | Landfills designated by EHD |
| SENIOR CENTER | SHERIFF | ABQ Bike Facilities | Developed County Park |
| LIBRARY | SOLID WASTE | ABQ Ride Routes | Undeveloped County Park |
| MUSEUM | Albuquerque City Limits | | Developed City Park |
| | | | Undeveloped City Park |



Project Number: 1011160



I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	R-1	Established Urban Area; North Valley Area Plan	Single-Family Residential
<i>North</i>	R-1 and R-2	Same	Multi-Family Residential
<i>East</i>	R-2	Same	Multi-Family Residential
<i>West</i>	R-1	Same	Single-Family Residential
<i>South</i>	R-1 and SU-1	Established and Central Urban Areas; North Valley Area Plan	Parks/Recreation and Public/Institutional

II. INTRODUCTION

Proposal

This request is for a Zone Map Amendment (Zone Change) for Lot 11A, Coleman Addition, an approximately 0.72 acre parcel located on the north side of Menaul Boulevard NW between 12th Street NW and Sierra Vista Street NW (the “subject site”).

The applicant is proposing to change the zoning of the subject site from the R-1 Residential Zone to the R-2 Residential Zone in order to allow for small-scale multi-family development similar to the neighboring apartments. A contract purchaser can then move forward with redevelopment of the subject site. The applicant has indicated that they plan to purchase the adjacent apartments and make improvements to that site as well, but those properties are not the subject of this zone change request.

EPC Role

The Environmental Planning Commission (EPC) is hearing this case because the EPC has the authority to hear all zone map amendment cases and make decisions on those cases that are for sites less than one block or 10 acres in size. The EPC is the final decision-making body for this application, unless the decision is appealed, pursuant to Zoning Code Section 14-16-4-1 Amendment Procedure. If appealed, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council, which would make the final administrative decision pursuant to Zoning Code Section 14-16-4-4(A)(2) Appeal. This is a quasi-judicial matter.

Context

The subject site is within the Established Urban Area of the Comprehensive Plan, as well as within the boundaries of the North Valley Area Plan. The site is developed with a house, and aerial imagery as well as pictures submitted by the agent show that the yard is full of an assortment of items, parked cars, and debris. The subject site is bordered on the west by other single-family houses and on the north and east by multi-family residential. Across Menaul to the south are a City park and the Indian Pueblo Cultural Center.

History

The zoning of the subject site is the original zoning of the property and there is no applicable case history specific to Lot 11A; however, there was discussion of the subject site in the rezoning request for the abutting R-2 multi-family residential properties located to the north and east.

Those lots were rezoned from R-1 to R-2 in 1972 by Ordinance No. 176-1972 after an original request for C-1 and R-3 was denied and appealed to the City Commission. The original request (Z-72-123) included R-3 for the rear of the property with C-1 at the front abutting Menaul.

It was determined at the time that R-3 and C-1 uses would be detrimental to the neighborhood, so the original application and appeal were both denied. Planning Department staff made a recommendation that R-2 would instead be appropriate for the requested property, as well as the subject site of this request, because it was a more appropriate density that could provide a buffer to the neighborhood. The applicant agreed to this recommended change for the abutting lots; however, an application was never filed for Lot 11A.

Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways. The LRRS designates Menaul Boulevard east of the subject site and continuing west as the Menaul Extension to Indian School Road as a Community Principal Arterial. 12th Street is designated as a Minor Arterial. Sierra Vista Street and Menaul immediately in front of the subject site are local roads.

The Comprehensive Plan designates Menaul and the Menaul Extension to Indian School as an Enhanced Transit Corridor with the intent to improve and optimize transit and pedestrian opportunities for residents, businesses, and other users.

Trails/Bikeways

Bicycle lanes are located along the Menaul Extension and portions of 12th Street. The Bikeways and Trails Facilities Plan includes proposed bike lands on Menaul going east and the remaining portions of 12th Street. These new bike lanes are included along with other phased street improvements as part of the 12th and Menaul Study, an ongoing City project.

Transit

The subject site is just west of the 12th Street and Menaul Blvd intersection, where bus stops are located providing access to Routes #8 and #36 bus service.

Public Facilities/Community Services

See the Public Facilities Map in the packet for detail regarding these items.

III. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The subject site is currently zoned R-1. The R-1 residential zone provides suitable sites for houses and limited other incidental uses.

The proposed zoning for the subject site is the R-2 residential zone, which provides suitable sites for houses, townhomes, and medium density apartments. Approval of the requested zone will allow additional residential density on subject site, similar to the adjacent apartments and other multi-family that exists north of the subject site along 12th Street.

Albuquerque / Bernalillo County Comprehensive Plan

Policy Citations are in Regular Text; Staff Analysis is in ***Bold Italics***

The subject site is located in the area designated Established 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 a variety and maximum choice in housing, transportation, work areas, and lifestyles, while creating a visually pleasing built environment.” Applicable policies identified by the applicant include:

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

The request furthers Policy II.B.5.a because the zone map amendment will allow for increased density on the subject site in an appropriate location adjacent to an activity center that currently provides for a variety of commercial, office, and institutional land uses. This increase in density on a small site will contribute to a fuller range of urban land uses including multi-family apartment dwellings and help the city achieve a density of five dwelling units per acre in the Established Urban Area of the Comprehensive Plan.

Policy II.B.5.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 the integrity of existing neighborhoods can be ensured.

The zone map amendment for the subject site will allow additional density and growth to occur on the subject site while limiting the impacts of further development on the existing single-family neighborhoods located to the west of the subject site. The subject site is located in a developed area of the City, adjacent to a designated activity center, with existing infrastructure including major roadways, transit access, and utility services. The Indian School Activity Center has seen recent growth and development, and the proposed multi-family zone designation will allow for a transition between future commercial uses and the adjacent neighborhood while also fitting in with the existing multi-family development in the area. The request furthers Policy II.B.5.e.

Policy II.B.5.h: Higher density housing is most appropriate in the following situations:

- In areas with excellent access to the major street network.
- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.

This request will allow for higher density housing to develop on the subject site, which is appropriate because the site is located less than one block away from the intersection of two major streets that provides excellent access for automobiles as well as two transit routes. The proposal is also appropriate because a mixed density pattern already exists in the area with medium density apartments existing immediately adjacent to the subject site as well as further north along 12th Street. The addition or more multi-family residential on the subject site will continue this pattern without any significant encroachment into the adjacent single-family neighborhood, so the request furthers Policy II.B.5.h.

Policy II.B.5.o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

The request furthers Policy II.B.5.o because approval of the zone map amendment will allow for redevelopment of the subject site as apartments, which strengthens the mixed use and mixed density of an older neighborhood of the Established Urban Area. In addition, the applicant has engaged with the Near North Valley Neighborhood Association to inform them of this request and to hear opinions on the proposal.

Policy II.B.5.p: Cost-effective redevelopment techniques shall be developed and utilized.

Approval of the amendment to the R-2 zone will allow redevelopment of the subject site for additional dwelling units, which will incentivize private investment and ongoing management that will improve the value of the property while not requiring additional public investment, thus making it cost effective for the city. The request furthers Policy II.B.5.p.

Activity Centers: The Goal is to expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities. Applicable policies identified by the applicant include:

Policy II.B.7.b: Net densities above 30 dwelling units per acre should generally be within Major Activity Centers; lower net densities in areas surrounding all types of Activity Centers will serve as a transition to residential neighborhoods.

The request furthers Policy II.B.7.b because the proposal will allow development of medium density residential just outside of the Indian School Community Activity Center that is less than 30 dwelling units per acre and will serve as a transition from the Activity Center to the adjacent residential neighborhood.

Transportation and Transit: The Goal is to develop corridors, both streets and adjacent land uses that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs. Applicable policies identified by the applicant include:

Policy II.D.4.b: The City will structure capital expenditures and land use regulations in support of creating additional housing and jobs within Major Transit and Enhanced Transit Corridors, and will promote ongoing public/private cooperation necessary to create private market conditions that support intensified development of jobs and housing in these corridors.

The request furthers Policy II.D.4.b because changing the zoning of the subject site from R-1 to R-2 will align land use regulations in order to create additional housing in close proximity to Menaul Boulevard, which is a designated Enhanced Transit Corridor.

Policy II.D.4.c: In order to add to transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets.

The request furthers Policy II.D.4.c because the request will allow for additional dwelling units close to an Enhanced Transit street while not destabilize the adjacent neighborhoods because redevelopment will not create any significant encroachment into those neighborhoods, but rather create a transition to the neighborhood to the west and match the existing density of the multi-family development to the north and east of the subject site.

Air Quality: The Goal is to improve air quality to safeguard public health and enhance the quality of life:

Policy II.C.1.b: Automobile travel's adverse effects on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment and services.

The request furthers Policy II.C.1.b because the requested change in zoning will create a more balanced land use and transportation system by placing higher density multi-family residential in an efficient location close to existing transit as well as employment and services that will be within the adjacent Indian School Community Activity Center.

North Valley Area Plan (Rank II)

The North Valley Area Plan was adopted in 1993 and lays out goals and policies to address issues identified by the community through the North Valley Citizens' Advisory Task Force and technical staff and preserve the unique qualities of the North Valley. Applicable goals identified by the applicant include:

Goal 2.c: To preserve and enhance the environmental quality of the North Valley Area by providing a variety of housing opportunities and lifestyles including differing socioeconomic types.

The request furthers Goal 2.c by allowing for more multi-family residential development that increases the variety and choice of housing opportunities and lifestyles within the North Valley area.

Village Center Policy 1: The City and County shall encourage new development and redevelopment that incorporates Village Center Principles including: pedestrian attraction and accessibility, mixed use development, and valley scale and character.

The request furthers Village Center Policy 1 by locating medium density residential development within the area surrounding the 12th Street and Menaul Blvd intersection, which is identified by the North Valley Area Plan's Preferred Land Use Plan as a Village Center Area. Slightly higher density at the subject site's location will encourage increased walkability and access to nearby commercial services, employment, and transportation, thus incorporating Village Center Principles.

Resolution 270-1980 (Policies for Zone Map Change Applications)

This Resolution outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. There are several tests that must be met and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; changed neighborhood or community conditions justify the change; or a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

Analysis of Applicant's Justification

Note: Policy is in regular text; Applicant's justification is in *italics*; staff's analysis is in ***bold italics***

- A. A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city.

This application will contribute to the health, safety, morals and general welfare of the North Valley neighborhood, community, and City. The requested zone change, and subsequent

redevelopment will further the Albuquerque/Bernalillo County Comprehensive Plan and the North Valley Area Plan goals and policies through this application. The application proposes changing the zoning from R-1 to R-2, the same zone as the adjacent zoning and land uses to the north and east (low density apartments).

Currently the subject property is home to a single family structure on 0.71 acres located on an Enhanced Transit Corridor. The single family home is in disrepair and the lot is covered in debris. Our team spoke with several neighbors west of the subject site, several of which are adjacent neighbors. We heard complaints and disheartened remarks about the subject site, the apartments to the north and east, and 4H Park related to high crime, loitering, littering, noise, drug use, garbage and debris, and general neighborhood disruption.

Following the rezoning and purchase of the property, Spectrum Capital, LLC proposes to complete the following on the apartments to the north and east of the subject site and the site itself: remove all junk and debris, repair the parking lots, repair the stucco and paint the buildings, plant landscaping, and eventually raze the existing single family home to build new apartments on the rezoned property. After making exterior improvements, raise security deposits, and adopt community standards with new leases; and over time, new flooring will be installed, units will be painted, electrical fixtures and as needed new appliances and new cabinets will be installed. These improvements will help to alleviate some of the issues neighbors are currently experiencing and will contribute to the health, safety, morals, and general welfare of the city.

The cited policies in the applicant's updated justification letter dated March 31, 2017 attached to the staff report and analyzed above support the statement that the request is consistent with the health, safety, morals, and general welfare of the city.

- B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made.

Land use and zoning stability will be generally maintained in the neighborhood. The proposed zone (R-2) is the same as abutting properties to the north and east, and similar or the same as properties in the direct vicinity located on 12th Street. The R-2 (Medium Density Residential) zone is the predominant multi-family zone in the neighborhood. Other surrounding zones include R-T (Residential Townhouses/Houses), SU-1: Special Use for Planned Residential Development (for apartments), R-1: Residential (Single Family), and C-1: Neighborhood Commercial. Rezoning and redeveloping the subject site for apartments in this location will create more of the same character for this area, improve the built environment, and will continue to provide a transition from higher intensity land uses and zoning (commercial) at the 12th Street/Menaul Boulevard intersection to lower intensity residential land uses west in this neighborhood.

The proposed R-2 zone is the same zone designation as the adjacent apartments to the north and east of the subject site as well as similar to other developments nearby along 12th Street; therefore, stability of land use will be maintained with approval of this request. In addition, the proposed zone will strengthen the existing transition from higher intensity commercial development to the single-family neighborhoods to the west.

- C. A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments thereto, including privately developed area plans which have been adopted by the city.

As discussed in the policy analysis section of the staff report above, the proposed zone map amendment is not in significant conflict with, but rather furthers elements of the applicable plans adopted by the City including the Comprehensive Plan.

- D. The applicant must demonstrate that the existing zoning is inappropriate because:
1. There was an error when the existing zone map pattern was created; or
 2. Changed neighborhood or community conditions justify the change; or
 3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above does not apply.

The existing zoning is inappropriate for the subject site because a different use category is more advantageous to the community, as articulated in both the Comprehensive Plan and the North Valley Area Plan as described in detail in Resolution 270-1980 Policy C section above. The zone change will facilitate a development proposal which will continue the economic interest and redevelopment growth in this neighborhood in a positive direction toward a more walkable, pedestrian friendly area across the street from the Indian School Community Activity Center, on Menaul Boulevard as an Enhanced Transit Corridor, and in the North Valley area.

The applicant has clearly demonstrated that the existing zoning is inappropriate because a different use category would be more advantageous to the community. The request to change the zoning will allow for redevelopment of the subject site in a way that will be advantageous to the community as articulated by numerous policies of the Comprehensive Plan as well as fulfilling relevant goals and policies of the North Valley Area Plan as outlined in the Analysis section of the staff report above; therefore, the proposed R-2 zone designation is more appropriate for the subject site.

- E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.

The permissive uses in the proposed zone will not be harmful to adjacent property, the neighborhood, or the community. The zone is the same as properties to the north and east of subject site, which will create more of the existing character. Although the zone will change to a more intense zone, the use will be the same and the properties adjacent to the east and similar to properties in the neighborhood and north of the subject site located on 12th Street.

Furthermore, the proposed zone change will not be harmful to adjacent properties regarding traffic, noise, pollution, or views because the applicant intends to develop landscaping, lighting, signage, and comply with height regulations for the intended use. In addition, the applicant proposes to hire a management company who will oversee tenants, manage potential issues, and generally maintain the properties.

The requested R-2 zone is identical to the zoning of the properties to the north and east of the subject site where the R-2 zone is mapped adjacent to R-1 zoned properties and the uses of the R-2 zone are not harmful to those adjacent properties, the neighborhood, or community. Any future development of the subject site will comply with the requirements of the Zoning Code and other applicable regulations, which will limit the external impacts of the development on adjacent properties.

- F. A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:
1. Denied due to lack of capital funds; or
 2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.

This zone change will not result in unprogrammed capital expenditures by the City.

Approval of the requested amendment will not require any capital improvements because the site is located in an area that already has sufficient infrastructure.

- G. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

The cost of the land is not the determining factor for the application. This request furthers the Comprehensive Plan and the North Valley Area Plan as it relates to increasing the range of residential densities and land uses in the Established Urban area and near Activity Centers, infill development, rehabilitation of older neighborhoods, and incorporating valley character and scale as previously discussed. It is the potential owner's desire to redevelop the subject site with a higher intensity use (than is currently allowed) and in an area where apartments currently exist, near an intersection and in a neighborhood that will be experiencing major public and private improvements to include:

- *The 12th Street and Menaul Boulevard Great Streets improvements;*
- *The 12th Street streetscape improvements between Menaul Boulevard and Interstate 40;*
and
- *The 47-acre Indian School Property proposed for office and retail development.*

Furthermore, Spectrum Capital, LLC committed to engaging in a conversation with the Great Streets improvement committee regarding streetscape improvements along the Menaul Extension.

The cost of land or other economic considerations are not a determining factor in the request for a zone map amendment.

- H. Location on a collector or major street is not in itself sufficient justification for apartment, office, or commercial zoning.

The location on Menaul Boulevard is not the sole justification for the requested zoning as stated in all other Resolution 270-1980 policies.

The location of the subject site is not the sole justification for the requested zoning; rather, the request is based on the request being more advantageous to the community as articulated by numerous goals and policies of the Comprehensive Plan and the North Valley Area Plan.

- I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a “spot zone.” Such a change of zone may be approved only when:
1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The property north and east of the subject site is zoned R-2, as are other properties in the neighborhood, therefore this application does not constitute a spot zone.

The request clearly facilitates realization of the Comprehensive Plan, and does not constitute a spot zone as there are numerous other properties in the immediate area and adjacent to the subject site with the same zone designation as what is requested.

- J. A zone change request, which would give a zone different from surrounding zoning to a strip of land along a street is generally called “strip zoning.” Strip commercial zoning will be approved only where:
1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

Approval of this request will not create a strip zone and therefore no negative impacts of strip zoning will effect this neighborhood.

The request will not create a zone different than the surrounding zoning in a strip along the street, so this request does not constitute “strip zoning.”

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

Commenting agencies reviewed this request from March 6, 2017 to March 20, 2017, and no objections to the request were received. Transit comments indicate support for the request because of the potential for increased density close to existing bus stops that may create additional ridership for those bus routes.

Neighborhood/Public

The Near North Valley Neighborhood Association and North Valley Coalition were notified of this request, as well as property owners within 100 feet of the subject site. A facilitated meeting was not held for this request. The agent has stated they met with various neighborhood representatives prior to submitting the application. As of the writing of this report, no comments have been received and there is no known opposition to this request.

V. CONCLUSION

The request is for a zone map amendment (zone change) to the R-2 Residential Zone for Lot 11A, Coleman Addition, an approximately 0.72 acre parcel located on the north side of Menaul Boulevard NW between 12th Street NW and Sierra Vista Street NW. The subject site is currently zoned R-1 Residential.

Approval of the request supports numerous Comprehensive Plan policies regarding land use and transit as well as goals and policies of the North Valley Area Plan. The proposed zone designation will match the zoning of the adjacent properties to the north and east of the subject site. The request is generally consistent with the requirements of R-270-1980 as outlined in this staff report and is justified because the new zone designation is more advantageous to the community.

The Near North Valley Neighborhood Association and North Valley Coalition were notified of this request, as well as property owners within 100 feet of the subject site. A facilitated meeting was not held for this request. As of the writing of this report, no comments have been received and there is no known opposition to this request. Staff is recommending approval of the request based on the findings found in this staff report.

FINDINGS - 17EPC-40003 – April 13, 2017 – Zone Map Amendment (Zone Change)

1. This is a request for a Zone Map Amendment (Zone Change) for Lot 11A, Coleman Addition, located on the north side of Menaul Boulevard NW between 12th Street NW and Sierra Vista Street NW, containing approximately 0.72 acre.
2. The subject site is currently zoned R-1 (Residential Zone). The request is for a change to R-2 (Residential Zone), which would allow townhomes and apartments in addition to what is currently allowed under the R-1 designation.
3. The existing zoning is the original zoning of the subject site. No case history exists for the subject site, but the property was discussed during the rezoning of the R-2 zoned properties located to the north and east of the subject site (Z-72-123). At the time, staff believed R-2 was appropriate for the requested property, as well as the subject site of this request, but an application was never filed for Lot 11A.
6. The Albuquerque/Bernalillo County Comprehensive Plan, North Valley Area Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The subject site is within the Established Urban Area of the Comprehensive Plan and immediately adjacent to the Indian School Community Activity Center. The request is in general compliance and furthers the following applicable goals and policies of the Comprehensive Plan:

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

The request furthers Policy II.B.5.a because the zone map amendment will allow for increased density on the subject site in an appropriate location adjacent to an activity center that currently provides for a variety of commercial, office, and institutional land uses. This increase in density on a small site will contribute to a fuller range of urban land uses including multi-family apartment dwellings and help the city achieve a density of five dwelling units per acre in the Established Urban Area of the Comprehensive Plan.

Policy II.B.5.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 the integrity of existing neighborhoods can be ensured.

The zone map amendment for the subject site will allow additional density and growth to occur on the subject site while limiting the impacts of further development on the existing single-family neighborhoods located to the west of the subject site. The subject site is located in a developed area of the City, adjacent to a designated activity center, with existing

infrastructure including major roadways, transit access, and utility services. The Indian School Activity Center has seen recent growth and development, and the proposed multi-family zone designation will allow for a transition between future commercial uses and the adjacent neighborhood while also fitting in with the existing multi-family development in the area. The request furthers Policy II.B.5.e.

Policy II.B.5.h: Higher density housing is most appropriate in the following situations:

- In areas with excellent access to the major street network.
- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.

This request will allow for higher density housing to develop on the subject site, which is appropriate because the site is located less than one block away from the intersection of two major streets that provides excellent access for automobiles as well as two transit routes. The proposal is also appropriate because a mixed density pattern already exists in the area with medium density apartments existing immediately adjacent to the subject site as well as further north along 12th Street. The addition of more multi-family residential on the subject site will continue this pattern without any significant encroachment into the adjacent single-family neighborhood, so the request furthers Policy II.B.5.h.

Policy II.B.5.o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

The request furthers Policy II.B.5.o because approval of the zone map amendment will allow for redevelopment of the subject site as apartments, which strengthens the mixed use and mixed density of an older neighborhood of the Established Urban Area. In addition, the applicant has engaged with the Near North Valley Neighborhood Association to inform them of this request and to hear opinions on the proposal.

Policy II.B.5.p: Cost-effective redevelopment techniques shall be developed and utilized.

Approval of the amendment to the R-2 zone will allow redevelopment of the subject site for additional dwelling units, which will incentivize private investment and ongoing management that will improve the value of the property while not requiring additional public investment, thus making it cost effective for the city. The request furthers Policy II.B.5.p.

Activity Centers: The Goal is to expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities. Applicable policies identified by the applicant include:

Policy II.B.7.b: Net densities above 30 dwelling units per acre should generally be within Major Activity Centers; lower net densities in areas surrounding all types of Activity Centers will serve as a transition to residential neighborhoods.

The request furthers Policy II.B.7.b because the proposal will allow development of medium density residential just outside of the Indian School Community Activity Center that is less than 30 dwelling units per acre and will serve as a transition from the Activity Center to the adjacent residential neighborhood.

Transportation and Transit: The Goal is to develop corridors, both streets and adjacent land uses that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs. Applicable policies identified by the applicant include:

Policy II.D.4.b: The City will structure capital expenditures and land use regulations in support of creating additional housing and jobs within Major Transit and Enhanced Transit Corridors, and will promote ongoing public/private cooperation necessary to create private market conditions that support intensified development of jobs and housing in these corridors.

The request furthers Policy II.D.4.b because changing the zoning of the subject site from R-1 to R-2 will align land use regulations in order to create additional housing in close proximity to Menaul Boulevard, which is a designated Enhanced Transit Corridor.

Policy II.D.4.c: In order to add to transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets.

The request furthers Policy II.D.4.c because the request will allow for additional dwelling units close to an Enhanced Transit street while not destabilize the adjacent neighborhoods because redevelopment will not create any significant encroachment into those neighborhoods, but rather create a transition to the neighborhood to the west and match the existing density of the multi-family development to the north and east of the subject site.

Air Quality: The Goal is to improve air quality to safeguard public health and enhance the quality of life:

Policy II.C.1.b: Automobile travel's adverse effects on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment and services.

The request furthers Policy II.C.1.b because the requested change in zoning will create a more balanced land use and transportation system by placing higher density multi-family residential in an efficient location close to existing transit as well as employment and services that will be within the adjacent Indian School Community Activity Center.

8. The subject site is located in an area identified by the North Valley Area Plan's Preferred Land Use Plan as a Village Center, and the request is in general compliance with and furthers the following applicable goals of the North Valley Area Plan:

Goal 2.c: To preserve and enhance the environmental quality of the North Valley Area by providing a variety of housing opportunities and lifestyles including differing socioeconomic types.

The request furthers Goal 2.c by allowing for more multi-family residential development that increases the variety and choice of housing opportunities and lifestyles within the North Valley area.

Village Center Policy 1: The City and County shall encourage new development and redevelopment that incorporates Village Center Principles including: pedestrian attraction and accessibility, mixed use development, and valley scale and character.

The request furthers Village Center Policy 1 by locating medium density residential development within the area surrounding the 12th Street and Menaul Blvd intersection, which is identified by the North Valley Area Plan's Preferred Land Use Plan as a Village Center Area. Slightly higher density at the subject site's location will encourage increased walkability and access to nearby commercial services, employment, and transportation, thus incorporating Village Center Principles.

9. Approval of the request supports numerous Comprehensive Plan policies regarding land use and transit, as well as goals and policies of the North Valley Area Plan.
10. The proposed zone designation will be identical to that of the property located immediately north and east of the subject site.
11. The request has been justified pursuant to *R-270-1980* as follows:
 - A. The cited policies in the applicant's updated justification letter dated March 31, 2017 and analyzed in Findings 7 and 8 above support the statement that the request is consistent with the health, safety, morals, and general welfare of the city.
 - B. The proposed R-2 zone is the same zone designation as the adjacent apartments to the north and east of the subject site as well as similar to other developments nearby along 12th Street; therefore, stability of land use will be maintained with approval of this request. In addition, the proposed zone will strengthen the existing transition from higher intensity commercial development to the single-family neighborhoods to the west.
 - C. The request is generally consistent with and furthers numerous goals and policies of the applicable plans as summarized in Findings 7 and 8.
 - D. The applicant has clearly demonstrated that the existing zoning is inappropriate because a different use category would be more advantageous to the community. The request to change the zoning will allow for redevelopment of the subject site in a way that will be advantageous to the community as articulated by numerous policies of the Comprehensive Plan as well as fulfilling relevant goals and policies of the North Valley Area Plan as outlined in Findings 7 and 8; therefore, the proposed R-2 zone designation is more appropriate for the subject site.

-
- E. The requested R-2 zone is identical to the zoning of the properties to the north and east of the subject site where the R-2 zone is mapped adjacent to R-1 zoned properties and the uses of the R-2 zone are not harmful to those adjacent properties, the neighborhood, or community. Any future development of the subject site will comply with the requirements of the Zoning Code and other applicable regulations, which will limit the external impacts of the development on adjacent properties.
- F. Approval of the requested amendment will not require any capital improvements because the site is located in an area that already has sufficient infrastructure.
- G. The cost of land or other economic considerations are not a determining factor in the request for a zone map amendment.
- H. The location of the subject site is not the sole justification for the requested zoning; rather, the request is based on the request being more advantageous to the community as articulated by numerous goals and policies of the Comprehensive Plan and the North Valley Area Plan.
- I. The request clearly facilitates realization of the Comprehensive Plan, and does not constitute a spot zone as there are numerous other properties in the immediate area and adjacent to the subject site with the same zone designation as what is requested.
- J. The request will not create a zone different than the surrounding zoning in a strip along the street, so this request does not constitute "strip zoning."
12. The Near North Valley Neighborhood Association and North Valley Coalition were notified of this request, as well as property owners within 100 feet of the subject site. A facilitated meeting was not held for this request. As of the writing of this report, no comments have been received and there is no known opposition to this request.

RECOMMENDATION - 17EPC-40003 – April 13, 2017 – Zone Map Amendment (Zone Change)

APPROVAL of 17EPC-40003, a request for Zone Map Amendment (Zone Change) from R-1 to R-2 for Lot 11A, Coleman Addition based on the preceding Findings.



**Michael Vos, AICP
Planner**

Notice of Decision cc list:

Consensus Planning, 302 8th Street, ABQ, NM 87102
Donna and Thomas Hunter, 3525 Del Mar Heights Rd #790, San Diego, CA 92130

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

No adverse comments.

Office of Neighborhood Coordination

NA's and Coalitions Contacted: Near North Valley NA, North Valley Coalition

Long Range Planning

Regarding the applicant's response to R-270-1980 Policy A, does the removal of all junk and debris, repaving of lots, repair of buildings, and provision of landscape require a zone change?

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

No objection to the request.

Hydrology Development

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations

WATER UTILITY AUTHORITY

Utility Services

1. 17EPC-40003 Zone Map Amendment (Zone Change)
 - a. With regard to the indicated zone change there are no adverse comments at this time.
 - b. The application indicates that new future development shall take place on the lot in question. Once new development takes place a request for availability shall be made at the following link:
 - i. http://www.abcwua.org/Availability_Statements.aspx

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

#1011160 No Comment

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Transit Corridor?	Transit Route?	Current Service/Stops	Comments/Support/Requests
Menaul Enhanced Transit Corridor	The north-bound leg of the Fixed Route 36 loop passes through the 12th and Menaul intersection; Fixed Route 8 turns to and from Menaul at the 12th Street intersection	The east-bound Route 8 stop is approximately 700 feet from the site. The northbound Route 12 stop is about 600 feet from the site. Both the 8 and 36 stop southbound about 1000 feet from the site in front of the Indian Pueblo Cultural Center. Westbound stop is at Jefferson and Lomas	Stops for two routes are within walking distance of the site. Proximity to transit is an indicator for increased density and ABQ RIDE supports the request.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

ALBUQUERQUE PUBLIC SCHOOLS

Additional residential development in this area will have impacts to Cochiti Elementary School, Garfield Middle School, and Valley High School. Currently, all three schools have excess capacity.

School Capacity

Loc No	School	2016-17 40th Day	Capacity	Space Available
237	Cochiti ES	338	386	48
410	Garfield MS	372	540	168
560	Valley HS	1133	1800	667

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

NMDOT

NMDOT has no comments.

PUBLIC SERVICE COMPANY OF NEW MEXICO

PNM has no further comments based on information provided to date.



View to the north across the subject site with existing R-2 apartments behind.

View toward the south east toward the Indian School Community Activity Center area.





View to the west along Menaul toward the adjacent single family neighborhood with 4-H Park on the left (south).

HISTORY

PLANNING DEPARTMENT
CITY OF ALBUQUERQUE

CITY COMMISSION
August 24, 1977
Appeal No. 72-27 (Z-72-123)

Appeal No. 72-27 (Z-72-123) Tom Benavides, agent for Nuta Colman, appeals the City Planning Commission's denial of the request for a change of zone from R-1 to C-1 & R-3 for Lot 9 and the westerly portion of Lot 10, Sierra Vista Addition, located on the north side of Mescal Road and HWY 24 between 12th & 13th Streets, Vista Streets.

APPLICANT'S REASON FOR THIS REQUEST: "To build a car wash and some apartments."

PL Map No.: H-13 Material: Report, Sketch, Aerial Photo, Ordinance

COMMENTS FROM OTHER DEPARTMENTS:

City Real Estate Officer: "No objection."
MTP: "Inadequate access."
Traffic Engineer: "No objection."
Public Works Dept.: "Sewer and water available. No objection."

PLANNING DEPARTMENT COMMENTS TO CITY PLANNING COMMISSION, 6-27-72:

This request for the rezoning of two parcels currently zoned R-1 to C-1 and R-3 is the second request in as many months in this vicinity. The previous case (Z-72-76) was for an SU-1 (Special Use for an Education Center) on the 4-H property located across from the Menaul extension and to the west. It was given final approval in May.

The applicant stated her intent is to develop the southerly portion (125 ft.) of Lot 10 with a C-1 use and the remainder of this lot along with Lot 9 to R-3 with apartments. An approximate 10 ft. strip running north-south on the west edge of Lot 10 is not part of this request.

The property is bounded by C-1 uses to the east and north, and single-family residences to the west (Sierra Vista Addition).

Although the Planning Department understands that Lots 9 & 10 are not platted for R-1 development, having no apparent access to the rear of the properties, this request for R-3 densities appears to be too high. A more reasonable solution would be to rezone the proposed R-3 areas to R-2 thereby creating a better buffer for the low density areas to the west and amend the request to include Lot 11 for the same rezoning. Lot 11 is relatively large and R-2 development seems appropriate for it also.

The Planning Department does not object to the C-1 rezoning portion of the request.

RECOMMENDATION: THE PLANNING DEPARTMENT RECOMMENDS APPROVAL OF THE C-1 PORTION OF THE REQUEST AND THAT THE R-3 PORTION BE AMENDED TO R-2. LOT 11 AND THE WESTERLY 10 FT. OF LOT 10 SHOULD ALSO BE REZONED TO R-2 BUT THAT WILL REQUIRE ADDITIONAL ADVERTISING AND SHOULD BE INITIATED AS A SEPARATE ACTION.

CITY PLANNING COMMISSION ACTION, 7-20-77 (Members Present: Chairman, Mayor, Commissioners
H. J. Hall, A. J. ...)

Mr. Benavides, agent, advised that since the request for the C-1 use will be through the C-1 area. He said that the car wash proposal for the C-1 use will be 20-30 ft. for access to the other portion.

City Planning Commission Action, 6-20-72 (Cont'd):

After a general discussion of the proposal, Mr. Benavidez agreed to amend the request to R-2 instead of R-3 and to include a 20 ft. strip of P-1 on the west side of the C-1 area.

Mr. Arthur Jaramillo, 1305 Menaul Boulevard NW, strongly protested this request. He said that he does not want a car wash here which would be only two lots away from his residence. He said that a park is to be put in across the street which will enhance the area - something that a car wash will not do. He added that approval of this request will depreciate the value of his home.

Commissioner Kruger asked Mr. Benavidez if he would consider R-2 zoning for the entire tract. Mr. Benavidez replied that he would not.

The following motion was made:

BE IT RESOLVED THAT 72-123 be denied because it would have an adverse effect on the surrounding residential neighborhood.

Moved by Commissioner Kruger

Seconded by Commissioner Hertzmark

Motion Carried Unanimously

ADDITIONAL PLANNING DEPARTMENT COMMENTS: 8-14-72:

In view of the fact that the applicant will not accept R-2 zoning instead of R-3 and since the car wash use would not be particularly compatible with the proposed park development across the street, the Planning Department now supports the denial recommendation of the Planning Commission.

ADDITIONAL PLANNING DEPARTMENT COMMENTS, 8-21-72: Mr. Benavidez advised the Planning Department on August 16, 1972 that R-2 zoning for the subject area is acceptable to the applicant. The ordinance implementing this change is attached.

Michael Pochter
Michael Pochter, Planner

TP:nw

cc: Tom Benavidez, 310 Third St. SW, 87101
Ruth Coleman, 1303 Menaul Blvd. NW, 87107
Arthur Jaramillo, 1305 Menaul Blvd. NW, 87107

September 12, 1972

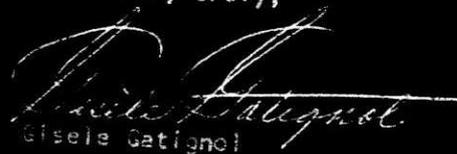
Mr. Tom Benavidez
310 Third St., Sw
Albuquerque, New Mexico 87101

Dear Mr. Benavidez:

On August 21, the City Commission denied your Appeal No. 72-27 on behalf of Ruth Coleman, of the City Planning Commission's denial of the request for a change of zone from R-1 to C-1 & R-3 for Lot 9 and the easterly portion of Lot 10, Coleman Addition, thus upholding the Planning Commission's decision.

The City Commission then adopted Ordinance No. 176-1972, thereby approving R-2 zoning for both of the above-mentioned lots, Case No. Z-72-123.

Yours very truly,


Gisele Gagnon

GG:mc

cc: Ruth Coleman, 1303 Menaul Blvd., NW 87107
Arthur Jaramilla, 1305 Menaul Blvd., NW 87107
City Planning Department

Copied for CPC 9/18/72 by MC.

ZONING

Refer to Section 14-16-2-6 of the Comprehensive Zoning Code for specifics regarding the R-1 Residential Zone and Section 14-16-2-11 regarding specifics of the R-2 Residential Zone.

APPLICATION INFORMATION

FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS

ANNEXATION (EPC08)

- Application for zone map amendment including those submittal requirements (see below).
Annexation and establishment of zoning must be applied for simultaneously.
 - Petition for Annexation Form and necessary attachments
 - Zone Atlas map with the entire property(ies) clearly outlined and indicated
NOTE: The Zone Atlas site must show that the site is in County jurisdiction, but is contiguous to City limits.
 - Letter describing, explaining, and justifying the request
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
 - Letter of authorization from the property owner if application is submitted by an agent
 - Board of County Commissioners (BCC) Notice of Decision
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - Sign Posting Agreement form
 - Traffic Impact Study (TIS) form
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

- SDP PHASE I – DRB CONCEPTUAL PLAN REVIEW (DRBPH1)** (Unadvertised)
- SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14)** (Public Hearing)
- SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2)** (Unadvertised)

- Copy of findings from required pre-application meeting (needed 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 clearly outlined and indicated
 - Letter describing, explaining, and justifying the request
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for EPC public hearing only)
 - Traffic Impact Study (TIS) form (for EPC public hearing only)
 - Fee for EPC final approval only (see schedule)
 - List any original and/or related file numbers on the cover application
- Refer to the schedules for the dates, times and places of DRB and EPC hearings.* Your attendance is required.

AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)

- Zone Atlas map with the entire property clearly outlined and indicated
 - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980.
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - Sign Posting Agreement form
 - Traffic Impact Study (TIS) form
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)

AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)

- Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
 - Plan to be amended with materials to be changed noted and marked
 - Zone Atlas map with the entire plan/amendment area clearly outlined
 - Letter of authorization from the property owner if application is submitted by an agent (map change only)
 - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980 (Sector Plan map change only)
 - Letter briefly describing, explaining, and justifying the request
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for sector plans only)
 - Traffic Impact Study (TIS) form
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)

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

Jim Strasser AICP Applicant name (print)
[Signature] Applicant signature & Date 3/2/2017



- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
17EPC-40003

Revised: June 2011
[Signature] Staff signature & Date 3-2-17
 Project # 1011160

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Donna and Thomas Hunter DATE OF REQUEST: 2/16/17 ZONE ATLAS PAGE(S): H-13
(consensus Planning as agent)

CURRENT:

ZONING R-1

PARCEL SIZE (AC/SQ. FT.) 0.71 acres

LEGAL DESCRIPTION:

LOT OR TRACT # Lot 11A BLOCK # _____

SUBDIVISION NAME Cedeman Addition

REQUESTED CITY ACTION(S):

ANNEXATION []

ZONE CHANGE []: From R-1 To R-2

SECTOR, AREA, FAC, COMP PLAN []

AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:

SUBDIVISION* [] AMENDMENT []

BUILDING PERMIT [] ACCESS PERMIT []

BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []

NEW CONSTRUCTION []

EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: _____

BUILDING SIZE: _____ (sq. ft.)

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

APPLICANT OR REPRESENTATIVE [Signature]

DATE 2/16/17

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

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

THRESHOLDS MET? YES [] NO [] **MITIGATING REASONS FOR NOT REQUIRING TIS:** PREVIOUSLY STUDIED: []
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

[Signature]
TRAFFIC ENGINEER

02-16-17
DATE

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

TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER _____

DATE _____

February 9, 2017

Ms. Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

&

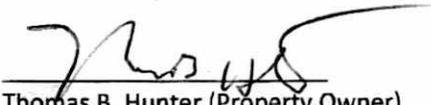
City of Albuquerque Development Review Board (DRB)

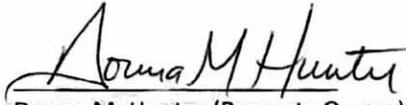
Re: Zone Change and Entitlements Authorization for **1303 Menaul Blvd. NW, Albuquerque, NM 87107** (the "Property")

Dear Chairman Hudson & Whomever Else It May Concern:

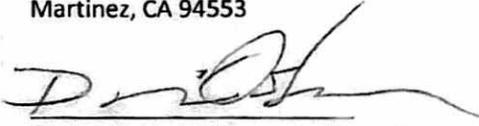
The purpose of this letter is to authorize Consensus Planning, Inc. and Spectrum Capital LLC (the buyer, who is under contract to purchase the Property) to act on our behalf to obtain information, and submit and process entitlements, including a zone change, and any associated plans for the Property. The Property is legally described as: Lot 11 A Coleman Addition (book B7 page 35) also known as LOT 11 A COLEMAN ADD REPLAT SLY 70FT LOT 9 & ALL LOTS 10 & 11 & VACATED PO.

Sincerely,


Thomas B. Hunter (Property Owner)
140 Fountain Court
Martinez, CA 94553


Donna M. Hunter (Property Owner)
140 Fountain Court
Martinez, CA 94553


Kyle Osborne (Property Owner)
11000 San Rafael Ave NE
Albuquerque, NM 87122


Denise Osborne (Property Owner)
11000 San Rafael Ave NE
Albuquerque, NM 87122



March 31, 2017

Landscape Architecture
Urban Design
Planning Services

Ms. Karen Hudson, Chair
Environmental Planning Commission
600 2nd Street, NW
Albuquerque, NM, 87102

302 Eighth St. NW
Albuquerque, NM 87102

RE: 1303 Menaul Boulevard Zone Map Amendment Request - Updated

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Chairman Hudson:

Consensus Planning requests approval of the proposed Zone Map Amendment from R-1 to R-2 for 1303 Menaul Boulevard NW on behalf of Spectrum Capital LLC, who is under contract to purchase this property (and the adjacent multifamily apartment complex located at 1225 Menaul Boulevard NW). The subject site is located on 0.71-acres legally described as Lot 11 A Coleman Additional. If this application is approved, the applicant proposes to make significant improvements on this property and the adjacent apartments, which he also has under contract to purchase. Applicable plans and policies, including Resolution 270-1980, support the amendment request in the following justification.



Site Aerial

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP

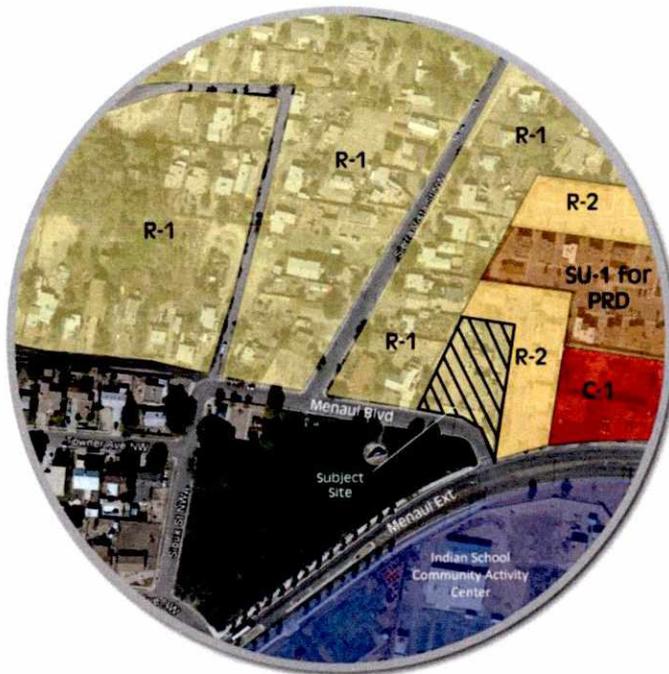
Subject Site Context

The 0.71-acre subject site is located midblock on Menaul Boulevard NW between Menaul Ext. and Sierra Vista Street NW, is in the North Valley Area Plan area, and is adjacent and north of the Indian School Activity Center as designated by the Comprehensive Plan. The site features a single family home and a large collection of debris, used home appliances, landscaping material, fencing material, and vehicle parts, as shown in the photos below.



Existing Conditions

The site is bordered on the north and east by multifamily housing and parking, which Spectrum Capital, LLC is also interested in purchasing, on the west by single family homes, and on the south by 4H Neighborhood Park. The subject site is zoned R-1 and situated in a predominantly mixed use area. Other zones/uses in the direct vicinity include R-1, R-2 (for apartments), SU-1 for Planned Residential Development (also apartments), R-T, and C-1, as shown in the graphic below.



Subject Site and Surrounding Zoning:

- **C-1: Neighborhood Commercial**
- **R-1: Residential (Single Family)**
- **R-2: Residential (Medium Density Apartments)**
- **R-T: Residential (Townhouses/Houses)**
- **SU-1: Special Use for Planned Residential Development**

Additionally, across Menaul Ext. from the subject site is the Indian Pueblo Cultural Center and Comprehensive Plan designated Indian School Activity Center that includes additional commercial development, and the Bernalillo County Cooperative Extension Service (a continuing education program and campus). Although R-1 is a prevalent zone in this area, it is surrounded by and bordered by a higher intensity mix of uses, typical for areas in and surrounding an Activity Center in the city.

In addition to the research conducted for this property related to zoning, land use, and existing conditions, we visited with adjacent neighbors and the Near North Valley Neighborhood Association (NNVNA) prior to submitting an application. Our team visited with the adjacent single-family neighbors who would speak with us (2800 Sierra Vista Street, 2814 Sierra Vista Street, and 2824 Sierra Vista Street) to inform them about the project and ask for their involvement. Of the three neighbors who spoke with us, all three indicated they were supportive of the lot being cleaned up and eventually redeveloped for multifamily if management were improved.

We also attended the February 14, 2017 NNVNA Board of Directors meeting at Los Griegos Center for Family and Community Services. During this meeting we discussed the project, answered questions, and addressed concerns related to the applicant, the property's existing conditions, the R-2 zone, and our discussions with the adjacent neighbors. There were several questions asked during the meeting that we later discussed with Spectrum Capital and responded via email to the NNVNA Board (see attached) on March 9, 2017. We did receive a thank you email from NNVNA on March 9, 2017.



Amendment Request and Justification

This request for a Zone Map Amendment is compatible with and supportive of applicable plans and policies including Resolution 270-1980. The proposed change will contribute to the surrounding neighborhoods' unique character and implement the intent of the Comprehensive Plan and the North Valley Area Plan.

Resolution 270-1980

In accordance with City of Albuquerque's Resolution 270-1980, the proposed Zone Map Amendment application recognizes and complies with policies A through J. Applicant policy responses are italicized below corresponding to each policy.

Policy A "A proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the city."

This application will contribute to the health, safety, morals and general welfare of the North Valley neighborhood, community, and City. The requested zone change, and subsequent redevelopment will further the Albuquerque/Bernalillo County Comprehensive Plan and the North Valley Area Plan goals and policies through this application. The application proposes changing the zoning from R-1 to R-2, the same zone as the adjacent zoning and land uses to the north and east (low density apartments).

Currently the subject property is home to a single family structure on 0.71 acres located on an Enhanced Transit Corridor. The single family home is in disrepair and the lot is covered in debris. Our team spoke with several neighbors west of the subject site, several of which are adjacent neighbors. We heard complaints and disheartened remarks about the subject site, the apartments to the north and east, and 4H Park related to high crime, loitering, littering, noise, drug use, garbage and debris, and general neighborhood disruption.

Following the rezoning and purchase of the property, Spectrum Capital, LLC proposes to complete the following on the apartments to the north and east of the subject site and the site itself: remove all junk and debris, repair the parking lots, repair the stucco and paint the buildings, plant landscaping, and eventually raze the existing single family home to build new apartments on the rezoned property. After making exterior improvements, raise security deposits, and adopt community standards with new leases; and over time, new flooring will be installed, units will be painted, electrical fixtures and as needed new appliances and new cabinets will be installed. These improvements will help to alleviate some of the issues neighbors are currently experiencing and will contribute to the health, safety, morals, and general welfare of the city.

Policy B "Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the change. The burden is on the applicant to show why the change should be made, not on the city to show why the change should not be made."



Land use and zoning stability will be generally maintained in the neighborhood. The proposed zone (R-2) is the same as abutting properties to the north and east, and similar or the same as properties in the direct vicinity located on 12th Street. The R-2 (Medium Density Residential) zone is the predominant multi-family zone in the neighborhood. Other surrounding zones include R-T (Residential Townhouses/Houses), SU-1: Special Use for Planned Residential Development (for apartments), R-1: Residential (Single Family), and C-1: Neighborhood Commercial. Rezoning and redeveloping the subject site for apartments in this location will create more of the same character for this area, improve the built environment, and will continue to provide a transition from higher intensity land uses and zoning (commercial) at the 12th Street/Menaul Boulevard intersection to lower intensity residential land uses west in this neighborhood.

Policy C “A proposed change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other city master plans and amendments there, to, including privately developed area plans which have been adopted by the city.”

The proposed zone change is not in conflict with applicable elements of the Comprehensive Plan nor with the North Valley Area Plan as demonstrated below:

ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN

The subject site is located in the Established Urban Area, north of the Indian School Community Activity Center, on Menaul Boulevard an Enhanced Transit Corridor, and is across Menaul Boulevard from the Indian Pueblo Cultural Center. The following Comprehensive Plan goals and policies address these topic areas directly.

Established Urban Goal: 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 variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

If approved, the zone change will allow the contribution of a variety of housing options similar in character to those adjacent to the east and north.

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

Although, the zone change will result in a minor change of overall gross density, it will not raise the density above 5 DU/acre in the Established Urban area. The zone change will also continue to promote a greater range of urban land uses in the Established Urban Comprehensive Plan area by expanding the multifamily land uses available in this neighborhood and appropriate at this location near an Activity Center and an Enhanced Transit Corridor.

Established Urban Area 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 the integrity of existing neighborhoods can be ensured.

The subject property and proposed new growth is contiguous to existing facilities and services. The adjacent Indian School Activity Center has experienced growth over the past decade and has developed with a mixed pattern of commercial, service, and cultural uses such as the Holiday Inn Express and Suites, the Starbucks, and the update of the Master Plan for that area. In addition to the Indian School Activity Center, this neighborhood has also experienced growth in a mixed density pattern, including several developments with R-2 uses (apartments).

Established Urban Area Policy 5.h. Higher density housing is most appropriate in the following situations:

- **In areas with excellent access to the major street network.**
- **In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.**

The subject site is located on a major street, Menaul Boulevard, which provides access to the major street network. Additionally, the subject site is located between two different zones allowing two different densities, thus furthering this policy in an area with an established mixed density pattern.

Established Urban Policy 5.o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

The Comprehensive Plan suggests several possible techniques which may help to implement this policy. Approval of this zone change request will allow the applicant to achieve many of those techniques through redevelopment; such as the applicant's interest in emphasizing citizen participation through proactive meetings with the Near North Valley Neighborhood Association prior to application; and the project's location near a mixed density residential neighborhood introduces a mixed use concept as a means of strengthening the surrounding community.

Established Urban Policy 5.p: Cost-effective redevelopment techniques shall be developed and utilized.

The Comprehensive Plan suggests the City should emphasize private investment as a primary means to achieve redevelopment objectives and support redevelopment projects which will stimulate additional private investment to

implement this policy. Approving this request will facilitate future private investment, redevelopment of the subject site as an infill project, and will help to accomplish both techniques, and therefore implement this policy. Private investment in this infill/redevelopment property will increase the value of the property, generate additional gross receipts taxes, and not require any additional City services ensuring that this is cost effective for the City.

Activity Centers Policy b: Net densities above 30 dwelling units per acres should generally be within Major Activity Centers; lower net densities in areas surrounding all types of Activity Centers will serve as a transition to residential neighborhoods.

Not only will the zone change contribute to the existing range in residential densities in this neighborhood in an appropriate area near Menaul Boulevard, it will continue to provide a transition from higher intensity land uses and zoning allowed in the Indian School Community Activity Center to lower intensity residential land uses west in this neighborhood.

Transportation and Transit Policy 4.b. The City will structure capital expenditures and land use regulations in support of creating additional housing and jobs within Major Transit and Enhanced Transit Corridors, and will promote ongoing public/private cooperation necessary to create private market conditions that support intensified development of jobs and housing in these corridors.

Menaul Boulevard is an Enhanced Transit Corridor. Redevelopment of this site will allow the City to implement this policy by supporting the creation of additional housing units and higher density along this corridor.

Transportation and Transit Policy 4.c. In order to add to transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to Major Transit and Enhanced Transit streets.

Reiterating the previous statement, it is anticipated that allowing additional dwelling units in this location, by way of this request, will increase the number of residents and could potentially increase the number of residents taking transit along Menaul Boulevard (an Enhanced Transit Corridor). Furthermore, this proposal will not destabilize the adjacent neighborhood. Development in this area includes a range of residential densities including R-2 directly north and east, and other similar multifamily densities. The homeowners we spoke to prior to making the application were in support of this request for additional multifamily and redevelopment of this blighted property.

Air Quality Policy b: Automobile travel's adverse effects on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment and services.



By developing infill and increasing density along Menaul Boulevard, near the transportation system, employment, and services this policy is furthered through the efficient use of land and resources in this neighborhood.

NORTH VALLEY AREA PLAN

Goal 2: To preserve and enhance the environmental quality of the North Valley Area by providing a variety of housing opportunities and lifestyles including differing socioeconomic types.

This zone change request will increase the density, and facilitate the cleanup, redevelopment, and ultimately increase the variety of housing in the Near North Valley area sub-section c without creating a conflict between land uses. The proposed zone is the same as the adjacent zone to the north and east and similar to other uses in the neighborhood for apartment development.

Village Center Policy 1: The City and County shall encourage new development and redevelopment that incorporates Village Center Principles including: pedestrian attraction and accessibility, mixed use development, and valley scale and character.

The Menaul Ext. and 12th Street intersection is identified as a Village Center Area, where mixed small scale neighborhood commercial and residential uses and pedestrian amenities should be located, according to the Plan's Preferred Land Use Plan. If this request is approved, the subject site will be redeveloped with a slightly higher density providing more Near North Valley residents access to nearby services, employment, transportation, and retail in a valley scale and character.

Policy D "The applicant must demonstrate that the existing zoning is inappropriate because:

1. There was an error when the existing zone map pattern was created; or
2. Changed neighborhood or community conditions justify the change; or
3. A different use categories more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply."

The existing zoning is inappropriate for the subject site because a different use category is more advantageous to the community, as articulated in both the Comprehensive Plan and the North Valley Area Plan as described in detail in Resolution 270-1980 Policy C section above. The zone change will facilitate a development proposal which will continue the economic interest and redevelopment growth in this neighborhood in a positive direction toward a more walkable, pedestrian friendly area across the street from the Indian School Community Activity Center, on Menaul Boulevard as an Enhanced Transit Corridor, and in the North Valley area.

Policy E “A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood, or the community.”

The permissive uses in the proposed zone will not be harmful to adjacent property, the neighborhood, or the community. The zone is the same as properties to the north and east of subject site, which will create more of the existing character. Although the zone will change to a more intense zone, the use will be the same and the properties adjacent to the east and similar to properties in the neighborhood and north of the subject site located on 12th Street.

Furthermore, the proposed zone change will not be harmful to adjacent properties regarding traffic, noise, pollution, or views because the applicant intends to develop landscaping, lighting, signage, and comply with height regulations for the intended use. In addition, the applicant proposes to hire a management company who will oversee tenants, manage potential issues, and generally maintain the properties.

Policy F “A proposed zone change which, to be utilized through land development, requires major and programmed capital expenditures by the city may be:

1. Denied due to lack of capital funds; or
2. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.”

This zone change will not result in unprogrammed capital expenditures by the City.

Policy G “The cost of land or other economic considerations pertaining to the Applicant shall not be the determining factor for a change of zone.

The cost of the land is not the determining factor for the application. This request furthers the Comprehensive Plan and the North Valley Area Plan as it relates to increasing the range of residential densities and land uses in the Established Urban area and near Activity Centers, infill development, rehabilitation of older neighborhoods, and incorporating valley character and scale as previously discussed. It is the potential owner’s desire to redevelop the subject site with a higher intensity use (than is currently allowed) and in an area where apartments currently exist, near an intersection and in a neighborhood that will be experiencing major public and private improvements to include:

- *The 12th Street and Menaul Boulevard Great Streets improvements;*
- *The 12th Street streetscape improvements between Menaul Boulevard and Interstate 40; and*
- *The 47-acre Indian School Property proposed for office and retail development.*

Furthermore, Spectrum Capital, LLC committed to engaging in a conversation with the Great Streets improvement committee regarding streetscape improvements along the Menaul Extension.



Policy H “Location on a major street is not, in itself, sufficient justification of apartments, office, or commercial zoning.”

The location on Menaul Boulevard is not the sole justification for the requested zoning as stated in all other Resolution 270-1980 policies.

Policy I “A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a “spot zone.” Such a change of zone may be approved only when:

1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

The property north and east of the subject site is zoned R-2, as are other properties in the neighborhood, therefore this application does not constitute a spot zone.

Policy J “A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called “strip zoning.” Strip commercial zoning will be approved only where:

1. The change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area development plan; and
2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.”

Approval of this request will not create a strip zone and therefore no negative impacts of strip zoning will effect this neighborhood.

This request for a Zone Map Amendment is supported by Comprehensive Plan policies and satisfies the requirements specified in Resolution 270-1980. Having taken the proper steps, we respectfully request a recommendation of approval of the application. Thank you for your consideration. Please contact me with any questions or concerns.

Sincerely,

James K. Strozier, AICP
Principal

NOTIFICATION &
NEIGHBORHOOD INFORMATION



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

***PLEASE NOTE:** The NA/HOA 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.

February 2, 2017

Jaime Jaramillo
Consensus Planning
302 8th Street NW
Albuquerque, NM 87102
(505) 764-9801
jaramillo@consensusplanning.com

Dear Jaime:

Thank you for your inquiry requesting the names of ALL Neighborhood and/or Homeowner Associations who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed **[DRB Submittal]** project recorded as **[Lot 11, A COLEMAN ADD REPLAT SLY 70FT LOT 9, & ALL LOTS 10 & 11 & VACATED PO]** located on **[Menaul Blvd NW between Sioux St NW and 12th St NW]** zone map **[H-13]**.

This correspondence serves as your "Notification Inquiry Letter" from the Office of Neighborhood Coordination, and must be included as part of your application. Please see "ATTACHMENT A" for a list of NA's / HOA's that must be contacted regarding this submittal.

Please note that according to Section §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify **both** of these contact persons by **certified mail, return receipt requested**, before the Planning Department will accept your application. Please see Page 2 of this letter for additional requirements. If you have any questions about the information provided please contact our office at (505) 924-3914 or ONC@cabq.gov

Sincerely,
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

Neighborhood Notification Letters Must Include the Following:

Prior to filing an application with the Planning Department, all applicants requesting approvals through the Environmental Planning Commission (EPC), Development Review Board (DRB), Landmarks & Urban Conservation Commission (LUCC), or approval of a Wireless Telecommunication Facility (WTF) are required to notify any affected neighborhood and/or homeowner associations via certified mail.

1. The street address for the subject property;
2. The currently recorded legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision;
3. A physical description of the location, referenced to streets and existing land uses;
4. A complete and detailed description of the action(s) being requested;
5. ***** NEW*** Facilitated Meeting Information** – All notification letters must include the following text:
Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONC) by email at ONC@cabq.gov or by phone at (505) 924-3914.
A facilitated meeting request must be received by ONC by: **Monday March 13, 2017.**

Neighborhood Notification Checklist

The following information must be included for **each** application packet submitted to the City of Albuquerque Planning Department.

1. ONC's "Notification Inquiry Letter" outlining any affected Neighborhood and/or Homeowner Associations.

*Note: If your ONC letter is more than 30 days old, you must contact ONC to ensure that the contact information is still current.

2. Copies of Letters sent to any affected Neighborhood and/or Homeowner Associations.
3. Copies of certified receipts mailed to any affected Neighborhood and/or Homeowner Associations.

Any questions, please feel free to contact our office at (505) 924-3914 or ONC@cabq.gov.

Thank you for your cooperation on this matter.

(ONC use only)

Date Processed: **2/2/17** ONC Staff Initials: **VMQ**

ATTACHMENT A

NEAR NORTH VALLEY N.A. (NNV) "R"

Joe Sabatini *e-mail:* jsabatini423@gmail.com
3514 6th St. NW/87107 344-9212 (h) 850-7455 (c)

Randy Cole *e-mail:* rkcole@swcp.com

1501 Los Arboles NW/87107 344-8548 (h)

Website: www.nnvna.org

NORTH VALLEY COALITION

***Peggy Norton**, P.O. Box 70232/87197 345-9567 (h)

Doyle Kimbrough, 2327 Campbell Rd. NW/87104 249-0938 (h) *e-mail:* newmexmba@aol.com

Website: www.bit.ly/nvcabqweb **E-mail:** nvcabq@gmail.com



Notification Inquiry Form

Use this form to submit a request to the Office of Neighborhood Coordination to obtain neighborhood or homeowner association contact information for application submittal to the Planning Department.

Instructions: Please fill out this form completely and include a zone atlas map that is marked to indicate where the subject site is located. Then, submit this form and your map in one of the following ways: 1) In person at the Office of Neighborhood Coordination, 5th Floor, 600 2nd Street NW; or 2) Email it to ONC@cabq.gov.

Developer Inquiry For:

- | | |
|---|--|
| <input type="checkbox"/> Cell Tower Submittal – Type: Select Tower Type | <input type="checkbox"/> ZHE Submittal <i>(need address & zone map only)</i> |
| <input type="checkbox"/> DRB Submittal | <input type="checkbox"/> AA Submittal |
| <input checked="" type="checkbox"/> EPC Submittal | <input type="checkbox"/> City Project Submittal |
| <input type="checkbox"/> LUCC Submittal | <input type="checkbox"/> Liquor License Submittal |
| | <input type="checkbox"/> Other: |

Anticipated Advertised Public Hearing Date: *(list here)* April 13, 2017

Contact Name: Jaime Jaramillo

Company Name: Consensus Planning

Address: 302 8th Street NW

City: Albuquerque

State: NM

Zip Code: 87102

Phone: 505-764-9801

Email: jaramillo@consensusplanning.com

Legal Description Information:

Describe the legal description of the subject site for this project:

LOT 11 A COLEMAN ADD REPLAT SLY 70FT LOT 9 & ALL LOTS 10 & 11 & VACATED PO

Located on/between *(street name or other identifying mark)*:

Located on Menaul Boulevard NW between Menaul Ext NW and Sioux Street NW

This site is located on the following zone atlas page: H-13-Z



Typical

March 2, 2017

Landscape Architecture
Urban Design
Planning Services

Joe Sabatini
3514 6th Street NW
Albuquerque, NM 87107

Randy Cole
1501 Los Arboles NW
Albuquerque, NM 87107

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Re: Submittal of a Zone Map Amendment Application

Dear Mr. Sabatini, Mr. Cole, and the Near North Valley Neighborhood Association:

The purpose of this letter is to inform you that we have submitted a request for an amendment to the City of Albuquerque Zone Map for 1303 Menaul Boulevard NW (see attached Zone Atlas Map), on behalf of the contract purchaser, Spectrum Capital, LLC. During our meeting with the Near North Valley Neighborhood Association on February 14, 2017, we discussed this project with the board. Spectrum Capital, LLC is also under contract to purchase the adjacent multifamily apartment complex located at 1225 Menaul Boulevard NW. This project is related, but not the subject of the request. The legal description for the subject property is Lot 11 A Coleman Addition. The 0.71-acre subject site is located midblock on Menaul Boulevard NW between Menaul Ext. and Sierra Vista Street NW. The property includes an existing single family home and a large collection of debris, used home appliances, landscaping material, fencing material, and vehicle parts.

This request is for a zone change from R-1 to R-2 for the property. If the application is approved, the applicant proposes to make significant improvements on this property and the adjacent apartments located at 1225 Menaul Boulevard including the following: remove all junk and debris, repair the parking lots, repair the stucco and paint the buildings, plant landscaping, and eventually raze the existing single family home and build new apartments on the rezoned property. After making exterior improvements to the existing apartments, Spectrum Capital, LLC plans to raise security deposits, adopt and enforce community standards within the leases. Over time new flooring will be installed, units will be painted, electrical fixtures and as needed new appliances and new cabinets will be installed. These improvements including new management and regular maintenance will help to alleviate some of the issues neighbors are currently experiencing such as high crime, loitering, littering, noise, drug use, garbage and debris, and general neighborhood disruption.

PRINCIPALS

James K. Strozier, AICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP
Laurie Firor, PLA, ASLA

The Zone Map Amendment request is supported by applicable plans and policies. If approved, this request will facilitate the redevelopment of these properties, which will contribute to the health, safety, morals, and general welfare of the city.



PLANNING

CONSENSUS

The application is anticipated to be heard at the Environmental Planning Commission hearing scheduled for April 13, 2017 at 8:30 a.m. in the basement of Plaza Del Sol located at 600 2nd Street NW, 87102. Please feel free to contact me at 764-9801 or at cp@consensusplanning.com if you have questions, require any additional information, or would like to schedule a meeting. Additionally, affected neighborhood associations and homeowner associations may request a facilitated meeting regarding this project by contacting the Office of Neighborhood Coordination by email at ONC@cabq.gov or by phone at (505) 924-3914. A facilitated meeting request must be received by ONC by Monday March 13, 2017.

Sincerely,

A handwritten signature in black ink, appearing to read 'James K. Strozier', with a large, stylized flourish extending to the right.

James K. Strozier, AICP
Principal

7016 2140 0000 6958 0148

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Certified Mail Fee	\$3.35	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	03/02/2017

Sent To
 Doyle Kimbrough
 Street and Apt. No., or PO Box No.
 2327 Campbell Rd NW
 City, State, ZIP+4®
 Alb NM 87104

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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ALBUQUERQUE, NM 87107

Certified Mail Fee	\$3.35	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	03/02/2017

Sent To
 Randy Cole
 Street and Apt. No., or PO Box No.
 1501 Los Arboles NW
 City, State, ZIP+4®
 Alb NM 87107

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee	\$3.35	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	09
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	03/02/2017

Sent To
 Joe Sabatini
 Street and Apt. No., or PO Box No.
 3514 6th Street NW
 City, State, ZIP+4®
 Alb NM 87107

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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ALBUQUERQUE, NM 87197

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Extra Services & Fees (check box, add fee as appropriate)	\$2.75	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	03/02/2017

Sent To
 Peggy Norton
 Street and Apt. No., or PO Box No.
 PO Box 70232
 City, State, ZIP+4®
 Alb NM 87197

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST**

Hearing Date: Thursday, April 13, 2017 **1011160**

Zone Atlas Page: H-13

Notification Radius: Neighborhood Associations
100ft plus r.o.w

Cross Reference and Location: On Menaul Blvd. NW between Sierra Vista St. NW &
Menaul Ext NW

Applicant: Donna & Thomas Hunter
Spectrum Capital LLC
3525 Del Mar Heights Rd. #790
San Diego, CA 92130

Agent: Consensus Planning – Jim Strozier
302 8th St. NW
Albuquerque, New Mexico 87102

Special Instructions:

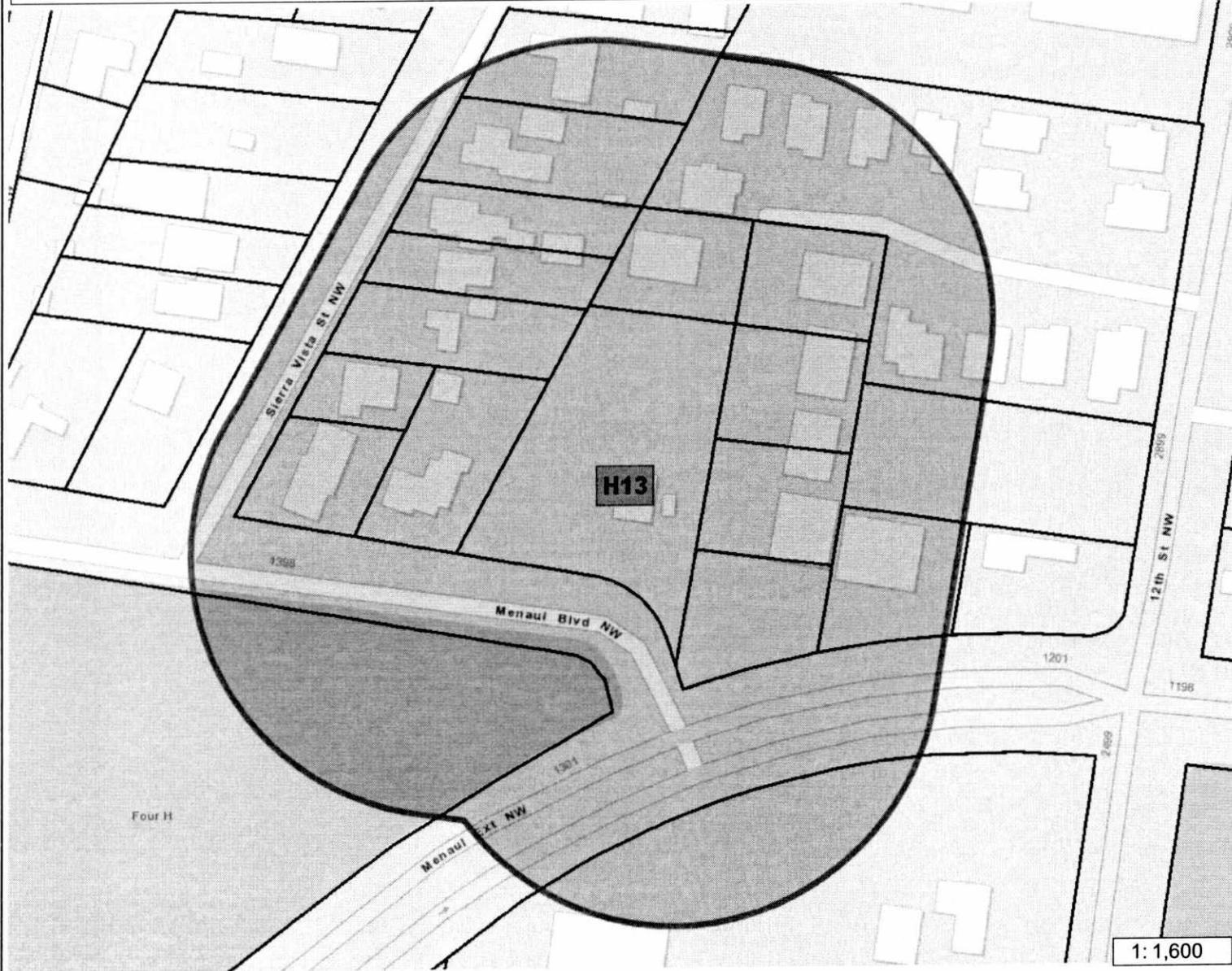
**Notice must be mailed from the
City 15 days prior to the meeting.**

Date Mailed: 03/29/17

Signature: 



1011160



Legend

- Bernalillo County Parcels
- Zone Grid
- Municipal Limits**
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
- World Street Map

Notes

Buffer: 195ft
Menaul Blvd. 95ft + 100ft

0.1 0 0.03 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
3/3/2017 © City of Albuquerque

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GONZALES EVIDELIO & ERALIA
2834 SIERRA VISTA ST NW
ALBUQUERQUE NM 87107-1040

HUNTER THOMAS B & DONNA M
PO BOX 91806
ALBUQUERQUE NM 87199

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REMO ROXANNE & ABRAMS KIMBERLY
2824 SIERRA VISTA NW
ALBUQUERQUE NM 87107-1040

HUNTER THOMAS B & DONNA M
PO BOX 91806
ALBUQUERQUE NM 87199

ROMERO CRESTINO D
1305 MENAUL BLVD NW
ALBUQUERQUE NM 87107

CHAVEZ FRANK L & MARTHA P
2820 SIERRA VISTA ST NW
ALBUQUERQUE NM 87107-1040

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

COUNTY OF BERNALILLO C/O COUNTY
MANAGER
1 CIVIC PLAZA NW
ALBUQUERQUE NM 87102

MADRID ALICE C & MARCELINO T
2814 SIERRA VISTA ST NW
ALBUQUERQUE NM 87107-1040

PKSJB ONE LLC
PO BOX 95348
ALBUQUERQUE NM 87199

HUNTER THOMAS B & DONNA M
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ARUNDALE CONNIE J
1518 VAN CLEAVE NW
ALBUQUERQUE NM 87107

U S INDIAN SCHOOL
PO BOX 26567
ALBUQUERQUE NM 87125-6567

NELSON GORDAN E & CHOM T
1127 ALAMEDA BLVD NW
ALBUQUERQUE NM 87114

ACABAL MARCO A & BLANCA M
PO BOX 80157
ALBUQUERQUE NM 87198

OSBORNE KYLE & DENISE
10709 RANCHITOS RD NE
ALBUQUERQUE NM 87122

CHIFALO FRANK A
2900 SIERRA VISTA ST NW
ALBUQUERQUE NM 87107-1042

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SALAZAR ROSALIE
2800 SIERRA VISTA NW
ALBUQUERQUE NM 87107

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