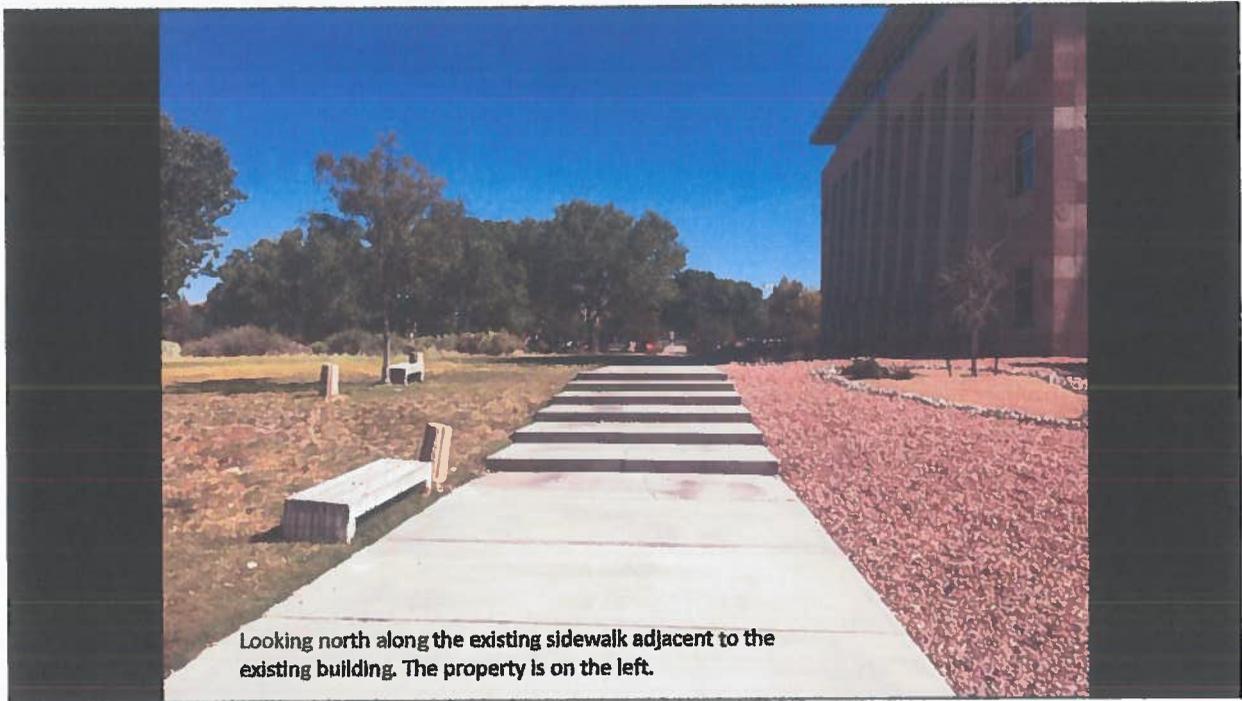


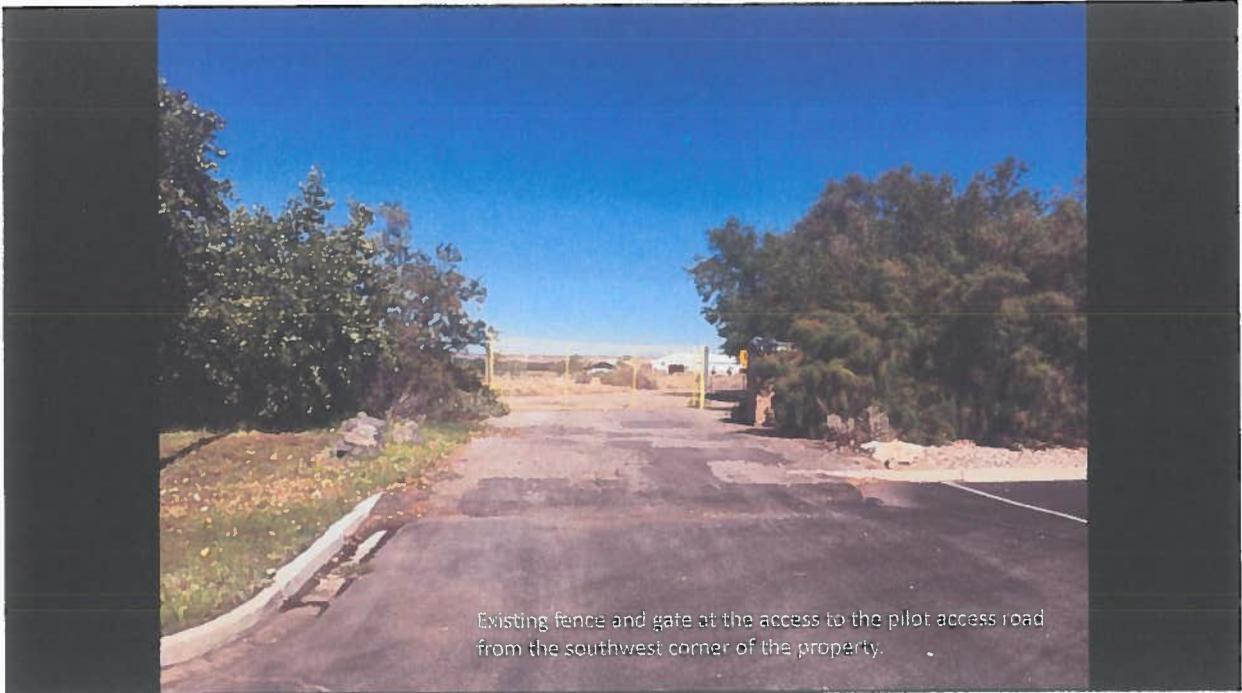
PHOTOS



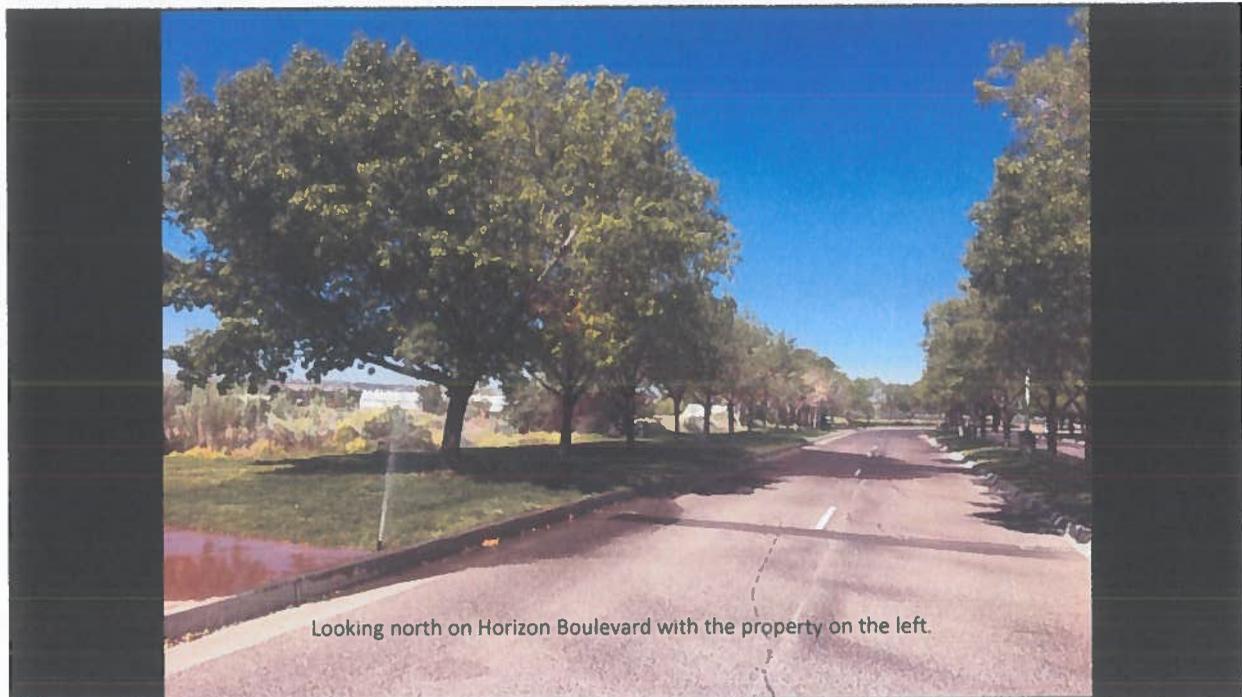
Looking west across the subject property



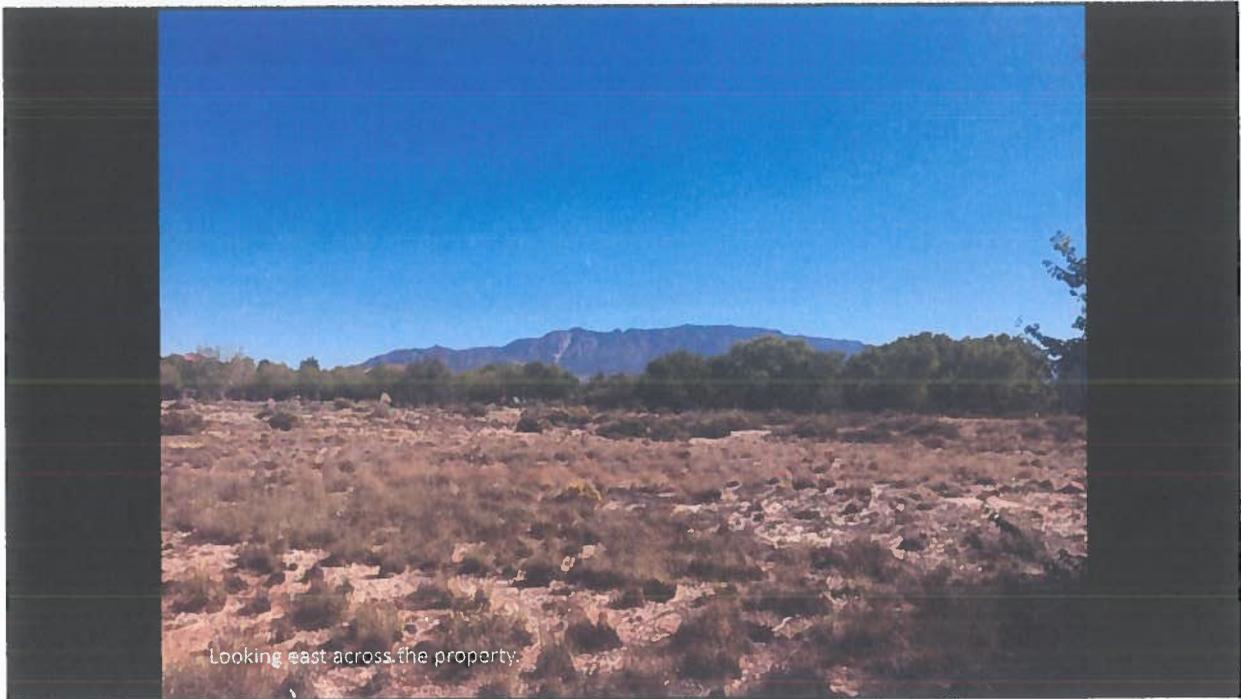
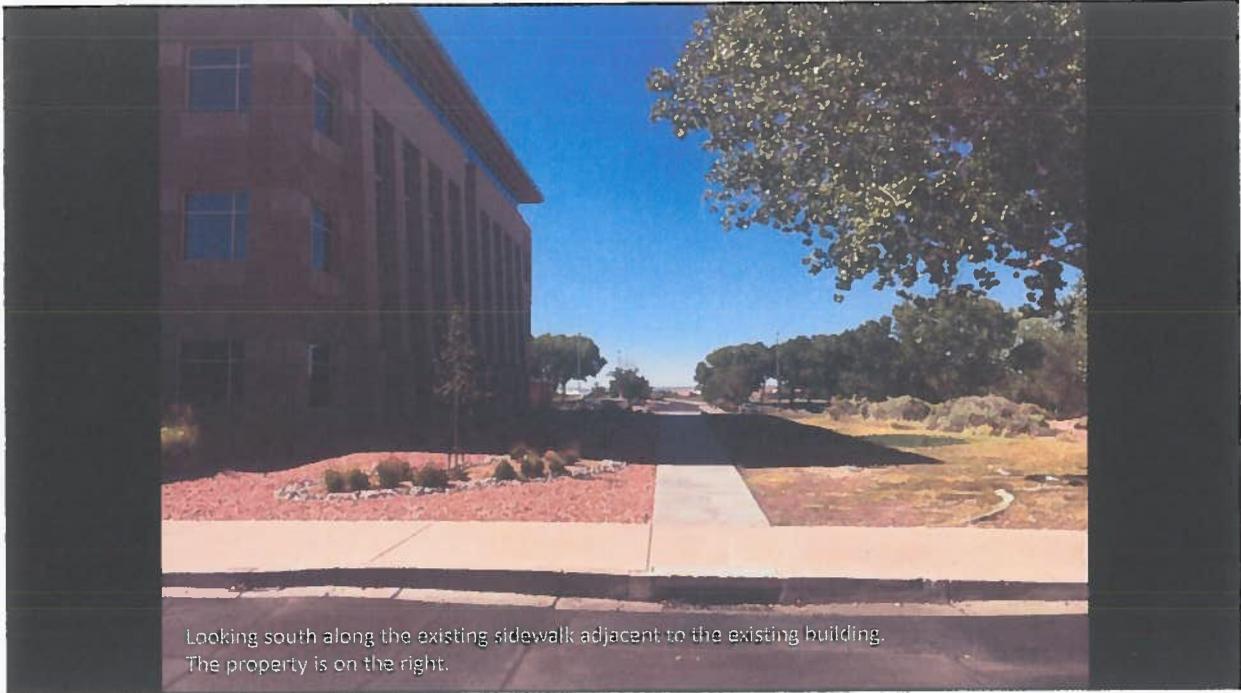
Looking north along the existing sidewalk adjacent to the existing building. The property is on the left.

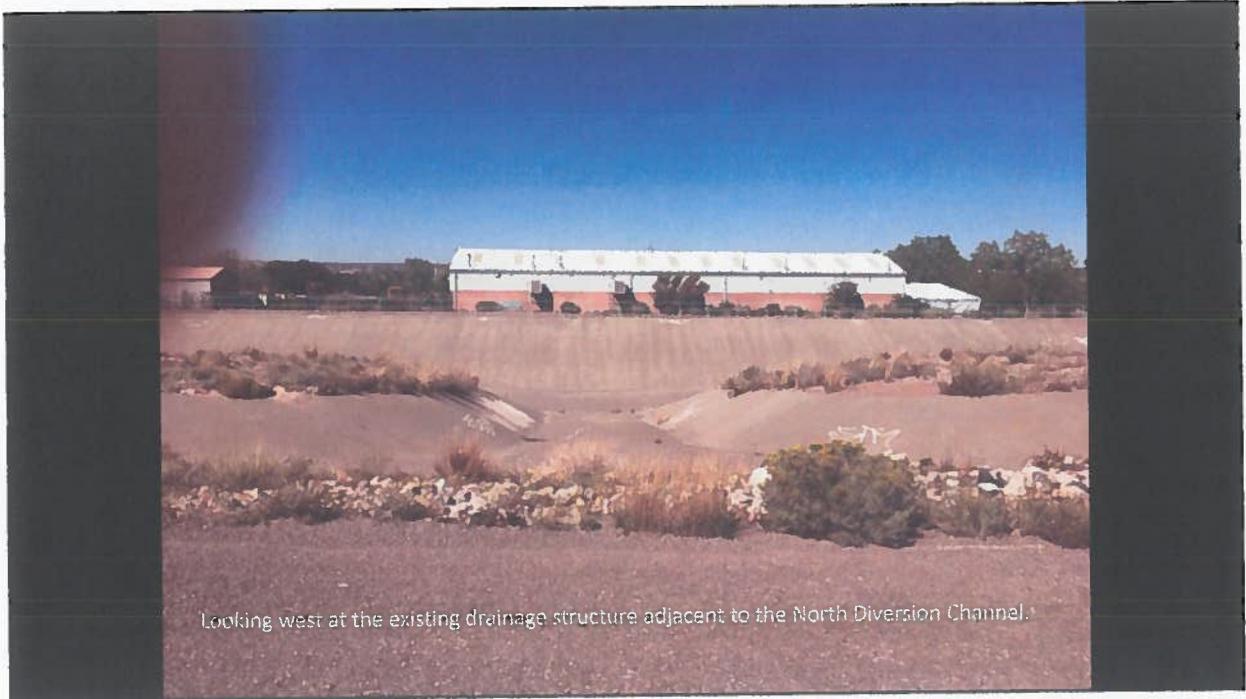


Existing fence and gate at the access to the pilot access road from the southwest corner of the property.

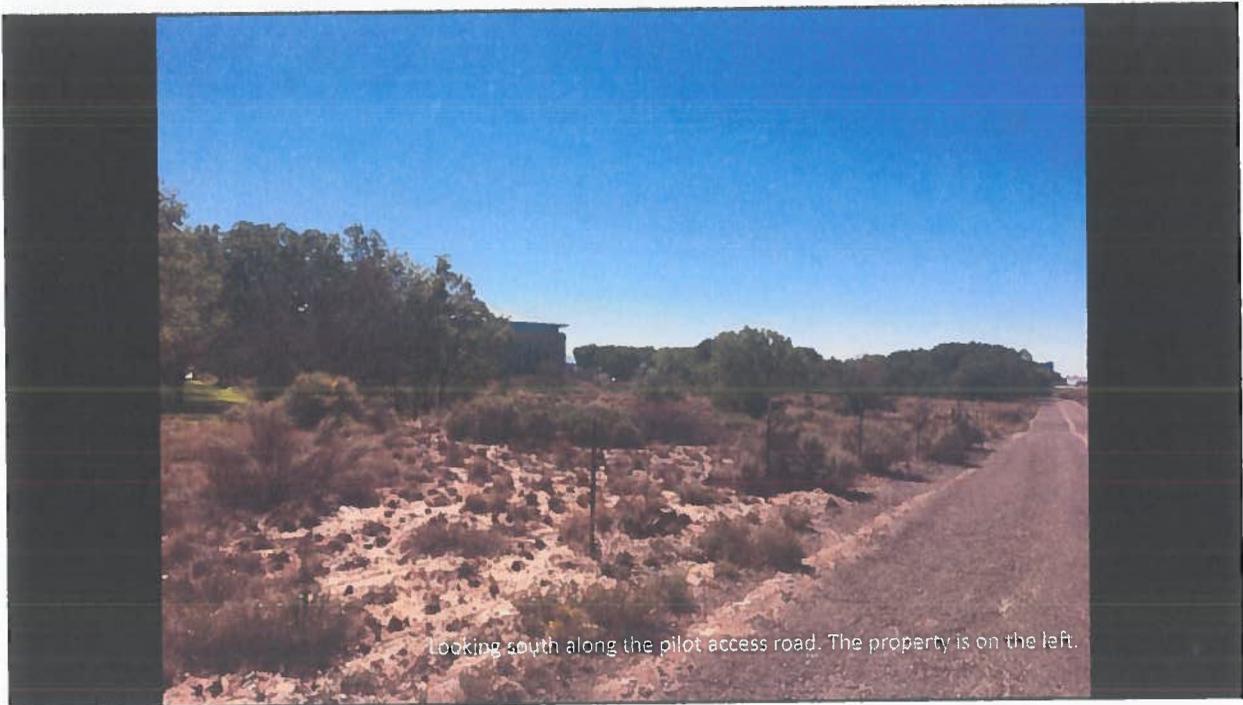


Looking north on Horizon Boulevard with the property on the left.





Looking west at the existing drainage structure adjacent to the North Diversion Channel.



Looking south along the pilot access road. The property is on the left.

HISTORY

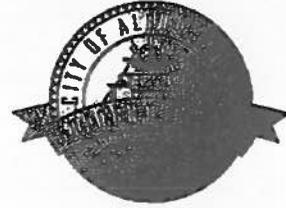
CITY OF ALBUQUERQUE

Planning Department

Richard Dineen, Director

Development Review Division

600 2nd Street NW -- 3rd Floor
Albuquerque, NM 87102



November 8, 2007

Horizon Rose Interests, LLC
33 Katonah Avenue
Katonah, NY 10536

CERTIFICATE OF ZONING

Zone Map Amendment	Date of Final Action: October 29, 2007
File: 06EPC-001304	Project # 1001049
LEGAL DESCRIPTION: Amending the Zoning Designation from SU-2 Hospital and Medical Uses to SU-2 Hospital and Medical Uses and O-1 Permissive Uses for Tracts 1 and 4, LHS Acquisition No. 120, located on Alameda Boulevard NW between Balloon Museum Drive and the North Diversion Channel, containing approximately 14.5 acres. (C-17)	

P.O. Box 1293

On October 15, 2007, by a vote of 6 FOR and 0 AGAINST, the City Council voted to approve a Zone Map Amendment.

Albuquerque

It is therefore ordered that the zone map adopted by Section 14-16-1-1 et seq. ROA 1994, is hereby amended as follows:

New Mexico 87103

From: SU-2 Hospital and Medical Uses
To: SU-2 Hospital and Medical Uses and O-1 Permissive Uses

www.cabq.gov

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

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Dineen".
For Richard Dineen
Planning Director

cc: Consensus Planning, 302 8th St NW, Albuquerque, NM 87102
EPC File

**CITY of ALBUQUERQUE
SEVENTEENTH COUNCIL**

COUNCIL BILL NO. R-07-285 ENACTMENT NO. 125-2007

SPONSORED BY: **Debbie O'Malley, by request**

RESOLUTION

1
2 **SECTOR DEVELOPMENT PLAN AMENDMENT 06EPC-01304, AMENDING THE**
3 **NORTH I-25 SECTOR DEVELOPMENT PLAN TO CHANGE THE ZONING**
4 **DESIGNATION FROM SU-2 HOSPITAL AND MEDICAL USES TO SU-2**
5 **HOSPITAL AND MEDICAL USES AND O-1 PERMISSIVE USES FOR TRACTS 1**
6 **AND 4, IHS ACQUISITION NO. 120, LOCATED ON ALAMEDA BOULEVARD NW**
7 **BETWEEN BALLOON MUSEUM DRIVE AND THE NORTH DIVERSION**
8 **CHANNEL, CONTAINING APPROXIMATELY 14.25 ACRES.**

9 **WHEREAS, the Council, the Governing Body of the City of Albuquerque,**
10 **has the authority to adopt and amend plans for the physical development of**
11 **areas within the planning and platting jurisdiction of the City authorized by**
12 **statute, Section 3-19-3, NMSA 1978, and by its home rule powers; and**

13 **WHEREAS, the City of Albuquerque adopted the North I-25 Sector**
14 **Development Plan in 1986 through Council Ordinance C/S R-99, Enactment**
15 **No. 121-1986; and**

16 **WHEREAS, the Council has the authority to not only adopt but amend such**
17 **a sector development plan; and**

18 **WHEREAS, on April 19, 2007, the Environmental Planning Commission, in**
19 **its advisory role on land use and planning matters, recommended approval to**
20 **the City Council of an amendment to the North I-25 Sector Development Plan**
21 **to change the zoning designation of the subject site from SU-2 Hospital and**
22 **Medical Uses to SU-2 Hospital and Medical Uses and O-1 Permissive Uses;**
23 **and**

24 **WHEREAS, the Environmental Planning Commission found the above**
25 **Sector Development Plan amendment was consistent with applicable**

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1 Comprehensive Plan, North Valley Area Plan, Alameda Boulevard Design
2 Overlay Zone, and R-270-1980 policies.

3 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
4 ALBUQUERQUE:

5 Section 1. NORTH I-25 SECTOR DEVELOPMENT PLAN AMENDED. The
6 Sector Development Plan is amended to change the zoning designation of
7 Tracts 1 and 4, IHS Acquisition No. 120, from SU-2 Hospital and Medical Uses
8 to SU-2 Hospital and Medical Uses and O-1 Permissive Uses.

9 Section 2. FINDINGS ACCEPTED. The following findings for the Sector
10 Development Plan amendment are adopted by the City Council:

- 11 1. This is a request for a North I-25 Sector Development Plan map
12 amendment, from SU-2 Hospital and Medical Uses to SU-2 Hospital and
13 Medical Uses and O-1 Permissive Uses for an approximately 14.25-acre
14 site known as Tract(s) 1 and 4, IHS Acquisition No. 120, located on
15 Alameda Boulevard between Balloon Museum Drive and the North
16 Diversion Channel.
- 17 2. Because the City Council adopted the governing sector plan, only the
18 City Council can approve map amendments to the plan where the area
19 is greater than 1 block (10 acres) as per Zoning Code Section 14-16-4-
20 3(C)(3). This request will be forwarded to City Council for final action.
- 21 3. The request furthers Comprehensive Plan goals and policies:
 - 22 a. The Established Urban Area goal and policies a, l, and i are
23 furthered because the proposed zoning will contribute to the
24 existing commercial/office character of the surrounding area and
25 will provide an opportunity for a greater variety of land uses.
 - 26 b. The subject site is located adjacent to the Balloon Fiesta Park
27 special activity center. The request furthers the Activity Center
28 goal because the allowed uses will expand and strengthen the
29 concentration of mixed-land use in the area as well as provide
30 additional employment opportunities in an area served by public
31 transit and other city services.
 - 32 c. The Air Quality goal and policies b, d, and i are furthered because
33 the subject site is adjacent to an Express Corridor and bus route

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and potential land use/air quality conflicts are avoided because office uses generally do not contribute to air quality degradation.

d. The Transportation and Transit goal and policy o are furthered because the subject site is adjacent to an Express Corridor and is located in an area that currently allows some office uses. Peak hour demands on the traffic circulation network may be reduced as future employees utilize mass transit as encouraged by the Alternative Transportation Plan.

e. The Economic Development goal and policies a and g are furthered because the proposed zoning will allow a greater variety of office uses in an area that already allows some office uses. Office uses generally require a range of employees with various occupational skills and salary levels.

4. The request is justified as required by Resolution 270-1980:

a. Policy A because the proposed zoning does not allow uses that conflict with the health, safety, morals and/or general welfare of the community. In addition, O-1 permissive uses are generally low impact and appropriate in this area of the community as evidenced by the uses currently allowed on the subject site.

b. Policy B because the applicant provided evidence, in the form of City goals and policies that are furthered by the request, in addition to other information as to why the change is warranted. The proposed zoning is very similar to the existing zoning and allows many of the same uses thereby maintaining the stability of land uses in the immediate area.

c. Policy C because the proposed zoning is not in significant conflict with adopted plans and policies nor does it allow uses that are significantly different than those currently allowed on the subject site. The applicant demonstrated in the letter of justification that City goals and policies are furthered by the request.

d. Policy D because the applicant provided evidence that many City goals and policies are furthered by this request. The request does

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- not conflict with goals and policies set forth in the Comprehensive Plan or in the North I-25 Sector Development Plan. The applicant cited the Comprehensive Plan's Developing/Established Urban Area policies d, e, and I and Economic Development policies a and b as being furthered by this request.
- e. Policy E because uses permissive in the proposed zone will not be harmful to adjacent property, neighborhood or community. The allowed uses will compliment the existing medical and hospital uses on the subject site.
 - f. Policy F because the proposed zoning and subsequent development under this zoning will not require unprogrammed capital expenditures.
 - g. Policy G because according to the applicant's letter of justification, the cost of land and/or other economic factors is not the sole reason for this zone change request.
 - h. Policy H because although the subject site is located on an Express Corridor as designated by the Comprehensive Plan's Centers and Corridors Map, it's location is not the sole reason or justification for this request.
 - i. Policy I because although the requested zoning does create a spot zone, the spot zone is justified because of the numerous City goals and policies that are furthered.
 - j. Policy J because the proposed zoning will not create a strip zone.
5. The North Valley Area Plan's General Goals 6 and 11 as well as Zoning and Land Use Policy 3 are furthered by this request because the subject site is already zoned for similar uses and the surrounding zoning generally allows IP uses.
6. The request does not conflict with applicable elements of the North I-25 Sector Development Plan and is subject to DRB approval of a site plan for building permit including a landscaping plan.
7. This request does not adversely affect the shared access road between the Balloon Fiesta Park and the subject site.

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- 1 8. This request does not conflict with the Alameda Boulevard Design
- 2 Overlay Zone. The subject site is located in Character Zone 4 and future
- 3 development of the subject site requires compliance with applicable
- 4 elements of this zone.
- 5 9. The subject site lies within the landfill buffer zones of a former private
- 6 landfill (Los Angeles Landfill). If development/redevelopment occurs,
- 7 the developers of this site are required to follow the most current
- 8 version of the "City of Albuquerque Interim Guidelines for Development
- 9 within City Designated Landfill Buffer Zones." A review and approval of
- 10 the Site Plan(s), the proposed construction, design drawings, and a
- 11 certification of construction will be required by the Environmental
- 12 Health Department, Environmental Services Division.
- 13 10. The Wildflower Area Neighborhood Association and the Alameda North
- 14 Valley Association as well as property owners within 100' of the subject
- 15 site were notified of this request. There is no known neighborhood or
- 16 other opposition to this request.
- 17 11. This request was deferred several times since October 2006. It was
- 18 deferred so the applicant could work with the City on the placement of a
- 19 traffic signal. This issue has been resolved.
- 20 12. The applicant is in agreement that the traffic signal currently located at
- 21 Alameda and Horizon Road will be relocated to Alameda and Balloon
- 22 Museum Drive. The applicant will continue working with DMD on this
- 23 relocation.

24 Section 3. **CONDITION ACCEPTED.** The following condition for the Sector
25 Development Plan amendment is adopted by the City Council:

- 26 1. None.

27 Section 4. **EFFECTIVE DATE AND PUBLICATION.** This legislation shall
28 take effect ninety days after publication by title and general summary.

29 Section 5. **SEVERABILITY CLAUSE.** If any section, paragraph, sentence,
30 clause, word or phrase of this resolution is for any reason held to be invalid or
31 unenforceable by any court of competent jurisdiction, such decision shall not
32 affect the validity of the remaining provisions of this resolution. The Council
33 hereby declares that it would have passed this resolution and each section,

1 paragraph, sentence, clause, word or phrase thereof irrespective of any
2 provisions being declared unconstitutional or otherwise invalid.

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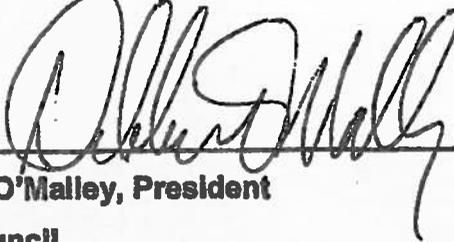
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1 PASSED AND ADOPTED THIS 15th DAY OF October, 2007
2 BY A VOTE OF: 6 FOR 0 AGAINST.

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5 **Excused: Cadigan, Mayer, Winter**

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10 **Debbie O'Malley, President**
11 **City Council**

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13
14 APPROVED THIS 29th DAY OF October, 2007

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16 **Bill No. R-07-285**

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21 **Martin J. Chávez, Mayor**
22 **City of Albuquerque**

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26 **ATTEST:**

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29 **City Clerk**

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APPLICATION INFORMATION



CONSENSUS

December 27, 2018

Landscape Architecture
Urban Design
Planning Services

Ms. Linda Rumpf, Planner
600 N. 2nd Street, Third Floor
Albuquerque, NM 87102

Re: Update Request for PR-2018-001842, RZ-00055 and SI-00257

302 Eighth St. NW
Albuquerque, NM 87102

Dear Ms. Rumpf:

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

Thank you for meeting with our Project Team today to review our application and strategize about the best way to accomplish the Client's goals for the property.

The purpose of this letter is to formally revise our request as follows:

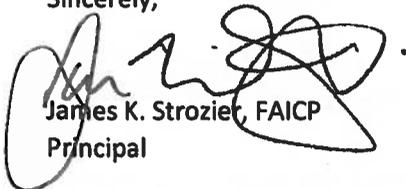
1. Regarding the Site Plan, Application #SI-2018-00257: We would like to withdraw this request. Our understanding is that under the IDO, EPC review of the Site Plan is not required.
2. We would like to amend our zoning request into two parts. The western portion of the property (2.92 acres) is proposed to change from NR-LM to R-ML. The Eastern portion of the property (3.02 acres) will continue with the current request to change from NR-LM to MX-M.

As discussed at the meeting, we will provide the following in support of the request:

1. An updated justification letter;
2. An exhibit showing the two proposed zoning parcels;
3. Research the previous site plan proposed for the property to determine the original approval authority (EPC vs. DRB); and
4. Update the 100-foot property owner buffer map.

We agree to provide the above information by the close of business December 31st.

Sincerely,



James K. Strozier, FAICP
Principal

PRINCIPALS

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



Horizon Tract 4 100 Foot Buffer Map



Legend

- City Parcels
- Municipal Limits**
- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED
- World Street Map**

Notes

100 foot buffer excluding the North Diversion Channel Right-of-Way

1,202 0 601 1,202 Feet

WGS 1984_Web_Mercator_Auxiliary_Sphere
12/27/2018 © City of Albuquerque

1:7,213

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/hbq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



December 31, 2018

Mr. Derek Bohannon, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Horizon Village – Updated Request for Zone Map Amendment

Dear Mr. Chairman:

The purpose of this letter is to update our request for approval of a Zone Map Amendment on behalf of Clearbrooke Investments, Inc. The subject site is located on the west side of Horizon Boulevard NE, north of Alameda Boulevard, and east of Short Hop Road (see Figure 1). It is comprised of one parcel that is 5.9 acres in size, vacant, and is currently zoned NR-LM: Non-Residential Light Manufacturing (NR-LM). The property is legally described as: Tract 4, Corrected Plat for Tracts 1, 2, 3, and 4 Land of IHS Acquisition No 120 Incorporated. The site is currently undeveloped.

Figure 1. Subject site (in blue) and area context off Alameda Boulevard.



The property falls within the North I-25 Community Planning Area and is designated as an "Area of Consistency" in the Albuquerque/Bernalillo County Comprehensive Plan. The property was previously zoned SU-1 for Hospital and Medical Uses and O-1 Permissive Uses or SU-2 Commerce. The previous North 1-25 Sector Development Plan allowed property owners to choose between the old zoning or the new Sector Plan zones. The IDO conversion inappropriately (our opinion) used the Commerce Zone from the sector plan. This resulted in a conversion of most of the adjacent properties to NR-LM and created several non-conforming uses on the adjacent tracts. The creation of non-conforming uses supports our contention that the NR-LM zoning is not appropriate for this property as well as the other properties along Horizon Boulevard. Historic uses in the area

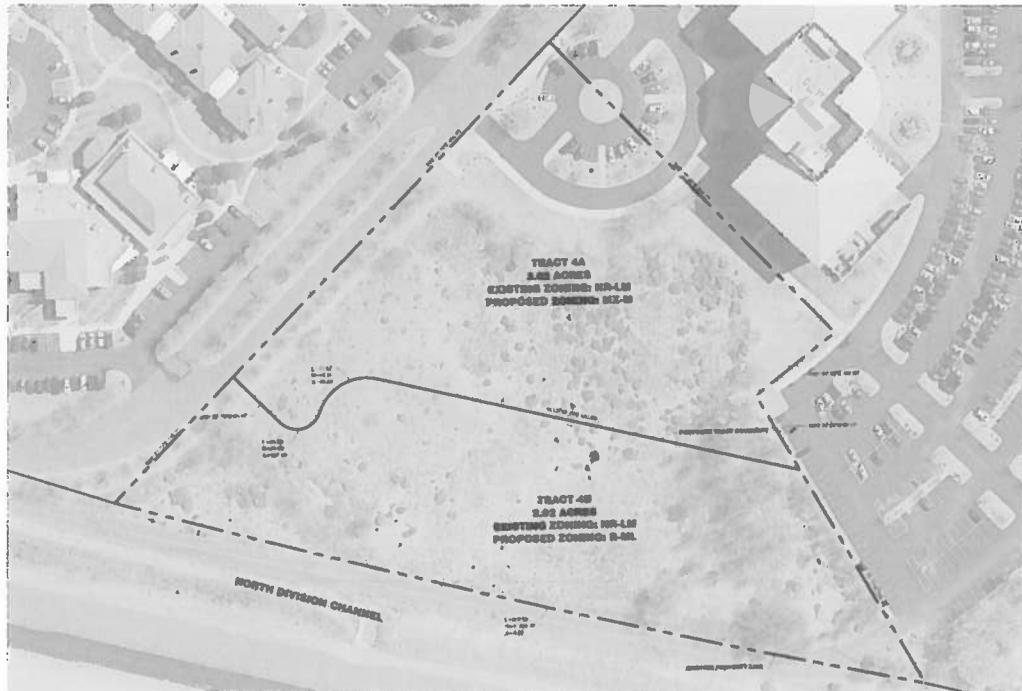
have included office, medical office, assisted living, and nursing home, all of which are residential uses with permanent residents. At the north end of Horizon Boulevard, a new lower density 34 lot single family subdivision is going through the City approval process.

Zone Map Amendment:

1. The request is to rezone the eastern 3.02 acres of the property from NR-LM to MX-M.
2. The western portion is requested to change from NR-LM to R-ML.

As detailed below, this request complies with the criteria outlined in section 14-16-6-7(F)(3) of the Integrated Development Ordinance (IDO).

Figure 2. Zone Change Exhibit

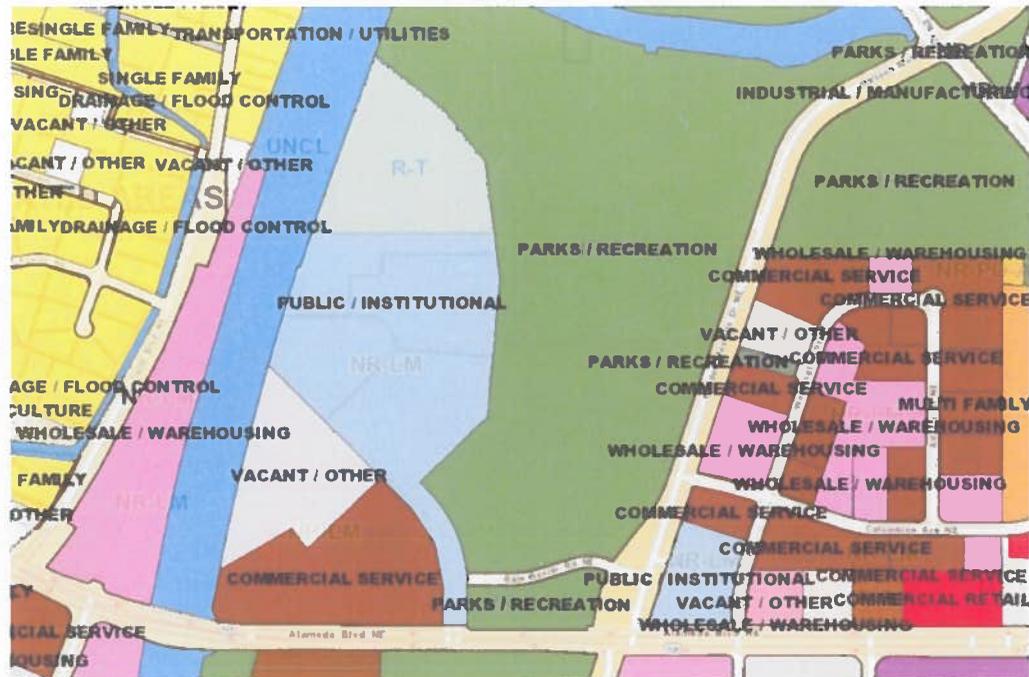


PROJECT DESCRIPTION

The subject site is located along Horizon Boulevard (a private landscaped street), north of Alameda Boulevard, and east of Short Hop Road. The site is near unincorporated residential areas of Bernalillo County to the west; however, these properties sit significantly below the elevation of this property. Immediately west of the Diversion Channel are two existing non-residential buildings with associated parking. To the east of the property is an existing office building (8801 Horizon Boulevard NE) with office and medical office users. North of the site are a variety of uses including single family residential, nursing home, office, and an assisted living facility. The Balloon Museum is located approximately 1,500 feet from the property and Balloon Fiesta Park is located over 2,000 feet to the north. Eastdale Little League is located just to the east of Horizon Boulevard. The overall land use in the area is mixed by the land use context exhibit below. The

area includes residential, park areas, a museum, and office. There is very little actual industrial or manufacturing in the immediate area of the subject property.

Figure 3. Land Use Context



The applicant, Clearbrooke Investments, is requesting a zone change to R-ML and MX-M to allow for the development of a mix of 31 total units of a paired and townhome configuration and approximately 28,000 square feet of office and commercial buildings. The property's current zoning, NR-LM, does not allow for any residential or mixed land uses. However, the NR-LM zone does allow for office and limited commercial uses that will encompass approximately half of the site.

Although currently zoned for non-residential, light manufacturing, the applicant believes that townhomes and mixed-use office and commercial are the appropriate uses for this site, given the surrounding, compatible uses. In addition, the applicant believes that this development will help meet demand for a variety of housing options within Albuquerque and Bernalillo County as encouraged by the Comprehensive Plan.

As discussed throughout this letter, and as cited in the Housing Chapter of the Comprehensive Plan, there is a substantial need for townhomes in Albuquerque as well as additional office and commercial uses that can serve these residents and the surrounding community.

CONTEXT/SITE CONDITIONS

Land Use

The subject site consists of one parcel that totals 5.9 acres in size. The site is proposed to be developed with a mix of townhouse and commercial/office development. The western portion of the site will be developed with paired and



CONSENSUS

PLANNING

townhomes that will encompass approximately 3 acres of the site with the eastern portion dedicated to the commercial and office uses that will make up the remaining 2.9 acres.

To the north of the site, there is an existing healthcare facility, assisted living, and software company. To the east of the site is the United Healthcare building that shares its space with other office users. Just east of that building and Horizon Boulevard is Eastdale Little League. Immediately west of the property is the North Diversion Channel and Trail. Adjacent to and south of the property is parking associated with the United Healthcare building.

TABLE 1. Surrounding Zoning & Land Use

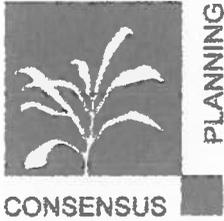
NORTH	NR-LM and R-T	Assisted Living, Nursing Home, Software Company, and the 8-acre vacant R-T zoned property.
EAST	NR-LM and NR-PO-A	Office, Assited Living Facility and Eastdale Little League
SOUTH	NR-LM	United Healthcare office building
WEST	UNCL, NR-LM and	Diversion Channel

Figure 4. Existing Zoning



Access & Public Transit

Horizon Boulevard NE at Alameda Boulevard NE provides the primary access into Fiesta Horizon (the commercial/office component of the site) and Aldea Horizon (the townhomes). Additional access points are also proposed to be located along Horizon Boulevard, one from the existing roundabout that currently



serves the United Healthcare building and another that will be located nearby the northern most point of the property.

Alameda Boulevard NE is designated as an Urban Principal Arterial by MRCOG. The segment of Alameda Boulevard directly to the south of the site had an average weekday traffic (AWDT) count of 38,900 vehicles in 2017 according to MRCOG.

There is an existing bus stop on Alameda Boulevard NE and Balloon Museum Drive that serves the westbound ABQ Ride Route 98. This stop is within 1/10 mile from the primary entrance on Horizon Boulevard NE. There is also bus stop on the opposite side of Alameda Boulevard serving Route 98 eastbound.

Existing bicycle and pedestrian trails in the immediate vicinity include the North Diversion Channel multi-use trail that runs along the western side of the drainage channel. The subject site currently does not have direct access to this trail. There is also another multi-use trail on the south side of Alameda Boulevard.

Public Amenities & Schools

The site is over 2,200 feet south of Balloon Fiesta Park, home to the Golf and Event Center, and the Sid Cutter Pilots' Pavilion. The Anderson Abruzzo Balloon Museum is approximately 1,500 feet to the north east of the subject property and most of the events occur to the north or east of the museum building. In addition to being home to the Albuquerque International Balloon Fiesta every October, the Park is also the location of many annual events throughout the year. In order to ensure that new residents are informed about these events and adjacent uses, each buyer will be required to review and sign a disclosure statement. All home buyers will be aware of these events prior to purchase. Additionally, the developer will ensure that the Covenants, Conditions and Restrictions will have language addressing and disclosing Balloon Fiesta and other events that will be recorded with the property.

Eastdale Little League Complex is east of Horizon Boulevard and consists of T-Ball, Rookie, Minor, and Major Baseball and Softball fields. These recreation amenities would serve the future residents of this property and are compatible with future office and commercial uses as well.

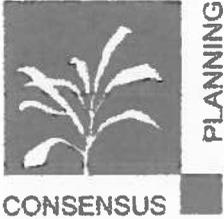
Area schools include Corrales International, Cottonwood Classical Preparatory, Edmund G. Ross, La Cueva High School, Desert Ridge Middle School, North Star Elementary School, and New Mexico International School. The addition of 31 paired and town homes will have minimal impacts to area schools.

JUSTIFICATION

This request for a Zone Map Amendment complies with the criteria outlined in section 14-16-6-7(F)(3) of the Integrated Development Ordinance (IDO) as follows:

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

Applicant's Response: The proposed zone change is consistent with the health, safety, and general welfare of the City. The existing zoning is not



appropriate and is inconsistent with the existing uses in the area along Horizon Boulevard north of Alameda. The existing zone created a number of non-conforming uses on the developed properties to the east and north of the subject property. The proposed zone change will allow residential and office/commercial uses to develop in area in need of those uses. The residential uses are not permissive in the existing zoning. Allowing mixed use and limited residential within this nearly built out employment area furthers the Comprehensive Plan and allows people the opportunity to live in an area with jobs.

The applicant's proposed uses will serve the surrounding and overall community with in-demand housing and retail options, particularly in this area of the City that is well-served by existing amenities, jobs, and with convenient access to Alameda and I-25. The proposed uses will provide an appropriate and organic transition to the existing office, medical and recreation uses to the north, south, and east.

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

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

Applicant's Response: The existing zoning is inappropriate because a different use category is more advantageous to the community, as articulated by the Comprehensive Plan and as explained below:

Comprehensive Plan Polices (responses in italics):

Land Use, Corridors – Page 5-17: Alameda Boulevard is designated as a Commuter Corridor. *These corridors are auto oriented but are encouraged to have mixed-use and pedestrian oriented development in areas that are within centers. The North I-25 Employment Center is just to the east of the Horizon properties. The mixed-use nature of the existing Horizon Boulevard area supports the requested change and replacement of the inappropriate NR-LM zoning.*

Policy 5.1.12 Commuter Corridors. b) Buffer residential land uses adjacent to Commuter Corridors. *The residential development is set back over 300 feet from Alameda Boulevard and screened with street trees and a large parking lot.*

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



surrounding neighborhoods. **b) Encourage development that offers choice in transportation, work areas, and lifestyles.** *The proposed zone change provides a mix of uses including office, commercial, and residential with easy access to a principle arterial, transit service, and a main multi-use trail system (both north-south and east-west), and jobs. The request furthers this policy.*

d) Encourage development that broadens housing options to meet a range of incomes and lifestyles. *The addition of residential uses in this area will further this policy and directly broaden the housing options in this area. The area has seen a recent influx of housing – The Ascension subdivision at the north end of Horizon Boulevard and the new Broadstone North multi-family project on San Mateo. The addition of 31 paired and town homes to the area will add an additional housing option to the area.*

h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development. *The proposed zone changes, by adding mixed uses, that include residential uses, will be complementary to the surrounding development. The development to the west includes small industrial buildings with single family residential below. To the east is a large office tower that is an anomaly in terms of form and scale to the area. To the north are a mix of two-story assisted living and office buildings.*

n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking. *The subject property is currently vacant and underutilized.*

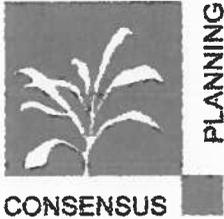
Goal 5.4 Jobs-Housing Balance, Balance jobs and housing by encouraging residential growth near employment across the region . . . *The proposed zone change adds another residential option near the existing North I-25 Employment Center.*

Goal 9.1 Housing – Supply. Ensure a sufficient supply and ranch of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options. *The requested zone changes further this goal by adding an underrepresented housing product in an area that is currently only served by single family detached housing and apartment complexes.*

Policy 9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households. *The proposed zone change supports the development of new paired and town homes that adds to the variety of housing options in this area.*

a) Increase the supply of housing that is affordable for all income levels. *The proposed zone change increases the supply of housing in an area currently restricted from adding any residential despite the mixed-use character of the area.*

e) Provide for the development of quality housing for elderly residents. *Paired and town homes are a popular product for empty nesters and active adults. Medium density housing provides for a quality neighborhood without large yard areas that require significant upkeep.*



Policy 9.1.2 Housing Affordability: Provide for mixed-income neighborhoods by encouraging high-quality, affordable and mixed income housing options throughout the area. *The zone change will allow for an underrepresented housing option to be added to the area.*

- b) Encourage a diversity of housing types, such as live/work spaces, stacked flats, townhouses, urban apartments, and lofts, accessory dwelling units, and condominiums. *As stated previously, this zone change allows for the appropriate addition of residential in an existing mixed-use area (not in an employment center) and allows for a currently underrepresented set of housing products – paired and town homes. It should also be noted that the applicant’s intent, if the zone change is approved, is to request a conditional use to allow for live-work units in the R-ML portion of the project.***

- e) Encourage mixed-use development that includes non-residential uses and the opportunity for access to services. *The project includes a commercial service and office component to further this policy. These services will be within easy walking distance of the residences.***

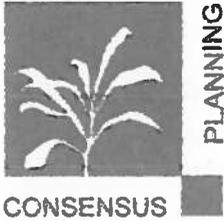
Criteria #3. More Advantageous to the Community

Applicants Response: *The proposed zone change will allow residential and commercial retail and service uses to be developed under the R-ML and MX-M zones. The existing zoning is inappropriate and unduly restricts residential uses from developing on this property that has excellent potential for adding to the diversity of housing and retail choices and lessening the drive time for employees that work within the area and others who do not wish to live in and maintain a traditional large lot, single-family home. There is a current need for medium density residential zoning immediately west of Interstate 25 and north of Alameda. As such, the R-ML and MX-M zoning are more advantageous to the community than the current NR-LM zoning, which is limited to light manufacturing, office uses, and commercial and no residential development. As noted previously, the NR-LM also includes uses that might not be advantageous to the community including adult retail, light manufacturing, and warehousing.*

There is a growing demand for medium and higher density housing and neighborhood commercial options. The proposed project will meet this demand by providing the ability for appropriate residential uses to locate on the site and within region. Per the R-ML zone and the North I-25 Community Planning Area, the allowable height for paired and town homes is restricted to a maximum of 35 feet, thereby limiting the density and number of units. The Site Plan proposed 31 paired and town homes, are proposed to be a combination of two and three-story homes. The number of units and stories proposed are ideal for the subject site’s development scale potential.

6-7(F)(3)(c) If the proposed amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:

- 1. There was typographical or clerical error when the existing zone district was applied to the property.**



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

Applicant's Response: *The proposed amendment is located wholly in an Area of Consistency. The existing zoning is not appropriate for the subject property since it could allow uses that are potentially harmful to the existing adjacent uses that include a nursing facility, assisted living, and a single-family subdivision.*

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

Applicant's Response: *None of the permissive uses in the MX-M zone will be harmful to the adjacent property, neighborhood, or community. The existing NR-LM zoning allows light manufacturing, adult retail, and Warehousing as permissive uses (highlighted in the zoning analysis table below), which could be harmful to adjacent property and are inappropriate for the subject property. The proposed zone change would decrease the intensity of the uses allowed on the MX-M portion of the subject property and the R-ML would significantly decrease the intensity allowed. The R-ML zone will provide a better and more appropriate transition to the North Diversion Channel, Recreational Trail, and the residential uses further west. Due to the property's proximity to Alameda Boulevard, an urban principal arterial, the proposed transition of R-ML on the west side and MX-M on the east side will provide a better transition between the existing NR-LM zoning and uses to the east. The following table provides a comparison between many of the potential uses allowed in the different IDO zone categories (the use is not exhaustive, please consult the IDO Use Table for all uses in each zone category):*



CONSENSUS

PLANNING

Proposed		HORIZON LAND - IDO ZONING ANALYSIS NR-LM vs. MX-M & R-ML	Existing LM
MX-M	R-ML		
✓	✓	Town House- Multi Family	X
✓	✓	Assisted Living/ Nursing Home	X
✓	C	Day Care (elderly, adult)	A
✓	X	Hospital	X
✓	✓	School: Elementary and Middle	X
✓	C	High School	X
✓	X	Vocational	✓
✓	X	Veterinary Hospital	✓
✓	A	Health Club	✓
✓	X	Restaurant	✓
✓	X	Tap Room	✓
✓	X	Hotel	✓
✓	X	Office	✓
X	X	Adult Retail	✓
✓	X	Liquor	C
✓	X	Retail Small	✓
✓	X	Retail Medium	C
C	X	Retail Large	X
✓	X	Grocery	✓
X	X	Light Manufacturing	✓
✓	X	Artisanal Manufacturing	✓
C	X	Warehousing	✓
A	X	Drive-Up Facility	A

This property is underutilized and vacant. At one point, the property was intended to mirror the United Healthcare development to the east with another medical/office building. This plan never came to fruition, as the demand was nonexistent. This zone map amendment and subsequent development will be a positive change as compared to if the property developed at the currently allowed NR-LM uses, as it provides more mixed-use options, housing diversity, and commercial retail choices for the area employees and less drive time. There is existing access from Interstate 25 and Alameda. This access eliminates the need for vehicles to drive through any neighborhoods to access the project.

The property is also located within the North I-25 Character Protection Overlay, per Part 14-16-3: Overlay zones, 3-4(J): North I-25 – CPO-9. The CPO includes special standards that speak to building height and outdoor lighting. The maximum building height for the property's sub-area is 39 feet. The lighting standards speak to sites abutting and within 330 feet of Balloon Fiesta Park.

6-7(F)(3)(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 the following requirements:

- 1. Have adequate capacity to serve the development made possible by the change of zone.**



2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.
4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City approved Development Agreement between the City and the applicant.

Applicant's Response: *The proposed zone change will not require major and unprogrammed capital expenditures by the City. This is an infill redevelopment property and adequate infrastructure, including roadways, water, sewer, and storm water facilities already exist to serve the project. Any required extension of these services will be the responsibility of the developer.*

6-7(F)(3)(f) The applicant's justification for the requested zone change is not completely based on the property's location on a major street.

Applicant's Response: *The current zoning request is to allow for future MX-M uses, including townhouse development and commercial retail uses. Future development permissible by the MX-M zone will further multiple goals and policies of the Comprehensive Plan and will serve as an excellent, low impact neighbor to the surrounding uses. The proposed zone change is a "down zone" in that it will allow uses of lesser intensity than we is currently allowed by the existing zoning. This zone change seeks to provide use options that are in demand in the surrounding area and the City as a whole. While the location of the property nearby Alameda Boulevard, an Urban Principal Arterial, is not the main reason for providing justification for commercial zoning; however, it does provide rationale for why this site is suitable for the proposed MX-M and R-ML zoning and associated uses. Access and connectivity are important considerations for mixed-use, commercial, office, and medium density residential uses.*

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

Applicant's Response: *The cost of land or other economic considerations are not the determining factor for this zone change request. The requested zone change will allow MX-M uses to develop, thereby providing more retail, office, and housing choices in an area of Albuquerque currently underserved by mixed-use and multi-family living facilities and demands additional neighborhood commercial options.*

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

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



3. The nature of structures already on the premises makes it unsuitable for the uses allowed in any adjacent zone district.

Applicant's Response: *The proposed zone change is considered a spot zone. However, the area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts and uses. The NR-LM zoning and uses on the properties to the north, south, and east lend themselves to the proposed uses identified on the Site Plan. The medical office, assisted living, commercial, and sports fields allow the proposed development to function as a transition between adjacent zone districts, especially with the diversion channel and pedestrian trail to the west.*

6-6(H)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

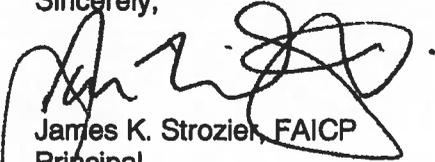
Applicant's Response: *The future administrative site plans will mitigate any adverse impacts on the surrounding area through the appropriate siting of the proposed paired and town homes and commercial/office uses. Cross-access with the adjacent property and new, proposed accessed has been discussed with the appropriate property owners. The proposed zone change is a "down zone" in that the intensity of the uses allowed by the R-ML and MX-M zones is less intensive than that of the NR-LM zone.*

CONCLUSION

On behalf of Clearbrooke Investments, Inc., we respectfully request that the Environmental Planning Commission approves this request for a Zone Map Amendment for the subject site.

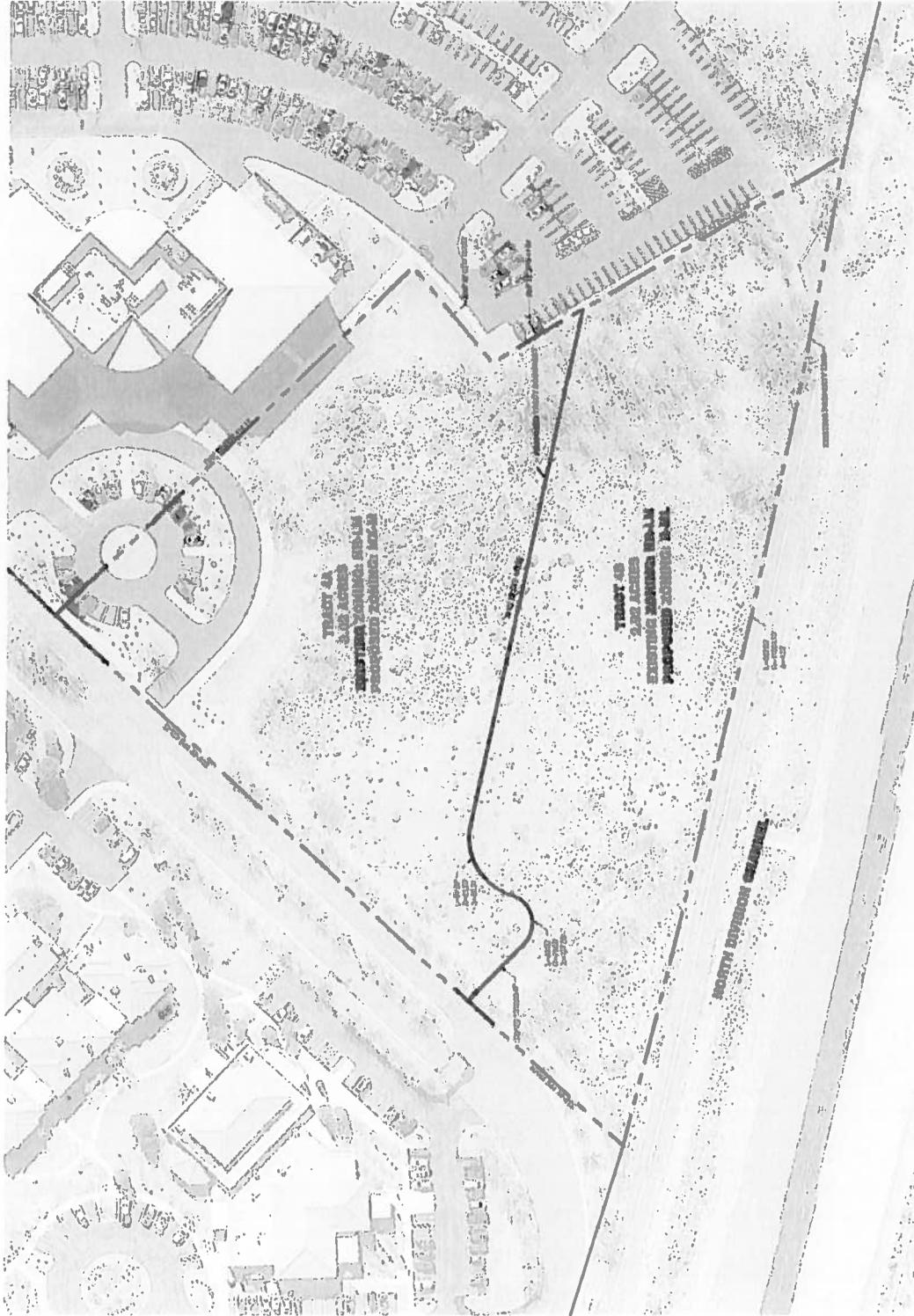
Thank you for your consideration.

Sincerely,



James K. Strozier, FAICP
Principal

SUBDIVISION PLAT SHALL BE REQUIRED TO MATCH ZONE BOUNDARIES.



**HORIZON VILLAGE
ZONING EXHIBIT**

TRACT DATA
TRACT 4A 1.02 AC
TRACT 4B 2.82 AC

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Stillbrooke Homes DATE OF REQUEST: 12/28/18 ZONE ATLAS PAGE(S): C-17

CURRENT:

ZONING NR-LM
PARCEL SIZE (AC/SQ. FT.) 5.9 ac.

LEGAL DESCRIPTION:

LOT OR TRACT # 4 BLOCK # _____
SUBDIVISION NAME IHS Acquisition No. 120

REQUESTED CITY ACTION(S):

ANNEXATION [] NR-LM to R-ML
* ZONE CHANGE From NR-LM To MX-M
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 []
* \pm 3 acres each.
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 31 Town Homes & Duplex
BUILDING SIZE: ± 29,000 (sq. ft.)
Office and Commercial

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

APPLICANT OR REPRESENTATIVE [Signature] DATE 12/28/2018

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

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 800 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: When this proceeds to building permit plans a trip generation will be required and a new TIS form.

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

12/29/18
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 _____



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

Administrative Decisions	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input checked="" type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input checked="" type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Detachment Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Clearbrooke Investments, Inc.		Phone:
Address: 8801 Jefferson Street NE, #A		Email: acouth@stillbrooke.com
City: Albuquerque	State: New Mexico	Zip: 87118
Professional/Agent (if any): Consensus Planning, Inc.		Phone: (505) 784-9801
Address: 302 Eighth Street NW		Email: cp@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site:	List all owners:	

BRIEF DESCRIPTION OF REQUEST

Request for Zone Map Amendment and Site Plan - EPC Application

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

Lot or Tract No.: Tract 4	Block:	Unit:
Subdivision/Address: IHS Acquisition No 120 Incorporated	MRCGD Map No.:	UPC Code: 101708403946020230
Zone Area Page(s): C-17-Z	Existing Zoning: NR-LM	Proposed Zoning: MX-M
# of Existing Lots: 1	# of Proposed Lots:	Total Area of Site (acres): 5.9

LOCATION OF PROPERTY BY STREETS

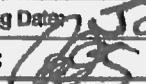
Site Address/Street: 9898B Horizon Boulevard NE Between: Alameda Boulevard NE and: Balloon Museum Drive NE

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

Signature:  Date: 11/29/2018

Printed Name: James Strozler, EAICP Applicant or Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
RZ-2018-00055	ZMA-EPC	\$ 805.00
SI-2018-00257	SP-EPC	\$ 560.00
Meeting/Hearing Date: Jan. 10, 2018		Fee Total: \$ 1365.00
Staff Signature: 	Date: 11-19-18	Project #: PR-2018-001842

Form Z: Policy Decisions

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

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

INFORMATION REQUIRED FOR ALL POLICY DECISIONS (Except where noted)

- Interpreter Needed for Hearing? No, if yes, indicate language: _____
- Proof of Pre-Application Meeting with City staff per IDO Section 14-18-6-4(B)
- Letter of authorization from the property owner if application is submitted by an agent
- Traffic Impact Study (TIS) form (not required for Amendment to IDO Text)
- Zone Atlas map with the entire site/plan amendment area clearly outlined and labeled (not required for Amendment to IDO Text) NOTE: For Annexation of Land, the Zone Atlas must show that the site is contiguous to City limits.

ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN

ADOPTION OR AMENDMENT OF FACILITY PLAN

- ___ Plan, or part of plan, to be amended with changes noted and marked
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-18-6-7(A)(3) or 14-18-6-7(B)(3), as applicable
- ___ Required notices with content per IDO Section 14-18-6-4(K)(5)
 - ___ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - ___ Proof of emailed notice to affected Neighborhood Association representatives
 - ___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

AMENDMENT TO IDO TEXT

- ___ Section(a) of the Integrated Development Ordinance to be amended with changes noted and marked
- ___ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-18-6-7(D)(3)
- ___ Required notices with content per IDO Section 14-18-6-4(K)(5)
 - ___ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - ___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

ZONING MAP AMENDMENT - EPC

ZONING MAP AMENDMENT - COUNCIL

- Proof of Neighborhood Meeting per IDO Section 14-18-6-4(C)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-18-6-7(F)(3) or Section 14-18-6-7(G)(3), as applicable
- Required notices with content per IDO Section 14-18-6-4(K)(5)
 - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - Proof of emailed notice to affected Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Sign Posting Agreement

ANNEXATION OF LAND

- ___ Application for Zoning Map Amendment Establishment of zoning must be applied for simultaneously with Annexation of Land.
- ___ Petition for Annexation Form and necessary attachments
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-18-6-7(E)(3)
- ___ Board of County Commissioners (BCC) Notice of Decision

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.	
Signature: 	Date: 11/29/2018
Printed Name: JAMES H. STOVIER, FAICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number: PR-2018-001842	Case Number: RZ-2018-00055
Staff Signature: 	
Date: 11-29-18	

FORM P1: SITE PLAN – EPC

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

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

INFORMATION REQUIRED FOR ALL SITE PLAN – EPC AND VARIANCE – EPC APPLICATIONS

- Interpreter Needed for Hearing? NO. If yes, indicate language: _____
- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled
- Required notices with content per IDO Section 14-16-6-4(K)(6)
- Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
- Proof of emailed notice to affected Neighborhood Association representatives
- Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Sign Posting Agreement
- Signed Traffic Impact Study (TIS) Form
- Completed Site Plan Checklist

- SITE PLAN – EPC**
- MASTER DEVELOPMENT PLAN**
- MAJOR AMENDMENT TO SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN**
- EXTENSION OF SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN**

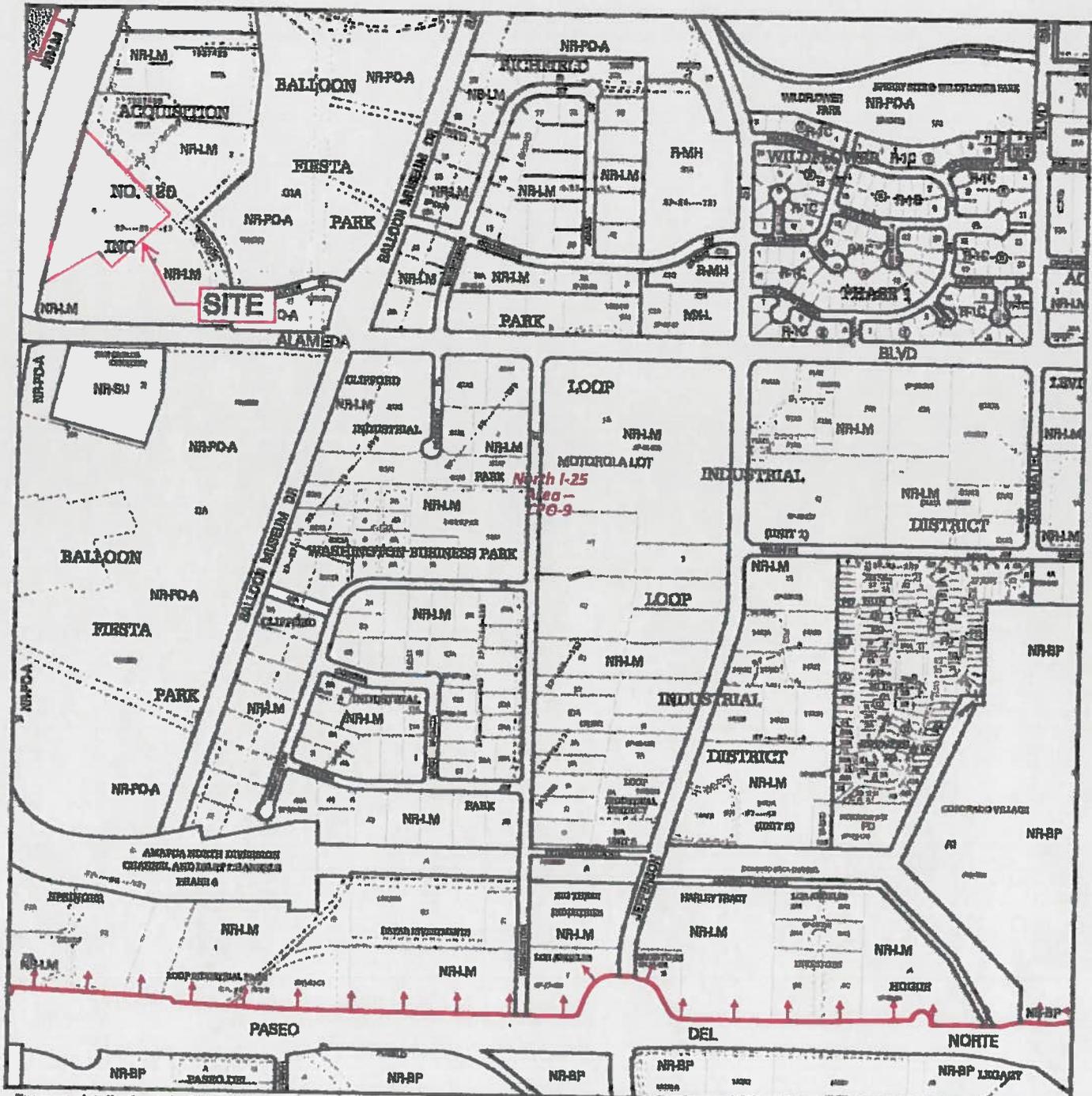
- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-6(H)(3) or 14-16-6-6(F)(3), as applicable
- Explanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(O)
- Scaled Site Plan or Master Development Plan and related drawings (10 copies, 24" x 36" folded)
Master Development Plans should include general building and parking locations, as well as design requirements for buildings, landscaping, lighting, and signage.
- Site Plan or Master Development Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- Landfill disclosure statement on the plat per IDO Section 14-16-6-2(G) if site is within a designated landfill buffer zone

VARIANCE – EPC

In addition to the above requirements for the Site Plan – EPC or Master Development Plan the proposed variance request is related to, please describe, explain, and justify the variance per the criteria in IDO Section 14-16-6-8(M)(3).

Note: Any variance request from IDO Standards in Sections 14-16-6-3 (Access and Connectivity), 14-16-6-4 (Subdivision of Land), 14-16-6-5 (Parking and Loading), or DPM standards shall only be granted by the DRB per IDO Section 14-16-6-6(L) See Form V.

<p>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, hearing, if required, or otherwise processed until it is complete.</p>	
<p>Signature: </p>	<p>Date: <u>11/29/2018</u></p>
<p>Printed Name: <u>JAMES K. STUDIER, FAICP</u></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Project Number: <u>PR-2018-001842</u></p>	<p>Case Numbers: <u>SI-2018-00257</u></p>
<p>Staff Signature: </p>	
<p>Date: <u>11-19-18</u></p>	

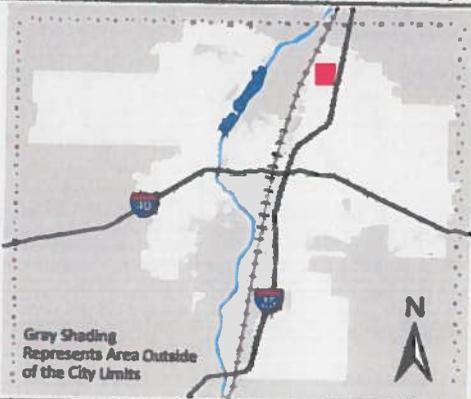


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-17-Z

- Easement
 - Escarpment
 - Petroglyph National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- 0 250 500 1,000 Feet



<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness - Major (Form 1)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W3)
<input type="checkbox"/> Historic Certificate of Appropriateness - Minor (Form L)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Policy Decision
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Master Development Plan (Form P-1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan - EPC including any Variances - EPC (Form P-1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Site Plan - DRB (Form P3)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Subdivision Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land - Minor (Form S3)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Subdivision of Land - Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map - EPC (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map - Council (Form Z)
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance - DRB (Form V)	<input type="checkbox"/> Appeal
	<input type="checkbox"/> Variance - ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICANT INFORMATION

Applicant: Clearbrooke Investments, Inc. Phone: _____
 Address: 8801 Jefferson Street NE, #A Email: scooth@stillbrooke.com
 City: Albuquerque State: New Mexico Zip: 87118

Professional/Agent (if any): Consensus Planning, Inc. Phone: (505) 764-8801
 Address: 302 Eighth Street NW Email: cp@consensusplanning.com
 City: Albuquerque State: NM Zip: 87102

Proprietary Interest in Site: **Contract Purchaser** List all owners: _____

BRIEF DESCRIPTION OF REQUEST
 Request for Archaeological Certificate for future Site Plan - DRB submission.

Site Information (Accuracy of the existing legal description is crucial. Attach a legal description if necessary.)

Lot or Tract No.: Tract 4 Block: _____ Unit: _____
 Subdivision/Addition: JHS Acquisition No 120 Incorporated MRGD Map No.: _____ UPO Code: 101708488946020230
 Zoned Atlas Page(s): C-17-2 Existing Zoning: NR-LM Proposed Zoning: MX-M
 # of Existing Lots: 1 # of Proposed Lots: _____ Total Area of Site (acres): 6.9

LOCATION OF PROPERTY BY STREETS
 Site Address/Street: 8899 Horizon Boulevard NE Between: Alameda Boulevard NE and: Balloon Museum Drive NE

CASE HISTORY (List any current or prior projects and case numbers that may be relevant to your request)

Signature: *James Strozler* for Jim Strozler Date: 11-28-18
 Printed Name: James Strozler, FAICP Applicant or Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
21-2018-00256	Arch	\$260.00

Meeting/Hearing Date: _____ Fee Total: _____
 Staff Signature: *[Signature]* Date: 11-28-18 Project # PR-2018-001887

FORM PB: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@caltrans.ca.gov prior to making a submission. Zipped files or those over 5 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS

- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled

ARCHAEOLOGICAL CERTIFICATE

- Archaeological Compliance Documentation Form with property information section completed
- Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archaeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-18-8-5(A)(5)(b)

MINOR AMENDMENT TO SITE PLAN - ADMIN, EPC, or DBR

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-18-8-4(X)(2)
 - Three (3) copies of all applicable sheets of the approved Site Plan being amended, folded
 - Copy of the Official Notice of Decision associated with the prior approval
 - Three (3) copies of the proposed Site Plan, with changes circled and noted
- Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-18-8-4(Y)(1)(a)
 - Three (3) copies of all applicable sheets of the approved Site Development Plan being amended, folded
 - Copy of the Official Notice of Decision associated with the prior approval
 - Three (3) copies of the proposed Site Development Plan, with changes circled and noted
- Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

ALTERNATIVE SIGNAGE PLAN

- Proposed Alternative Signage Plan compliant with IDO Section 14-18-5-12(F)(5)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-18-8-6(F)(4)(c)
- Required notices with content per IDO Section 14-18-8-4(K)(5)
- Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- Sign Posting Agreement

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

Signature: Maria for Jim Strazier

Date: 11-28-18

Printed Name: JAMES K. STRAZIER, AICP

Applicant or Agent

FOR OFFICIAL USE ONLY

Project Number:

Case Numbers

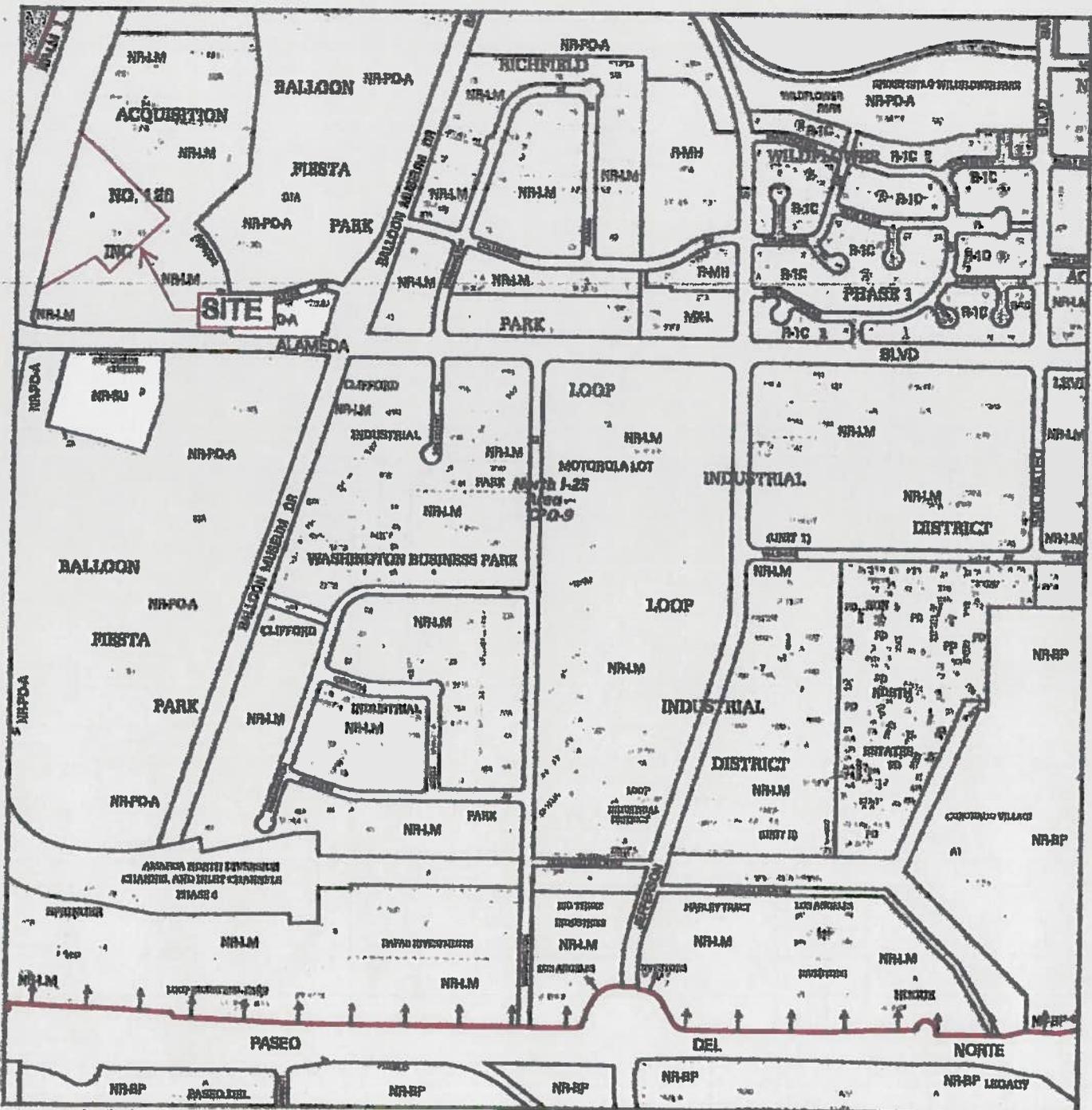
PR-2018-001837

SI-2018-00256

Staff Signature: [Signature]

Date: 11-28-18



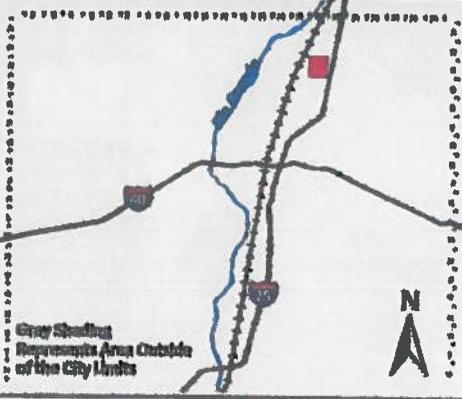


For more details about the Integrated Development Ordinance visit <http://www.sjsos.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

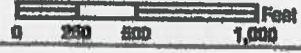


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:
C-17-Z

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



PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 18-288 Date: 09.25.2018 Time: 2:00 PM

Address: 9999 HORIZON BLVD. NE

AGENCY REPRESENTATIVES AT MEETING:

Planning: CHERYL, CATALINA

Code Enforcement: _____

Fire Marshall: ANTONIO

Transportation: _____

Other: _____

**PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!
THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.**

Additional research may be necessary to determine the exact type of application and/or process needed. Factors unknown at this time and/or thought of as minor could become significant as the case progresses.

REQUEST: MIXED USES

SITE INFORMATION:

Zone: NR-LM to MX-M Size: 5.94 ACRES

Use: VACANT / PUBLIC Overlay Zone: CPD-9 NORTH 1-25 - ALAMEDA BLVD.

Comp Plan Area Of: CONSISTENCY Comp Plan Corridor: ALAMEDA - COMMUTER

Comp Plan Center: N/A MPOS or Sensitive Lands: N/A

Parking: _____ MR Area: N/A

Landscaping: _____ Street Trees: _____

Use Specific Standards: DWELLING, MULTI-FAMILY 1-3(B)

Dimensional Standards: NO OFF-PREMISE SIGN

*Neighborhood Organization/s: _____

**This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods/resources.*

PROCESS:	<u>ZONE CHANGE + SITE PLAN + VARIANCE</u>	
Type of Action:	<u>EPC { DRB</u>	<u>(POSSIBLE NOV.)</u>
Review and Approval Body:	_____	Is this PRT a requirement? <u>YES</u>

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 18-288 Date: 07-25-2018 Time: 2:00 pm
Address: 99999 Horizon Blvd. NE

NOTES

◦ NEEDED ZONE CHANGE TO MIXED-USE ZONE
ASKING FOR MX-M - IS THAT APPROPRIATE?

◦ (CHANGE THIS TO SUB-AREA 2 - ~~PERMITTED~~ ADMINISTRATIVE)
◦ CURRENT PROJECT HEIGHT? - 39' HEIGHT ALLOWED
◦ (26' ONLY ALLOWED IN SUB-AREA 1)

◦ BUILDING DESIGN PER CPO.7 14.16.3.4 (1)(4)(b) p.97
(FACADES WRAP AROUND)

◦ SEE ALLOWABLE USE TABLE FOR p.130
FOR APPROPRIATE ZONE/CHANGE - ^{WILL GO THROUGH} EPC PROCESS

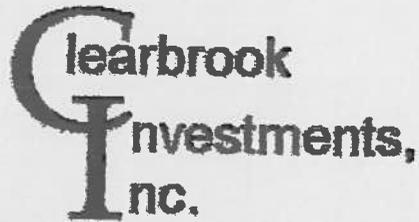
◦ SITE PLAN DRB FOR PARCELS GREATER THAN 5 ACRES
OR ~~ANY~~ MULTI-FAMILY w/ MORE THAN 50 DWELLING UNITS
PER 14.16.6.5 (4) p.378

◦ POSSIBLY VOLUNTARY ZONE CHANGE PROCESS
BUT TOO MUCH TIME

EPC

◦ POSSIBLE ZONE CHANGE + SITE PLAN + VARIANCE

◦ HIGHER THAN 30' - NEED SPECIAL FIRE CONSIDERATION



c/o Scott Henry
8801 Jefferson Street NE, #A
Albuquerque, NM 87113

November 27, 2018

City of Albuquerque
Planning, Engineering, and Building Departments
One Civic Plaza NW
Albuquerque, New Mexico 87102

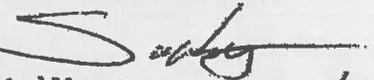
Re: Letter of Authorization for Entitlement Applications

To Whom It May Concern:

Clearbrook Investments Inc, hereby authorizes Consensus Planning, Inc. and its members to obtain information, submit and process entitlements, permits and all related applications, and act as an agent for Clearbrook Investments Inc for entitling, zoning, permitting, platting and subdividing property legally described as Tract 4, Corrected Plat for Tracts 1, 2, 3, and 4 Land of IHS Acquisition No 120 Incorporated. Clearbrook Investments Inc. is the contract purchaser of the property.

Sincerely,

Clearbrook Investments Inc

By: 
Printed Name: SCOTT HENRY
Title: *President*

NEIGHBORHOOD INFORMATION

Neighborhood Meeting Request to Applicable Associations

For those types of applications where TABLE 6-1-1 of the Integrated Development Ordinance requires a meeting with a neighborhood, the applicant shall offer at least 1 meeting to all Recognized and Non-recognized Neighborhood Associations whose boundaries include or are adjacent to the subject project site before filing the application. In such cases, project applications will not be accepted until a neighborhood meeting has been held, or the requirements for a reasonable attempt have been met (see the Integrated Development Ordinance (IDO) Subsection 14-18-6-4 (C)(8)).

Each required Neighborhood Meeting Notice shall include (per IDO Subsection 14-18-6-(K)(8)):

1. The address of the property listed in the application;
2. The name of the property owner;
3. The name of the applicant;
4. Applicant mailing address;
5. Applicant telephone number and/or email address;
6. A short summary of the approval being requested;
7. Website where additional information about the project can be obtained, if applicable.

Neighborhood Meeting Notice Checklist

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

- A copy of ONC's "Neighborhood Meeting Notice Email" outlining any applicable associations;
- Proof that the meeting occurred, including:
 - A sign-in sheet of attendance; meeting location, date, and time; summary of discussion, including concerns raised, areas of agreement and disagreement, and next steps identified, if any.
 - Identification of any design accommodations that may have been made as a result of the meeting.
- If the concerns raised at the meeting have not been accommodated, the applicant must identify the site or project constraints that limit the ability to address those concerns.
- See Subsection 14-18-6-4(C) of the IDO for more details regarding Neighborhood Meetings via the following weblink: <https://abc-zone.com/>.

Malak Hakim

From: Mancini, Sara <saramancini@cabq.gov>
Sent: Thursday, September 20, 2018 10:15 AM
To: Malak Hakim
Cc: Office of Neighborhood Coordination
Subject: Neighborhood Meeting_On Alameda Boulevard, south of Horizon Boulevard NE_EPC
Attachments: IDOZoneAtlasPage_C-17-Z.PDF; Neighborhood Mtg Inq Instruction Sheet_5_21_18.pdf; Neighborhood Meeting_On Alameda Boulevard, south of Horizon Boulevard NE_EPC.xls

Hi Malak,

Please see the contact information for applicable associations related to your coordination of a neighborhood meeting. Please also review the attached instruction sheet.

Association Name	Association Email	First Name	Last Name	Email
Alameda North Valley Association	anvanews@aol.com	Steve	Wentworth	anvanews@aol.com
Alameda North Valley Association	anvanews@aol.com	Mark	Rupert	mwr505@hotmail.com
North Edith Commercial Corridor Association		Robert	Warrick	rwarric@centurylink.net
North Edith Commercial Corridor Association		Christine	Benavidez	christinebnvdz@aol.com
Vista Del Norte Alliance	vistadelnorte@ma.com	Fred	Harsany	fharsany@comcast.net
Vista Del Norte Alliance	vistadelnorte@ma.com	Janelle	Johnson	
Wildflower Area NA	ltaudill@comcast.net	Charles	Bates	cafisher.67@gmail.com
Wildflower Area NA	ltaudill@comcast.net	Larry	Caudill	ltaudill@comcast.net
District 4 Coalition of Neighborhood Associations	sect.district4@gmail.com	Michael	Pridham	michael@drpridham.com
District 4 Coalition of Neighborhood Associations	sect.district4@gmail.com	Daniel	Regan	dreganabq@gmail.com
North Valley Coalition	nvcabq@gmail.com	Doyle	Kimbrough	newmexmba@aol.com
North Valley Coalition	nvcabq@gmail.com	Peggy	Norton	peggynorton@yahoo.co

Thanks,

Sara
768-3105
saramancini@cabq.gov

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] On Behalf Of webmaster@cabq.gov
Sent: Thursday, September 20, 2018 8:20 AM
To: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:
Environmental Planning Commission

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name

Malak Hakim

Telephone Number

5057649801

Email Address

hakim@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 Eighth Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

TRACT 4 CORRECTED PLAT FOR TRACTS 1,2,3 & 4 LAND OF IHSACQUISITION NO 120
INCORPORATED CONT

Physical address of subject site:

302 Eighth Street NW

Subject site cross streets:

On Alameda Boulevard, south of Horizon Boulevard NE, and west of Balloon Museum Drive

Other subject site identifiers:

This site is located on the following zone atlas page:

C-17-Z

This message has been analyzed by Deep Discovery Email Inspector.

Malak Hakim

From: Malak Hakim
Sent: Wednesday, September 26, 2018 9:39 AM
To: 'anvanews@aol.com'; 'vistadelnorte@me.com'; 'itcaudill@comcast.net'; 'sect.dist4@gmail.com'; 'nvcabq@gmail.com'; 'mwr505@hotmail.com'; 'riwarric@centurylink.net'; 'christinebnvdz@aol.com'; 'fharsany@comcast.net'; 'cefisher.67@gmail.com'; 'itcaudill@comcast.net'; 'michael@drpridham.com'; 'dlreganabq@gmail.com'; 'newmaxmba@aol.com'; 'peggynorton@yahoo.com'
Cc: Jim Strozler; Vos, Michael J.
Subject: EPC Project Notification
Attachments: IDCZoneAtlasPage_C-17-Z.PDF

Tracking:	Recipient	Delivery	Read
	'anvanews@aol.com'		
	'vistadelnorte@me.com'		
	'itcaudill@comcast.net'		
	'sect.dist4@gmail.com'		
	'nvcabq@gmail.com'		
	'mwr505@hotmail.com'		
	'riwarric@centurylink.net'		
	'christinebnvdz@aol.com'		
	'fharsany@comcast.net'		
	'cefisher.67@gmail.com'		
	'itcaudill@comcast.net'		
	'michael@drpridham.com'		
	'dlreganabq@gmail.com'		
	'newmaxmba@aol.com'		
	'peggynorton@yahoo.com'		
	Jim Strozler	Delivered: 9/26/2018 9:39 AM	Read: 9/27/2018 7:43 AM
	Vos, Michael J.		

Dear Neighborhood Association Representatives:

This letter is notification that Consensus Planning will be submitting an application for a Zone Map Amendment and Site Plan to the Environmental Planning Commission (EPC) and, after approval, Preliminary and Final Plat applications and the final Site Plan sign-off to the Development Review Board (DRB), on behalf of Clearbrook Investments, Inc. The applicant is proposing a mixed-use development consisting of townhomes, office, and mixed-use on the 5.9 acre property. The subject property is zoned NR-LM (non-residential, light manufacturing). The applicant is proposing a zone change to MX-M (mixed-use – moderate intensity). The property is located on Alameda Boulevard, south of Horizon Boulevard, and west of Balloon Museum Drive NE.

The entirety of the project will include a Zone Map Amendment and Site Plan application and hearing before the EPC and Development Review Board (DRB) hearings for the final Site Plan and Preliminary and Final Plat applications. We anticipate submitting the Site Plan to the EPC in November and we will notify you again at that time.

Please do not hesitate to contact me if you have any questions or desire any additional information. You may also contact us if you would like to meet to discuss this project. A meeting request must be received by October 11, 2018 and the meeting must be scheduled within 30 days of the request.

Sincerely,

**Jim Strozler, FAICP
Principal
Consensus Planning, Inc.
505.764.9801
www.consensusplanning.com**

Attached: Zone Atlas Map C-17-2

Malak Hakim

From: Quevedo, Vicente M. <vquevedo@cabq.gov>
Sent: Wednesday, November 28, 2018 8:33 AM
To: Malak Hakim
Subject: Public Notice Inquiry_8801 Horizon Boulevard NE_EPC
Attachments: IDOZoneAtlasPage_C-17-Z.PDF; Public Notice Inquiry_8801 Horizon Boulevard NE_EPC.xlsx

Malak,

See list of associations below and attached regarding your EPC submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1
Alameda North Valley Association	Steve	Wentworth	anvanews@aol.com	8918 Bos Lane NE
Alameda North Valley Association	Mark	Rupert	mwr605@hotmail.com	808 Tileras Avenue NW
North Edith Commercial Corridor Association	Christina	Benavidez	christinebnvz@aol.com	10417 Edith Boulevard NE
North Edith Commercial Corridor Association	Robert	Warrick	rwarric@centurylink.net	444 Niagara NE
Vista Del Norte Alliance	Fred	Harsany	fharsany@comcast.net	PO Box 8270
Vista Del Norte Alliance	Janelle	Johnson		PO Box 8270
Wildflower Area NA	Larry	Caudill	lcaudill@comcast.net	4915 Watercress Drive NE
Wildflower Area NA	Charles	Bates	cebfisher.87@gmail.com	5000 Watercress Drive NE
North Valley Coalition	Doyle	Kimbrough	newmexnba@aol.com	2827 Campbell Road NW
North Valley Coalition	Peggy	Norton	peggynorton@yahoo.com	P.O. Box 70282
District 4 Coalition of Neighborhood Associations	Daniel	Regan	dreganabq@gmail.com	4109 Chama Street NE
District 4 Coalition of Neighborhood Associations	Michael	Pridham	michael@drpridham.com	6413 Northland Avenue NE

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Respectfully,

Vicente M. Quevedo, MCRP
Neighborhood Liaison
Office of Neighborhood Coordination

City of Albuquerque -- City Council
(505) 768-3332

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] On Behalf Of webmaster@cabq.gov

Sent: Tuesday, November 27, 2018 3:37 PM

To: Office of Neighborhood Coordination <hakim@consensusplanning.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice inquiry Sheet Submission

Public Notice Inquiry For:

Environmental Planning Commission

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Malak Hakim

Telephone Number

5057649801

Email Address

hakim@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 Eighth Street NW, On Copper Avenue, between Cedar Street and Mulberry Street.

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Physical address of subject site:

8801 Horizon Boulevard NE

Subject site cross streets:

Horizon Boulevard, north of Alameda.

Other subject site identifiers:

This site is located on the following zone atlas page:

C-17-Z

This message has been analyzed by Deep Discovery Email Inspector.

**US BANK TRUSTEE COMMERCIAL
MORTGAGE CERTIFICATES SERIES
2006-PWR14**

**CAM-ALAMEDA LLC C/O CPAC
8810 HORIZON DR NE BLDG 1
ALBUQUERQUE NM 87113-1690**

**MONTOYA DAVID M & PAMELA
PO BOX 6740
ALBUQUERQUE NM 87197-6740
CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248**

**4801 FREDERICA ST
OWENSBORO KY 42301-7441**

**C & S EQUITIES LLC
8834 HORIZON BLVD NE SUITE 400
ALBUQUERQUE NM 87113-1588**

November 29, 2018

Property Owner:

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Development Review Board will hold a Public Hearing on Thursday, January 10, 2019 at 8:30 a.m., in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following item.

EPC RULES OF CONDUCT OF BUSINESS

A copy of the Rules of Conduct is posted on the Planning Department's website at <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission> and printed copies are available in the Planning Department office on the third floor of the Plaza del Sol Building, 600 Second Street NW. For more information, please contact Russell Brito, Current Planning Division Manager, at (505) 924-3337 or at rbrito@cabq.gov.

Staff reports and supplemental materials are posted on the City website, <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-staff-reports>, on Thursday, January 3, 2019.

REQUEST

Consensus Planning, agent for Clearbrooke Investments, Inc., requests a Zone Map Amendment and Site Plan - EPC for Tract 4, Corrected Plat for Tracts 1, 2, 3, and 4 Land of IHS Acquisition No 120 Incorporated, zoned NR-LM (non-residential, light manufacturing), north of Alameda Boulevard, east of Short Hop Road, and southwest of Horizon Boulevard, containing approximately 5.9 acres. The request is for a zone change to MX-M (mixed-use moderate intensity) and Site Plan to allow for a mixed-use development consisting of townhomes, office, and neighborhood commercial.

If you have questions or need additional information regarding this request contact Mr. Russell Brito, City Planning at (505) 924-3337 or at rbrito@cabq.gov.

Sincerely,

Consensus Planning, Inc.

November 29, 2018

**Steve Wentworth
8919 Boe Lane NE
Albuquerque NM 87113**

**Mark Rupert
909 Tijeras Avenue NW
Albuquerque NM 87102**

Dear Mr. Wentworth, Mr. Rupert, and the Alameda North Valley Association:

This letter is notification that Consensus Planning has submitted an application for a Zone Map Amendment and Site Plan to the Environmental Planning Commission (EPC) on behalf of Clearbrook Investments, Inc. The applicant is proposing a mixed-use development consisting of townhomes, office, and mixed-use on the 5.9 acre property. The subject property is zoned NR-LM (non-residential, light manufacturing). The applicant is proposing a zone change to MX-M (mixed-use – moderate intensity). The property is located on Alameda Boulevard, south of Horizon Boulevard, and west of Balloon Museum Drive NE.

The project will be heard by the EPC on Thursday, January 10 beginning at 8:30 am in the basement of the Plaza Del Sol Building, located at 600 2nd Street NW.

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Under the IDO, anyone may request and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4(D)). Visit: <https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/> to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505.924.9955.

Per IDO Section 14-16-6-4(D)(2), "If a facilitated meeting is required by the City, the City shall assign a facilitator, who shall attempt to schedule the facilitated meeting within 15 consecutive days. The meeting shall occur within a period of 7 consecutive days prior to the next scheduled hearing or meeting of the decision-making body."

Sincerely,

**Jim Strozler, FAICP
Principal**

**Attached: Zone Atlas Map C-17-Z
 11x17 copy of the Site Plan and Landscape Plan**

Malak Hakim

From: Jim Strozier
Sent: Thursday, November 29, 2018 10:49 AM
To: anvaneews@aol.com; mwr505@hotmail.com; riwarric@centurylink.net; christinebnvdz@aol.com; fharsany@comcast.net; cefisher.67@gmail.com; ltcaudill@comcast.net; michael@drpridham.com; dlreganabq@gmail.com; newmexmba@aol.com; peggynorton@yahoo.com
Cc: 'Scott Henry'; Vos, Michael J.; Charlene Johnson; Malak Hakim
Subject: IDO Neighborhood Notification for an EPC Application
Attachments: IDOZoneAtlasPage_C-17-Z.PDF; SDP-1.1.pdf; Horizon Tract Landscape-2.1.pdf

Dear Neighborhood Association Representatives:

This email is notification that Consensus Planning has submitted an application for a Zone Map Amendment and Site Plan to the Environmental Planning Commission (EPC) on behalf of Clearbrook Investments, Inc. The applicant is proposing a mixed-use development consisting of townhomes, office, and neighborhood commercial on the 5.9 acre property. The subject property is zoned NR-LM (non-residential, light manufacturing). The applicant is proposing a zone change to MX-M (mixed-use – moderate intensity). The property is located on Alameda Boulevard, south of Horizon Boulevard, and west of Balloon Museum Drive NE.

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Per IDO Section 14-16-6-4(D)(2), "If a facilitated meeting is required by the City, the City shall assign a facilitator, who shall attempt to schedule the facilitated meeting within 15 consecutive days. The meeting shall occur within a period of 7 consecutive days prior to the next scheduled hearing or meeting of the decision-making body."

Sincerely,

Jim Strozier, FAICP
Consensus Planning, Inc.
302 8th Street NW
(505) 764-9801

Attached: Zone Atlas Map C-17-Z
Site Plan and Landscape Plan

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Sent To: **Christine Bonavides**
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Sent To: **Mark Rupert**
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