



Environmental Planning Commission

Agenda #: 2
Project #: 2019-002694
Case #: RZ-2020-00010
Hearing Date: July 9, 2020

Staff Report

Agent	Consensus Planning
Applicant	City of Albuquerque
Request	Zoning Map Amendment
Legal Description	Tract B-2-A, Tower West, being comprised of Tract B-2, Tower West and a vacated portion of Tower Road Right-of-Way
Location	Tower Road SW between 94 th Street SW and 97 th Street SW
Size	1.27 acres
Existing Zoning	R-1A and R-1B
Proposed Zoning	MX-L

Staff Recommendation

APPROVAL of
Project # 2019-002694
RZ-2020-00010
based on the Findings beginning on
Page 22.

Staff Planner
Shawn Watson

Summary of Analysis

This is a request for a Zoning Map Amendment for a portion of an approximately 1.27-acre site known as Tract B-2-A, Tower West, being comprised of Tract B-2, Tower West and a vacated portion of Tower Road Right-of-Way located on the south side on Tower Rd. SW between 97th St. SW and 94th St. SW. The applicant requests a zone change for the R-1A and R-1B portion of the subject site to create a uniform zone district that matches the existing, predominate MX-L zoning on the site.

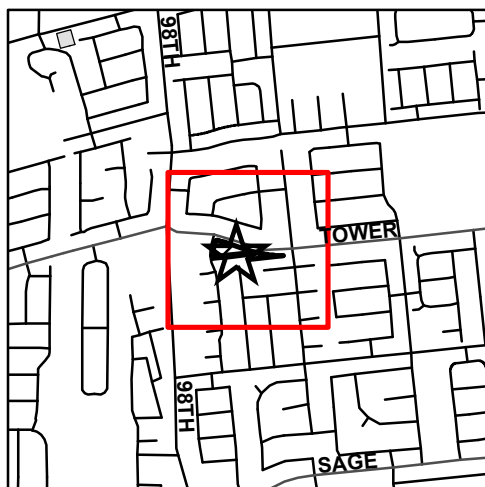
The subject site is in an Area of Consistency, as designated by the ABC Comprehensive Plan. The Zoning Map Amendment has been adequately justified pursuant to the zone change criteria in the Integrated Development Ordinance.

Property owners within 100 feet of the subject site and affected neighborhood associations (Westside Coalition of Neighborhood Associations, South Valley Coalition of Neighborhood Associations, South West Alliance of Neighborhoods, and Torretta Oeste Homeowners' Association) were notified as required. No comments have been received.

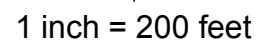
Staff recommends approval.





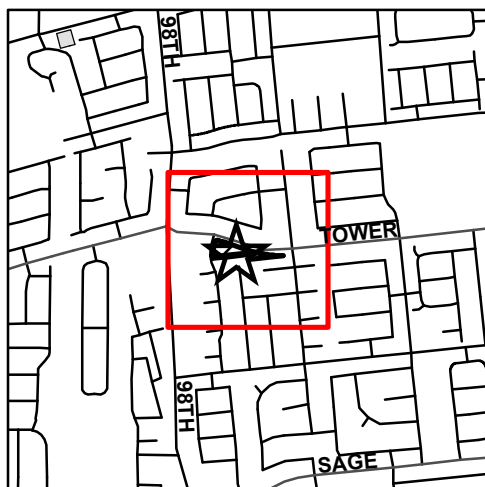
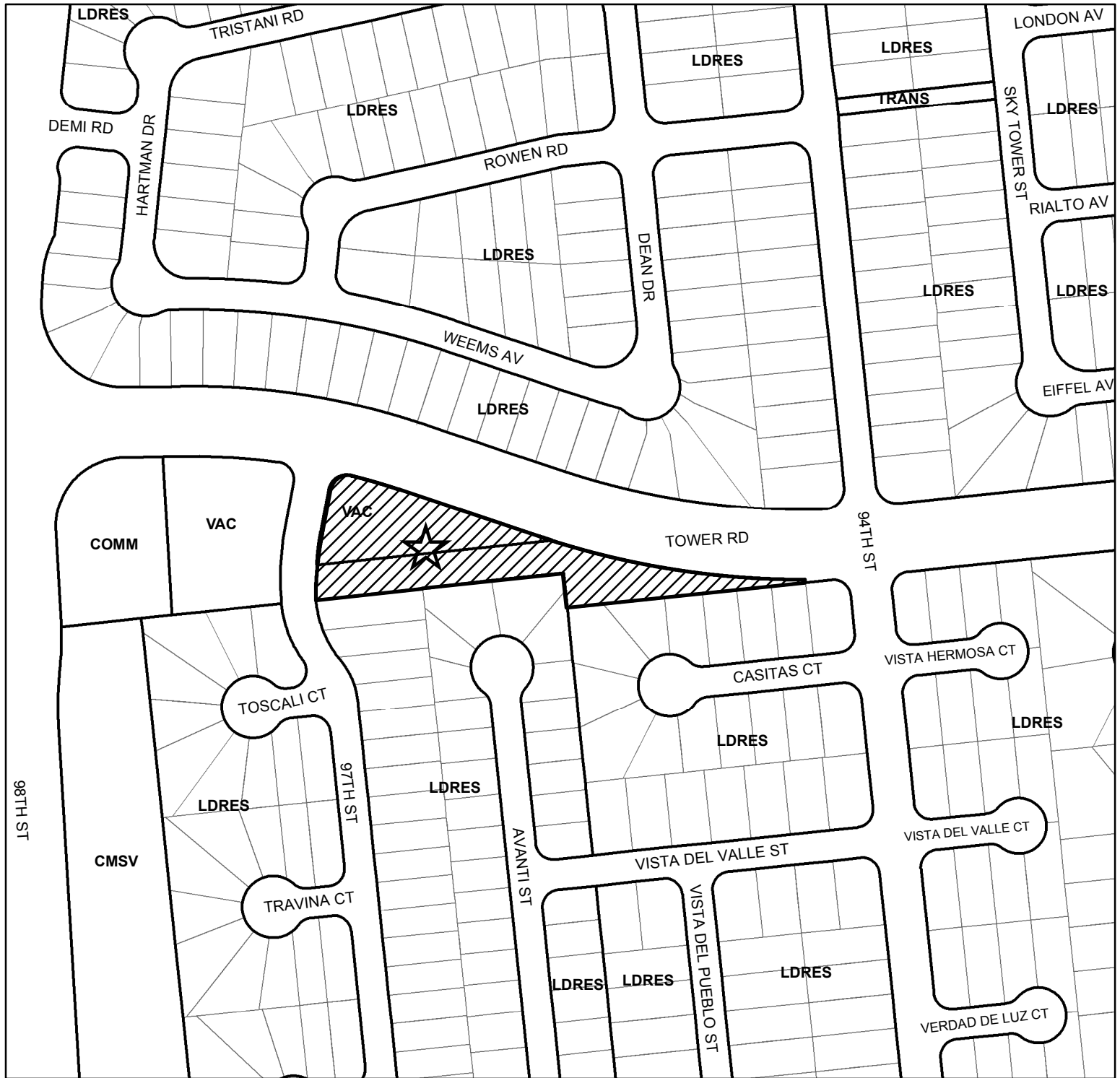


Note: Gray shading indicates County.



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LAND USE MAP

Note: Gray shading indicates County.

Key to Land Use Abbreviations	
LDRES Low-density Residential	APRT Airport
MULT Multi-family	TRANS Transportation
COMM Commercial Retail	AGRI Agriculture
CMSV Commercial Services	PARK Parks and Open Space
OFC Office	DRNG Drainage
IND Industrial	VAC Vacant
INSMED Institutional / Medical	UTIL Utilities
ED Educational	CMTY Community
	KAFB Kirtland Air Force Base

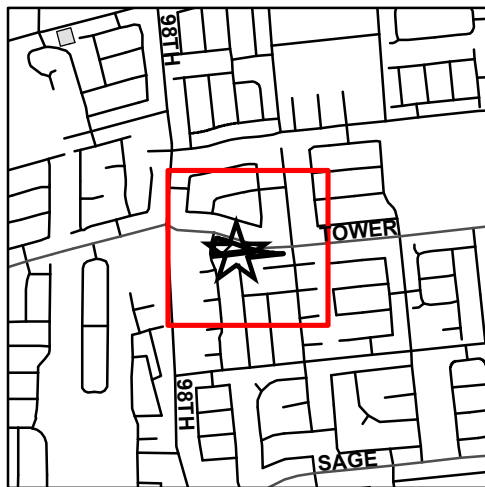


1 inch = 200 feet

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HISTORY MAP

Note: Gray shading
indicates County.



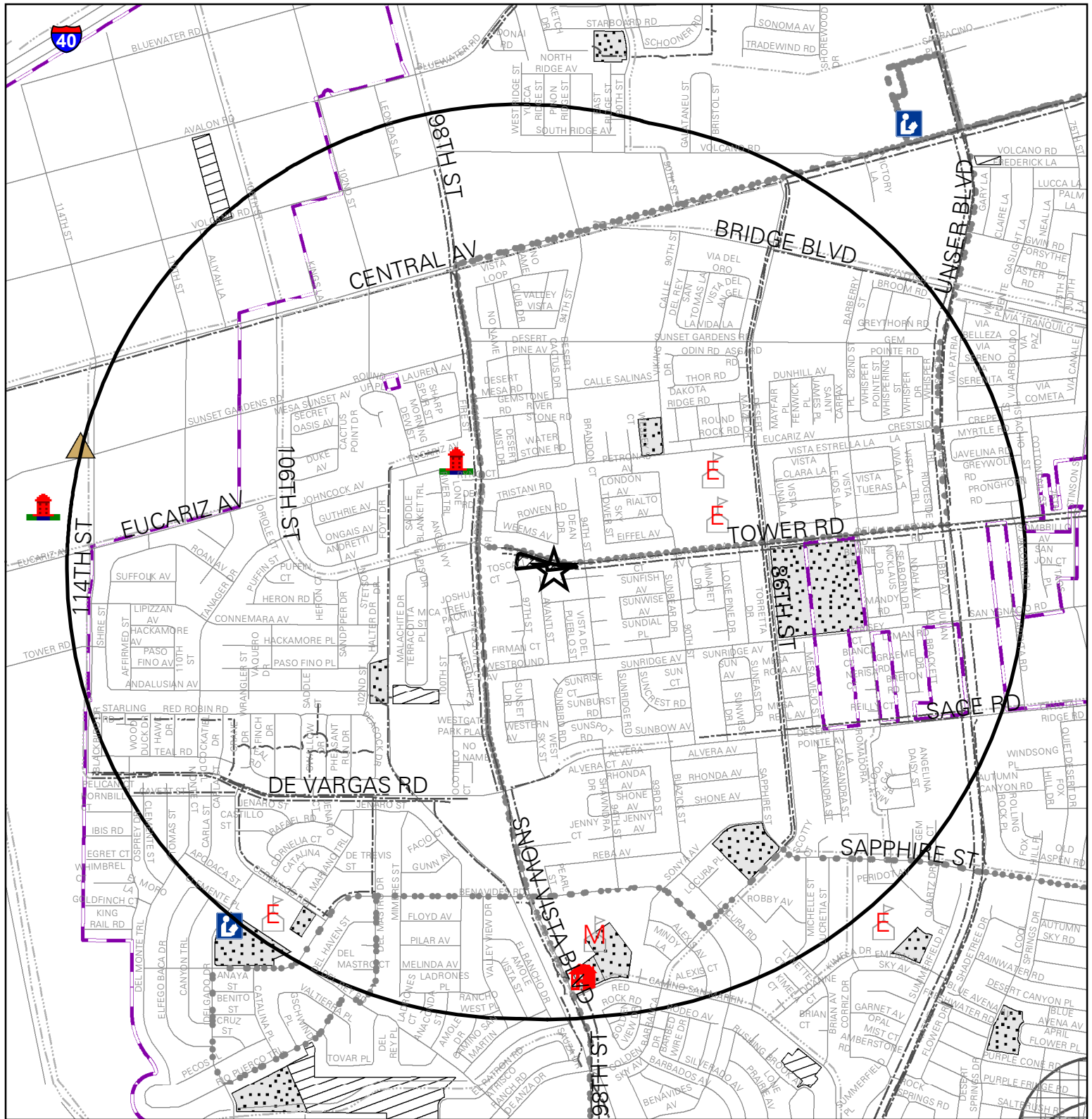
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




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Public Facilities Map with One-Mile Buffer

- | | | | |
|----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
|  Community Center |  Fire |  Public School |  Landfill designated by EHD |
|  Multi-Service Center |  Police |  Proposed Bike Facilities |  Landfill Buffer (1000-feet) |
|  Senior Center |  Sheriff |  ABQ Bike Facilities |  Developed City Park |
|  Library |  Solid Waste |  ABQ Ride Route |  Undeveloped City Park |
|  Museum |  Albuquerque City Limits | |  Developed County Park |
| | | |  Undeveloped County Park |



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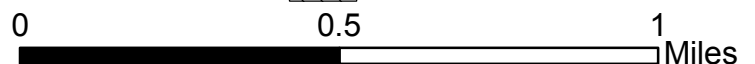


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I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	MX-L, R-1A, R-1B	Area of Consistency	Vacant
<i>North</i>	R-T	Area of Consistency	Single-family Residential
<i>South</i>	R-1A, R-1B	Area of Consistency	Single-family Residential
<i>East</i>	R-1A, R-1B	Area of Consistency	Single-family Residential
<i>West</i>	MX-L	Area of Consistency	Vacant, Commercial

Request

The request is for a Zoning Map Amendment (zone change) for a portion of an approximately 1.27-acre site known as Tract B-2-A, Tower West, being comprised of Tract B-2, Tower West and a vacated portion of Tower Road Right-of-Way. The site is located on Tower Road SW between 94th Street SW and 97th Street SW.

The site is zoned MX-L (Mixed-use – Low Intensity), R-1A, and R-1B (Residential – Single-family). The Zoning Map Amendment request applies to a portion of the former Tower Rd. Right-of-Way (ROW) zoned R-1A and R-1B. IDO Subsection 6-6(K)(2)(f) indicates that when the City of Albuquerque (COA) vacated the Tower Rd. ROW, the abutting zone boundaries extended to the centerline of the former ROW—that is, the northern portion of the former ROW received a zone designation of MX-L and the southern portion of the former ROW received the designations of R-1A and R-1B.

The applicant is requesting a zone change from R-1A and R-1B to MX-L to give this parcel a uniform zone designation since the subdivided portion to the north already has MX-L zoning.

EPC Role

The Environmental Planning Commission (EPC) is hearing this case because the EPC is required to hear all zone change cases, regardless of the site size, in the City. The EPC is the final decision-making body unless the subject site is 20 acres or greater in size (in which case the EPC is a recommending body) or the EPC decision is appealed. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council. The City Council would then make the final decision. The request is a quasi-judicial matter.

Context

The subject site is approximately 1.27 acres and is undeveloped.

The site is predominately surrounded by single-family residential subdivisions (to the north, south, and east) with a mix of R-T, R-1A, and R-1B zone districts. The parcel west of the subject site, across 97th St. SW, is vacant with MX-L zoning. The site that abuts that property to the west is also zoned MX-L and has an existing retail use. There are a few parcels zoned MX-T near the intersection of Tower Rd. SW and 98th St SW.

History

The subject site was part of a larger annexation in 1981 (AX-80-19, Z-80-76), which consisted of Lots 440, 441, and 442, Town of Atrisco Grant, Unit 3. Upon annexation, this area received an R-D (Residential – Developing) zone designation from the old Zoning Code.

In 2019, the applicant, City of Albuquerque, went to the Development Review Board (DRB) for a DRB Sketch Plat/Plan Review and Comment (PR-2019-002694, PS-2019-00065) then followed that with a request for a Vacation of Public Easement or Right-of-Way - Council (PR-2019-002694, PS-2019-00147) for the approximately 1.27-acre site. City Council approved the Tower Rd. ROW vacation on November 4, 2019.

The northern portion of the subject site, formerly known as Tract B-2, was subdivided at the DRB with a Subdivision of Land – Minor and Preliminary/Final Plat Approval in December 2019 (PR-2019-002694, PS-2019-00213). The site currently consists of the subdivided portion at the corner of 97th St. and Tower Rd. SW, which is approximately 0.54 acres and is zoned MX-L, and the former Tower Rd. ROW, which is approximately 0.72 acres. The portion of the subject site that was former ROW received the abutting zone district designations upon vacation—that is, MX-L for the northern portion to match the existing MX-L zoning on the site and R-1A and R-1B for the southern portion since that portion of the property abuts a neighborhood to the south with those zone designations.

The plat was recorded in April 2020, and the entire 1.27-acre subject site has not yet been mapped in the City's Advanced Map Viewer. The northern portion of the site is currently mapped, but the portion that was formerly Tower Rd. ROW has not yet been added.

Transportation System

The Long Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), includes existing roadways and future recommended roadways along with their regional role. The portion of Tower Road adjacent to the subject site is designated as a Major Collector, and 98th Street, less than 1/8 mile west of the site, is designated as a Community Principal Arterial.

Comprehensive Plan Corridor Designation

The subject site is not located along any Corridors as designated by the ABC Comprehensive Plan (Comp Plan).

Trails/Bikeways

The Long Range Bikeway System (LRBS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies existing and proposed trails. The LRBS shows an Existing Bicycle Lane on Tower Rd.

Transit

ABQ Ride Route #54 (Bridge-Westgate) serves the subject site on Tower Rd. This route offers service Monday through Saturday with a peak frequency of 45 minutes during the weekdays and 60-minute peak frequency on Saturdays. The subject site is also less than an 1/8 of a mile from ABQ Ride's Route #198 on 98th St., which has weekday and weekend service with a peak frequency of 30 minutes.

Public Facilities/Community Services

Please refer to the Public Facilities Map (see attachment), which shows public facilities and community services located within one mile of the subject site.

II. ANALYSIS OF APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions

Adjacent: Those properties that are abutting or separated only by a street, alley, trail, or utility easement, whether public or private. See also Alley, Multi-use trail, Private Way, Public Right-of-Way, and Street.

Zoning

The subject site is currently zoned MX-L, R-1A, and R-1B. The request applies to the portion zoned R-1A and R-1B, which was assigned automatically upon vacation of the former Tower Rd. ROW. Specific permissive uses for R-1 are listed in Table 4-2: Allowable Uses, IDO p. 130.

The request proposes to change the portion zoned R-1A and R-1B to MX-L. The MX-L zone district provides an array of uses, including townhouses, low-density multi-family residential dwellings, retail and commercial uses, and civic and institutional uses to serve the surrounding area. Specific permissive uses for MX-L are listed in Table 4-2 of the IDO.

Character Protection Overlay

There are no applicable Historic or Character Protection Overlays on the site.

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in an Area of Consistency as designated by the Comprehensive Plan. Applicable goals and policies are listed below. The goals and policies listed below are cited by the applicant in the zone change justification letter dated June 29, 2020 (see attachment). When a goal or policy is listed and is not applicable, it is because the applicant included it in the zone change justification letter.

Note: Applicant's Justification is in indented *italics*; Staff's Analysis is indented **bold** text.

Chapter 4: Community Identity

Goal 4.1: Character: Enhance, protect, and preserve distinct communities.

The request furthers this goal by allowing for a more productive use of vacant land that will enhance the existing residential development by creating a more developable local shopping node for the adjacent residential neighborhoods.

The request would facilitate the development of the subject site while protecting and preserving this community; this primarily low-density residential community on Albuquerque's West Side has the potential to become a distinct community. Regardless, future development would be subject to IDO requirements established to enhance, protect, and preserve communities, such as Neighborhood Edges (14-16-5-9), buffer landscaping (14-16-5-6(E)), and mixed-use zone dimensional standards (Table 5-1-2). Future development of the site per the MX-L zone district could help create a more complete community (see Goal 5.2). The request furthers Goal 4.1 - Character.

Policy 4.1.2: Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The request furthers this policy because it will allow for more permissive residential and commercial uses to allow for the appropriate type and scale of land uses conducive to quality development that is appropriate and cohesive within the current context and development of adjacent properties.

The request would facilitate the development of the subject site while ensuring appropriate scale, location, and uses. Future development would be subject to IDO requirements established specifically to protect the identity and cohesiveness of adjacent neighborhoods, which are intended to remain stable: Neighborhood Edges

(14-16-5-9), buffer landscaping (14-16-5-6(E)), and mixed-use zone dimensional standards (Table 5-1-2). The request furthers Policy 4.1.2 - Identity and Design.

Policy 4.1.4: Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

The request furthers this policy because it will enhance, protect, and preserve the current residential neighborhoods by allowing for better opportunities for residential and commercial development that will be required to meet the “neighborhood edge” provision of the IDO between the current R-1A and R-1B zoning to the south and east as shown on Table 2.

The request would protect and preserve the adjacent neighborhood because the MX-L zone district requires future development to be subject to IDO requirements established to protect neighborhoods, such as Neighborhood Edges (14-16-5-9) and buffer landscaping (14-16-5-6(E)). The Neighborhood Edges provision sets out protections for building height, screening and buffering, and parking, drive-throughs, and loading areas. The request furthers Policy 4.1.4 – Neighborhoods.

Chapter 5: Land Use

Goal 5.2: Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

The request furthers this goal because it will expand the permissive uses for retail and commercial development that can support and foster the adjacent residential neighborhoods with businesses that can facilitate opportunities to live, work, and shop in the neighborhood.

The request to rezone a portion of the subject site to match the MX-L zoning of the majority of the site would allow a greater range of uses than the current zone. The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs with primary land uses such as non-destination retail and commercial uses as well as institutional and civic uses and low-density residential uses. New commercial, institutional, and low-density residential uses could develop on the subject site and help strengthen the community by providing more opportunities where residents can live, work, learn, shop, and play together. The request furthers Goal 5.2 – Complete Communities.

Subpolicy 5.2.1.a: Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

The request furthers this policy by allowing for permissive uses that could provide more retail development options to be located near the existing neighborhoods, discouraging more automobile travel.

The request encourages development that could bring goods, services, and amenities by permissively allowing potential commercial and institutional uses. MX-L also permissively allows some residential uses, which may not fully further this policy. MX-L zoning on the subject site would allow for goods, services, and amenities to be within walking and biking distance of nearby neighborhoods. The request furthers Subpolicy 5.2.1.a.

Subpolicy 5.2.1.e: Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request furthers this policy by allowing for more commercial development options that would be centrally located near large expanses of existing residential neighborhoods with convenient access off 98th Street and Tower Road SW.

The request would permissively allow commercial uses that the current R-1 zoning does not allow. The potential mix of uses, if the site develops with commercial uses, would be conveniently accessible from the surrounding neighborhoods. However, because MX-L permissively allows for some residential uses, the request does not ensure that a mix of uses would happen on the site. The request furthers Subpolicy 5.2.1.e.

Subpolicy 5.2.1.h: Encourage infill development that adds complementary uses and is compatible in form and scale to the immediate surrounding development.

The request furthers this policy by allowing for more permissive residential and commercial uses as the MX-L provides for neighborhood-scale convenience shopping needs.

The request does encourage infill development that could add complementary uses and would be compatible to the surrounding neighborhood. The MX-L zone district is a lower intensity mixed-use zone, and future development would be subject to IDO requirements established to ensure compatibility in form and scale, such as: Neighborhood Edges (14-16-5-9) and mixed-use zone dimensional standards (Table 5-1-2). The request furthers Subpolicy 5.2.1.h.

Subpolicy 5.2.1.k: Discourage zone changes to detached single-family residential uses on the West Side.

The request furthers this policy by discouraging single-family residential uses adjacent to Tower Road since MX-L zoning does not include single-family residential as a permissive use.

Single-family residential uses are not allowed in the requested MX-L zone district. The request furthers Subpolicy 5.2.1.k.

Subpolicy 5.2.1.n: Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The request furthers this policy by encouraging more productive uses of the currently vacant lots that are underutilized. If approved, the zone amendment will allow for infill development that fills in a gap and could play a critical role in the revitalization of an existing community.

The request encourages more productive use of this vacant lot because the zone change would apply the same zone district to the entire subject site, which would allow for potential development. The request furthers Subpolicy 5.2.1.n.

Goal 5.3: Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The request furthers this goal because it will expand an existing, vacant, and undersized MX-L property and provide for more permissive uses that can be readily served by existing infrastructure.

The request to create a consist zone for the entire site would promote development of this vacant site with existing infrastructure and public facilities as well as promoting the more efficient use of this site to support the public good by adding a range of other uses that further other Comprehensive Plan goals and policies. The request furthers Goal 5.3 – Efficient Development Patterns.

Policy 5.3.1: Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The request furthers this goal and policy by supporting more options for compatible development within an infill development area that is currently supported by existing infrastructure and public facilities.

The subject site is an infill site because it is located in an area that is largely surrounded by developed land. Existing infrastructure and public facilities are in place to serve the subject site. The request furthers Policy 5.3.1 - Infill Development.

Policy 5.3.2: Leapfrog Development: Discourage growth in areas without existing infrastructure and public facilities.

The request furthers this policy by allowing for infill development where there is existing infrastructure and public facilities. As indicated by the DRB's approval of the plat, there is an existing waterline in or within the vacated ROW. The City has sanitary sewer within Tower Road directly north of the property. If approved, the zone amendment may expand retail and commercial opportunities that could provide additional services to the neighborhood and increase the community's tax base.

The subject site is an infill site where desired growth can occur with existing infrastructure and public facilities. The request furthers Policy 5.3.2 – Leapfrog Development.

Policy 5.3.5: School Capacity: Discourage zone changes from non-residential to residential or mixed-use zones when affected public schools have insufficient capacity to support the anticipated increase of students based on proposed dwellings units.

The request furthers this policy by allowing for more low-intensity neighborhood-scale convenience shopping needs that would not impact public school capacity. The size and shape of the property would likely deter it from any multi-family development that would typically be allowed within the MX-L zone.

The request for a change from R-1, low-density residential zoning to MX-L zoning allows uses that could facilitate commercial development on the subject site. MX-L also allows some residential uses, which, if developed, could affect nearby schools, but this policy applies to zone changes from non-residential zones. The request furthers Policy 5.3.5 - School Capacity.

Goal 5.4: Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

The request furthers this goal because it will provide for more retail and commercial uses increasing opportunities for new jobs and improve the jobs to housing balance on the West Side of the Rio Grande.

The request could foster a balance of jobs and housing by prioritizing job growth west of the Rio Grande by allowing commercial and institutional uses on the subject site. However, the MX-L zone district also permissively allows some residential uses, which means that the subject site would not solely be available for retail or commercial uses. The size of the subject site and the context of the surrounding area are not conducive to an NR zone district. The zone change to MX-L allows for job growth in the area versus the existing R-1, which only allows residential. The request furthers Goal 5.4 – Jobs-Housing Balance.

Subpolicy 5.4.2.a: Ensure adequate capacity of land zoned for commercial, office, and industrial uses west of the Rio Grande to support additional job growth.

The request furthers this policy by allowing for more uses that support increased capacity for commercial and office services.

The request could create additional capacity for land zoned for commercial and office uses west of the Rio Grande to support additional job growth since MX-L does permissively allow these uses. However, the MX-L zone district also permissively allows some residential uses. The request furthers Subpolicy 5.4.2.a.

Goal 5.6: City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The request furthers this goal because it will encourage growth of currently vacant property by adding the vacated right-of-way. The new, combined parcel will be more developable and provide for permissive and predictable uses that can be developed in a way that reinforces the character and intensity of the surrounding areas and expands commercial service opportunities for the neighborhood.

The subject site is designated as an Area of Consistency as are the surrounding neighborhoods. The request would ensure that future development reinforces the character and intensity of the surrounding area through protections in the IDO for residential areas, such as Neighborhood Edges (14-16-5-9), buffer landscaping (14-16-5-6(E)), and mixed-use zone dimensional standards (Table 5-1-2). The request furthers Goal 5.6 – City Development Areas.

Policy 5.6.3: Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The request furthers this goal and policy by allowing for commercial services to develop in a more efficient manner that adheres to the current scale, intensity, and setbacks to maintain the character of the neighborhood. The location at the intersection of 97th and Tower Road is appropriate for this type of small-scale neighborhood commercial outside of a major corridor or activity center.

The request would protect and enhance the character of the surrounding existing single-family neighborhoods in this Area of Consistency. Future development would be subject to the following IDO requirements which protect these areas that are intended to remain stable: Neighborhood Edges (14-16-5-9), buffer landscaping (14-16-5-6(E)), and mixed-use zone dimensional standards (Table 5-1-2). The Neighborhood Edges provision sets out protections for building height, screening and buffering, and parking, drive-throughs, and loading areas. The request furthers Policy 5.6.3 – Areas of Consistency.

Chapter 8: Economic Development

Goal 8.1: Placemaking: Create places where business and talent will stay and thrive.

The request furthers this goal by resulting in a more developable property that can create additional retail and commercial uses that increase the number of businesses and jobs of the West Side of the Rio Grande.

The request could create a place where businesses and talent will stay and thrive if the subject site were developed with a commercial, mixed-use, or institutional use. The request furthers Goal 8.1 – Placemaking.

Policy 8.1.5 Available Land: Maintain sufficient land that is appropriately zoned to accommodate projected employment growth in targeted areas.

The request furthers this policy by allowing for more low intensity commercial uses on the parcel that could provide for future employment growth in the area.

The request could create appropriately zoned land to accommodate projected employment growth for the West Side. However, the MX-L zone district does permissively allow some residential uses, which means that the land would not solely be available for commercial uses to accommodate employment growth. The request furthers Policy 8.1.5 – Available Land.

III. ZONING MAP AMENDMENT (ZONE CHANGE)

Requirements

The review and decision criteria outline requirements for deciding zone change applications. The applicant must provide sound justification for the proposed change and demonstrate that several tests have been met. The burden is on the applicant to show why a change should be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: 1) there was an error when the existing zone district was applied to the property; or 2) there has been a significant change in neighborhood or community conditions affecting the site; or 3) a different zone district is more advantageous to the community as articulated by the Comprehensive Plan or other, applicable City plans.

Justification and Analysis

The zone change justification letter analyzed here, received on June 25, 2020, is a response to Staff's request for a revised justification (see attachment).

Note: Applicant's Justification is in indented *italics*; Staff's Analysis is indented **bold** text.

- 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.

The proposed zone change is consistent with the health, safety, and general welfare of the City by creating a parcel with one consistent MX-L zoning district designed to provide for neighborhood-scale convenience shopping needs at an identified collector intersection.

Consistency with the City's health, safety, and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan goals and

policies (and other plans if applicable) and does not significantly conflict with them. The applicant has adequately demonstrated, in a policy-based response, that the request would be consistent with the City's health, safety, and general welfare. The response to Criterion A is sufficient.

- 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 Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

The MX-L zoning is the most appropriate zone for the subject parcel because the vacated ROW is within a re-plated parcel that is currently zoned MX-L to the north. As described in our policy analysis, the request furthers numerous Comprehensive Plan goals and policies regarding infill development, land use, and Areas of Consistency adjacent to existing residential areas.

The requested MX-L zone will reinforce and strengthen the established character of the surrounding Area of Consistency by allowing low intensity commercial uses that can serve the surrounding residential neighborhoods. The request will offer flexibility in development of the subject property with appropriately scaled uses since the overall purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at the corners of collector intersections like the corner of 97th Street and Tower Road adjacent to the subject property.

The site is located wholly within an Area of Consistency. A different zone district (MX-L) would generally be more advantageous to the community as a whole than the existing zoning (R-1A and R-1B), which the applicant's policy analysis has shown to be inappropriate since the subject site currently has multiple zone districts. The request for a single zone (MX-L) on the site could promote development in a manner that is appropriate in the context of the surrounding zones. The request would further Comprehensive Plan goals and policies relating to Identity and Design, Neighborhoods, Infill Development, and Areas of Consistency. The response to Criterion B is sufficient.

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).

The subject site located wholly in an “Area of Consistency”; these criteria do not apply.

The subject site is located wholly with an Area of Consistency, so this criterion does not apply.

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 14-16-4-3 associated with that use will adequately mitigate those harmful impacts.

The MX-L zoning is intended to be neighborhood commercial zoning with permissive uses that are not anticipated to be harmful to the adjacent property, neighborhood, or community. The zone change will allow the vacated ROW to be used for low intensity commercial purposes, while maintaining the neighborhood edge requirements to the adjacent R-1A & R-1B zoning.

The following table represents some of the permissive uses within the MX-L zone.

Table 2: IDO Zoning Allowable Uses for MX-L	
Dwelling, townhouse	P
Dwelling, live-work	P
Dwelling, multi-family	P
Assisted living facility or nursing home	P
Community residential facility (small, medium, large)	P
Group home (small, medium)	P
Adult or child day care facility	P
Community center	P

Elementary or middle school	P
Museum or art gallery	P
Parks and open space	P
Religious institution	P
Vocational school	P
Veterinary hospital	P
Health club	P
Residential community amenity	P
Restaurant	P
Hotel	P
Car wash	P
Light vehicle repair	P
Paid parking lot / structure	P
Commercial services	P
Medical or dental	P
Office	P
Bakery	P
Farmers' market	P
General retail, small	P
Grocery store	P
Artisan manufacturing	P

From this list of uses, the intent of the applicant with this zone change is to combine it with the existing City property to allow more flexibility for future development. The additional property through this zone change is irregularly shaped and small in size. A portion of the subject property as well as an adjacent property to the west is currently zoned MX-L and the small increase in the additional property through this zone change is not adding any uses next to the residential zoning that are not already allowed.

As this list indicates, most of these uses are very low intensity. In addition, some uses of the MX-L zone are not relevant because of the small size and configuration of the property.

The Integrated Development Ordinance also includes use-specific standards to further regulate certain uses such as size limitations, distance separations, or additional screening requirements. These use-specific standards and review process related to future site plans will ensure that any use from the MX-L zone proposed for the site will not be harmful to the adjacent property, neighborhood, or community.

The requested zone (MX-L) includes a greater variety of uses than the existing zones (R-1A and R-1B), including the allowance of retail, commercial, and institutional uses as well as other residential uses not permitted in R-1, such as townhouse, live-work, and multi-family uses. However, the majority of the property is already zoned MX-L, so these uses are permissively allowed on most of subject site.

The portion of the site that the request would apply to abuts a single-family neighborhood zoned R-1A and R-1B. The IDO requires protections for the abutting neighborhoods, such as Neighborhood Edges (14-16-5-9), buffer landscaping (14-16-5-6(E)), mixed-use zone dimensional standards (Table 5-1-2), and use-specific standards on certain uses allowed in the MX-L zone district (Table 4-2-1). The Neighborhood Edges provision sets out protections for the abutting residential neighborhood, such as regulating building height, screening and buffering, and parking, drive-throughs, and loading areas. The response to Criterion D is sufficient.

E. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:

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

While there is currently no development proposed for the site, there is infrastructure capacity available adjacent to the project site.

2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.

While there is currently no development proposed for the site, there is infrastructure available adjacent to the project site and no capital funds are needed.

3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.

While there is currently no development proposed for the site, there is infrastructure available adjacent to the project site and no capital funds or development agreement are needed at this time.

4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City- approved Development Agreement between the City and the applicant.

The subject parcel (vacated ROW) has been re-platted and combined with the adjacent parcel to the north zoned MX-L. When future development is proposed for this parcel it will require approval of a Site Plan to include an evaluation of the existing and proposed

infrastructure to ensure the appropriate development agreement (if needed) will be in place to provide adequate capacity to the parcel.

The request furthers this requirement because the City's existing infrastructure and public improvements currently have adequate capacity to serve the subject site. The response to Criterion E is sufficient.

- F. The applicant's justification for the requested zone change is not completely based on the property's location on a major street.

The request for the Zoning Map Amendment is based entirely on the City's action to vacate the Old Tower Road ROW and to replat the vacated ROW with the adjacent City owned MX-L parcel to the north so there is more consistency with the zoning and land use for the entire 1.25-acre parcel.

The applicant's justification is not completely based on the subject site's location on Tower Road SW, a Major Collector. The request is based on creating a single zone district (MX-L) for the subject site. The request is supported by a preponderance of applicable Comprehensive Plan goals and policies. The response to Criterion F is sufficient.

- G. The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

The cost of land or economic considerations are not the determining factor for this zone change request because the land is currently owned by the City of Albuquerque and the primary intent it rezone this parcel so that the zoning is consistent for the entire 1.25-acre parcel.

Economic considerations are a factor, but the applicant's justification is not based completely or predominately on the cost of land or economic considerations. The main purpose of the request is based on creating a single zone district (MX-L) for the subject site. The response to Criterion G is sufficient.

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

This Zone Map Amendment is not a strip or spot zone because it helps to facilitate an appropriately scaled neighborhood commercial node at the full access intersection of 97th Street and Tower Rd (Urban Collector) and is adjacent to existing MX-L zoning; therefore, the subsequent criterion in 1, 2, and 3 are not applicable to the Zoning Map Amendment.

1. The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts.

This criterion is not applicable to this zone change request.

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.

This criterion is not applicable to this zone change request.

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

This criterion is not applicable to this zone change request because there are no structures currently located on the premise.

The request would 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"). The zone change request for a portion of the subject site would result in that portion having the same zoning as the majority of the site (MX-L). Further, the properties to the west of the subject site, across 97th St. SW, are currently zoned MX-L. The response to Criterion H is sufficient.

V. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other interested agencies reviewed this application from 6/1/2020 to 6/12/2020. Few agency comments were received.

Long Range Planning notes that the zone change request would make the property's zoning consistent and is consistent with multiple Comprehensive Plan policies, including those related to "efficient and predictable development of land and improving regulatory alignment (Policy 5.7.2 and Action 5.7.2.1, 5.7.2.15, and 5.7.2.16)." Further, the zone change request "would allow more productive use of a vacant lot and support additional growth where there is existing infrastructure."

Albuquerque Public Schools (APS) states that potential residential development, which is allowed in MX-L, would put a strain on Helen Cordero K-2 Primary School, Edward Gonzales Elementary School, Truman Middle School, and Atrisco Heritage High School. APS notes that currently "Atrisco Heritage High School and Truman Middle School operate with enrollments over-capacity."

Public Service Company of New Mexico (PNM) notes that an overhead distribution line is located on the subject site, along Tower Rd., and that the eventual developer will be required to contact PNM's New Service Delivery Department and to screen ground-mounted equipment while allowing access to utility facilities in compliance with the PNM Electric Service Guide.

Neighborhood/Public

The Westside Coalition of Neighborhood Associations, South Valley Coalition of Neighborhood Associations, South West Alliance of Neighborhoods (SWAN Coalition), and Torretta Oeste Homeowners' Association were required to be notified, which the applicant did (see attachments). Property owners within 100 feet of the subject site were also notified, as required (see attachments).

As of this writing, no comments have been received from residents or neighborhood associations.

A neighborhood meeting was not requested by any of the notified neighborhood associations.

VI. CONCLUSION

The request is for a Zoning Map Amendment for an approximately 1.25-acre site located on the south side of Tower Rd. SW between 97th St. SW and 94th St. SW. The site is currently vacant and in an Area of Consistency, as designated by the ABC Comprehensive Plan.

The portion of the subject site that the zone change applies to is currently zoned R-1A and R-1B; the majority of the site is currently zoned MX-L. The applicant is requesting the MX-L (Mixed-use – Low Intensity) zone in order to make the zoning consistent for the entire subject site.

The Zoning Map Amendment has been adequately justified pursuant to the IDO Review and Decision criteria in 6-7(F)(3) based upon the proposed zoning being more advantageous to the community than the current zoning.

The affected neighborhood organizations are the Westside Coalition of Neighborhood Associations, South Valley Coalition of Neighborhood Associations, South West Alliance of Neighborhoods, and Torretta Oeste Homeowners' Association, which were notified as required. Property owners within 100 feet of the subject site were also notified as required.

As of this writing, Staff has not received any communication of support or opposition.

Staff recommends approval.

Findings, RZ: 2020-00010, July 9, 2020, Zoning Map Amendment (Zone Change)

1. This is a request for a Zoning Map Amendment for a portion of an approximately 1.27-acre site known as Tract B-2-A, Tower West, being comprised of Tract B-2, Tower West and a vacated portion of Tower Road Right-of-Way located on the south side on Tower Rd. SW between 97th St. SW and 94th St. SW.
2. The applicant requests a Zoning Map Amendment from R-1A and R-1B to MX-L. The subject site currently has three zoning designations: MX-L, R-1A, and R-1B. This resulted from an automatic application of abutting zone districts upon vacation of the Tower Rd. ROW. The applicant requests a zone change for the R-1A and R-1B portion of the subject site to create a uniform zone district that matches the predominate MX-L zoning on the site.
3. The subject site is within an Area of Consistency as designated by the Comprehensive Plan.
4. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance are incorporated herein by reference and made part of the record for all purposes.
5. The request generally furthers the following applicable Comprehensive Plan goals and policies related to Community Identity:

A. Goal 4.1: Character: Enhance, protect, and preserve distinct communities.

The request would facilitate the development of the subject site while protecting and preserving this community; this primarily low-density residential community on Albuquerque's West Side has the potential to become a distinct community. Regardless, future development would be subject to IDO requirements established to enhance, protect, and preserve communities, such as Neighborhood Edges (14-16-5-9), buffer landscaping (14-16-5-6(E)), and mixed-use zone dimensional standards (Table 5-1-2). Future development of the site per the MX-L zone district could help create a more complete community (see Goal 5.2).

B. Policy 4.1.2: Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The request would facilitate the development of the subject site while ensuring appropriate scale, location, and uses. Future development would be subject to IDO requirements established specifically to protect the identity and cohesiveness of adjacent neighborhoods, which are intended to remain stable: Neighborhood Edges (14-16-5-9), buffer landscaping (14-16-5-6(E)), and mixed-use zone dimensional standards (Table 5-1-2).

C. Policy 4.1.4: Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

The request would protect and preserve the adjacent neighborhood because the MX-L zone district requires future development to be subject to IDO requirements established to protect neighborhoods, such as Neighborhood Edges (14-16-5-9) and buffer landscaping

(14-16-5-6(E)). The Neighborhood Edges provision sets out protections for building height, screening and buffering, and parking, drive-throughs, and loading areas.

6. The request generally furthers the following applicable Comprehensive Plan goals and policies related to Complete Communities:

- A. Goal 5.2: Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

The request to rezone a portion of the subject site to match the MX-L zoning of the majority of the site would allow a greater range of uses than the current zone. The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs with primary land uses such as non-destination retail and commercial uses as well as institutional and civic uses and low-density residential uses. New commercial, institutional, and low-density residential uses could develop on the subject site and help strengthen the community by providing more opportunities where residents can live, work, learn, shop, and play together.

- B. Subpolicy 5.2.1.a: Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

The request encourages development that could bring goods, services, and amenities by permissively allowing potential commercial and institutional uses. MX-L also permissively allows some residential uses, which may not fully further this policy. MX-L zoning on the subject site would allow for goods, services, and amenities to be within walking and biking distance of nearby neighborhoods.

- C. Subpolicy 5.2.1.e: Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request would permissively allow commercial uses that the current R-1 zoning does not allow. The potential mix of uses, if the site develops with commercial uses, would be conveniently accessible from the surrounding neighborhoods. However, because MX-L permissively allows for some residential uses, the request does not ensure that a mix of uses would happen on the site.

- D. Subpolicy 5.2.1.h: Encourage infill development that adds complementary uses and is compatible in form and scale to the immediate surrounding development.

The request does encourage infill development that could add complementary uses and would be compatible to the surrounding neighborhood. The MX-L zone district is a lower intensity mixed-use zone, and future development would be subject to IDO requirements established to ensure compatibility in form and scale, such as: Neighborhood Edges (14-16-5-9) and mixed-use zone dimensional standards (Table 5-1-2).

- E. Subpolicy 5.2.1.k: Discourage zone changes to detached single-family residential uses on the West Side.

Single-family residential uses are not allowed in the requested MX-L zone district.

- F. Subpolicy 5.2.1.n: Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The request encourages more productive use of this vacant lot because the zone change would apply the same zone district to the entire subject site, which would allow for potential development.

- G. Policy 5.3.5: School Capacity: Discourage zone changes from non-residential to residential or mixed-use zones when affected public schools have insufficient capacity to support the anticipated increase of students based on proposed dwellings units.

The request for a change from R-1, low-density residential zoning to MX-L zoning allows uses that could facilitate commercial development on the subject site. MX-L also allows some residential uses, which, if developed, could affect nearby schools, but this policy applies to zone changes from non-residential zones.

- H. Goal 5.4: Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

The request could foster a balance of jobs and housing by prioritizing job growth west of the Rio Grande by allowing commercial and institutional uses on the subject site. However, the MX-L zone district also permissively allows some residential uses, which means that the subject site would not solely be available for retail or commercial uses. The size of the subject site and the context of the surrounding area are not conducive to an NR zone district. The zone change to MX-L allows for job growth in the area versus the existing R-1, which only allows residential.

- I. Subpolicy 5.4.2.a: Ensure adequate capacity of land zoned for commercial, office, and industrial uses west of the Rio Grande to support additional job growth.

The request could create additional capacity for land zoned for commercial and office uses west of the Rio Grande to support additional job growth since MX-L does permissively allow these uses. However, the MX-L zone district also permissively allows some residential uses.

7. The request generally furthers the following applicable Comprehensive Plan goals and policies related to Efficient Development:

- A. Goal 5.3: Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The request to create a consist zone for the entire site would promote development of this vacant site with existing infrastructure and public facilities as well as promoting the more efficient use of this site to support the public good by adding a range of other uses that further other Comprehensive Plan goals and policies.

- B. Policy 5.3.1: Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The subject site is an infill site because it is located in an area that is largely surrounded by developed land. Existing infrastructure and public facilities are in place to serve the subject site.

- C. Policy 5.3.2: Leapfrog Development: Discourage growth in areas without existing infrastructure and public facilities.

The subject site is an infill site where desired growth can occur with existing infrastructure and public facilities.

8. The request generally furthers the following applicable Comprehensive Plan goals and policies related to City Development Areas:

- A. Goal 5.6: City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is designated as an Area of Consistency as are the surrounding neighborhoods. The request would ensure that future development reinforces the character and intensity of the surrounding area through protections in the IDO for residential areas, such as Neighborhood Edges (14-16-5-9), buffer landscaping (14-16-5-6(E)), and mixed-use zone dimensional standards (Table 5-1-2).

- B. Policy 5.6.3: Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The request would protect and enhance the character of the surrounding existing single-family neighborhoods in this Area of Consistency. Future development would be subject to the following IDO requirements which protect these areas that are intended to remain stable: Neighborhood Edges (14-16-5-9), buffer landscaping (14-16-5-6(E)), and mixed-use zone dimensional standards (Table 5-1-2). The Neighborhood Edges provision sets out protections for building height, screening and buffering, and parking, drive-throughs, and loading areas.

9. The request generally furthers the following applicable Comprehensive Plan goals and policies related to Placemaking:

- A. Goal 8.1: Placemaking: Create places where business and talent will stay and thrive.

The request could create a place where businesses and talent will stay and thrive if the subject site were developed with a commercial, mixed-use, or institutional use.

- B. Policy 8.1.5 Available Land: Maintain sufficient land that is appropriately zoned to accommodate projected employment growth in targeted areas.

The request could create appropriately zoned land to accommodate projected employment growth for the West Side. However, the MX-L zone district does permissively allow some residential uses, which means that the land would not solely be available for commercial uses to accommodate employment growth.

10. The applicant has adequately justified the request pursuant to IDO Section 6-7(F)(3) Review and Decision Criteria for Zoning Map Amendments, as follows:

- A. Criterion A: Consistency with the City's health, safety, and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan goals and policies (and other plans if applicable) and does not significantly conflict with them. The applicant has adequately demonstrated, in a policy-based response, that the request would be consistent with the City's health, safety, and general welfare.
- B. Criterion B: The site is located wholly within an Area of Consistency. A different zone district (MX-L) would generally be more advantageous to the community as a whole than the existing zoning (R-1A and R-1B), which the applicant's policy analysis has shown to be inappropriate since the subject site currently has multiple zone districts. The request for a single zone (MX-L) on the site could promote development in a manner that is appropriate in the context of the surrounding zones. The request would further Comp Plan goals and policies relating to Identity and Design, Neighborhoods, Infill Development, and Areas of Consistency.
- C. Criterion C: The subject site is located wholly within an Area of Consistency, so this criterion does not apply.
- D. Criterion D: The requested zone (MX-L) includes a greater variety of uses than the existing zones (R-1A and R-1B), including the allowance of retail, commercial, and institutional uses as well as other residential uses not permitted in R-1, such as townhouse, live-work, and multi-family uses. However, the majority of the property is already zoned MX-L, so these uses are permissively allowed on most of subject site.

The portion of the site that the request would apply to abuts a single-family neighborhood zoned R-1A and R-1B. The IDO requires protections for the abutting neighborhoods, such as Neighborhood Edges (14-16-5-9), buffer landscaping (14-16-5-6(E)), mixed-use zone dimensional standards (Table 5-1-2), and use-specific standards on certain uses allowed in the MX-L zone district (Table 4-2-1). The Neighborhood Edges provision sets out protections for the abutting residential neighborhood, such as regulating building height, screening and buffering, and parking, drive-throughs, and loading areas.

- E. Criterion E: The request furthers this requirement because the City's existing infrastructure and public improvements currently have adequate capacity to serve the subject site
- F. Criterion F: The applicant's justification is not completely based on the subject site's location on Tower Road SW, a Major Collector. The request is based on creating a single zone district (MX-L) for the subject site. The request is supported by a preponderance of applicable Comprehensive Plan goals and policies.
- G. Criterion G: Economic considerations are a factor, but the applicant's justification is not based completely or predominately on the cost of land or economic considerations. The main purpose of the request is based on creating a single zone district (MX-L) for the subject site.

-
- H. Criterion H: The request would 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"). The zone change request for a portion of the subject site would result in that portion having the same zoning as the majority of the site (MX-L). Further, the properties to the west of the subject site, across 97th St. SW, are currently zoned MX-L.
11. The applicant's policy analysis adequately demonstrates that the request furthers a preponderance of applicable goals and policies in the Comprehensive Plan and does not significantly conflict with it. Based on this demonstration, the proposed zone category would be more advantageous to the community than the current zoning.
12. As of this writing, Staff has not received any communication of support or opposition.

RECOMMENDATION – RZ-2020-00010, July 9, 2020

APPROVAL of Project #: 2019-002694, RZ-2020-00010, a request for a Zoning Map Amendment from R-1A and R-1B to MX-L for Tract B-2-A, Tower West, being comprised of Tract B-2, Tower West and a vacated portion of Tower Road Right-of-Way, located on Tower Road SW between 97th Street SW and 94th Street SW, based on the preceding Findings.



Shawn Watson
Associate Planner

Notice of Decision cc list:

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CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Long Range Planning

The applicant has justified the request according to the criteria in IDO Section 14-16-6-7(F)(3), Zone Map Amendment – EPC. The proposed extension of MX-L zoning to apply to the entire property is consistent with the City’s health, safety, and general welfare. The request is consistent with multiple policies cited by the applicant, primarily on the basis of allowing more retail and commercial opportunities in an area surrounded largely by single-family residential neighborhoods. It would allow more productive use of a vacant lot and support additional growth where there is existing infrastructure.

This zone change also furthers policies related to efficient and predictable development of land and improving regulatory alignment (Policy 5.7.2 and Action 5.7.2.1, 5.7.2.15, and 5.7.2.16).

Zoning/Code Enforcement

Metropolitan Redevelopment

CITY ENGINEER

Transportation Development

No objection to the request.

Hydrology

New Mexico Department of Transportation (NMDOT)

NMDOT does not have any comments at this time

DEPARTMENT OF MUNICIPAL DEVELOPMENT (DMD)

Transportation Planning

Traffic Engineering Operations

No Comments.

Street Maintenance

RECOMMENDED CONDITIONS FROM THE CITY ENGINEER:

WATER UTILITY AUTHORITY

No adverse comments to the proposed zone change.

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Reviewed. No objection to requested Zone Change.

Open Space Division

City Forester

POLICE DEPARTMENT/PLANNING

No comment.

SOLID WASTE MANAGEMENT DEPARTMENT

No comment- Zone Change

TRANSIT DEPARTMENT

FIRE DEPARTMENT

COMMENTS FROM OTHER AGENCIES

ALBUQUERQUE PUBLIC SCHOOLS

APS Case Comments: Residential uses, including townhouses and multi-family dwellings are permissive uses in MX-L areas. Potential residential development at this location will impacts on Helen Cordero K-2 Primary School, Edward Gonzales Elementary School, Truman Middle School, and Atrisco Heritage High School. At present, Atrisco Heritage

High School and Truman Middle School operate with enrollments over-capacity and development at this location will be a strain on these schools:

School Capacity

School	2019-2020 40th Day Enrollment	Facility Capacity	Space Available
Helen Cordero K-2 Primary	488	650	162
Edward Gonzales Elementary School	500	572	72
Truman Middle School	1036	900	-136
Atrisco Heritage High School	2321	2250	-71

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)

No adverse comments.

BERNALILLO COUNTY

MID-REGION COUNCIL OF GOVERNMENTS (MRCOG)

MRMPO has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

Conditions for Approval for Project #2019-002694 (RZ-2020-00010) Zone Map Amendment/zone change located Tower Road between 97th & 94th ST NW Vacant land)

1. An existing overhead distribution line is located along the south side of Tower road on the subject site. It is the applicant's obligation to abide by any conditions or terms of those easements.
2. As a condition, the developer shall contact PNM's New Service Delivery Department to coordinate electric service regarding the project. Please submit a service application at www.pnm.com/erequest for PNM to review.
3. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.

ANY OTHER AGENCY THAT COMMENTED

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Hearing Date: July 9, 2020

ENVIRONMENTAL PLANNING COMMISSION
Project #: PR-2019-002694 Case #: RZ-2020-00010
Pictures Taken: June 30, 2020



Figure 1: Looking east while standing on 97th St. SW.

Figure 2: Looking south while standing on Tower Rd. SW.





Figure 3: Looking west while standing on the subject site.

Figure 4: Looking southeast while standing on the corner of Tower Rd. and 97th St.



Figure 5: Looking west from the center of the subject site.



Figure 6: Looking east from the center of the subject site.

ZONING

Please refer to IDO Section 14-16-2-3(B) for the R-1 Zone District and 14-16-2-4(B) for the MX-L Zone District.

HISTORY

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION
Box 1293, Albuquerque, NM 87103

Frank Wilson
215 Marble, N.W.
Albuquerque, NM 87102

Date May 28, 1981

NOTIFICATION OF DECISION
INVOLVING ANNEXATION

File: AX-80-19, Z-80-76
Location: Lots 440, 441, and
442, Town of Atrisco
Grant, Unit 3.

On May 22, 1981, the EPC Land Controls Board approved the above-mentioned request for annexation and simultaneous establishment of R-D zoning, subject to the following Findings:

1. The request meets all criteria for annexation and is desirable.
2. RD zoning is the appropriate zone for this area.
3. A summary plot and annexation agreement are required prior to submittal to the City Council for final action.

Not a summary plot

If you wish to appeal this decision, you must do so by 5-8-81 in the manner described below:
A filing fee of \$40 is required.

Appeal to the City Council. Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

You will receive further notice if another person files an appeal. If the application has been recommended for approval, after all conditions of approval have been met, it will be heard by the City Council Land Use, Planning & Zoning Committee. Notice of the hearing will be sent to you at a later date.

Sincerely,

Elizabeth Marquez
Elizabeth Marquez
Secretary



CITY OF ALBUQUERQUE

Albuquerque, New Mexico

Office of the Mayor

EC-19-484

INTER-OFFICE MEMORANDUM

September 3, 2019

TO: Klarissa Peña, President, City Council

FROM: Tim Keller, Mayor 

Subject: **Tower Road Right of Way Vacation** Project# PR-2019-002694
SD-2019-00147 VACATION OF PUBLIC RIGHT-OF-WAY

CSI - CARTESIAN SURVEYS, INC. agent(s) for CITY OF ALBUQUERQUE request(s) the aforementioned action(s) for all or a portion of TOWER RD SW east of 98th ST SW, containing approximately 0.7176 acre(s). (L-9)

Request: This is a request for vacation of public right of way for a portion of Tower Road SW.

Per Section 14-16-6-6(K)(2) of the IDO, the Development Review Board (DRB) shall make a recommendation and forward the application to City Council for inclusion on the consent agenda for approval without first going to any Council committee if the vacation involves: 1) More than 500 square feet or the entire width of a platted alley; 2) More than 5000 square feet or the entire street width of a street, including any or all of the public right-of-way. The square footage of this vacation is approximately 31,269 square feet and is the entire width of the street, therefore it is a DRB recommendation to City Council.

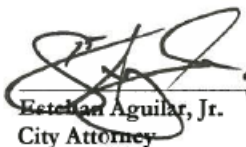

At the August 28, 2019 public meeting, the DRB had a consensus to recommend approval of the request to the City Council of the proposed vacation as shown on Exhibit "A" (attached) in the Planning file under Project# PR- 2019-002694, based on the recommended Findings per Section 14-16-6-6(K) of the IDO.

Title/ Subject of Legislation: Tower Road SW Vacation: Project# 2019-002496
SD-2019-00147 VACATION OF PUBLIC RIGHT-OF-WAY, DRB RECOMMENDATION
FOR APPROVAL.

Approved:


Sarita Nair Date 6/20/19
Chief Administrative Officer

Approved as to Legal Form:

 9.12.19 
Esteban Aguilar, Jr. Date
City Attorney

Recommended:

 8-30-19
Brennon Williams Date
Interim Planning Director

Indexing Information

Projected Section 28, Township 10 North, Range 2 East,
T10N R2E S28E, BERNALILLO COUNTY, NEW MEXICO
Subdivision: Tower West
Owner: City of Albuquerque
UIC #: 1000056110000503

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. DEDICATE RIGHT-OF-WAY.

Subdivision Data

GROSS ACRES: 1.2652 ACRES
ZONE: ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND
DEPICTED IN THE PLAT, BEING THE NORTHWEST CORNER
OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW
MEXICO, ON DECEMBER 6, 1996, IN MAP BOOK 96C, FOLD 481.
DATE OF SURVEY: JULY 2019

Legal Description

TRACT B-2 OF TOWER WEST, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND
DEPICTED IN THE PLAT, BEING THE NORTHWEST CORNER
OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW
MEXICO, ON DECEMBER 6, 1996, IN MAP BOOK 96C, FOLD 481.
AND
A PORTION OF VACATED TOWER ROAD RIGHT-OF-WAY, VACATED PER EC-18284 ALL
BEING DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

Documents
1. PLAT OF RECORD FOR TOWER WEST FILED IN THE BERNALILLO COUNTY CLERK'S
OFFICE ON DECEMBER 6, 1996 IN BOOK 96C, PAGE 481.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE
SUBJECT TO A DEED RESTRICTION, EASEMENT, OR BUILDING AGREEMENT PROHIBITING OR
LIMITING THE INSTALLATION AND USE OF SOLAR ENERGY COLLECTION DEVICES ON ANY
PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE
A CONDITION TO APPROVAL OF THIS PLAT.

Notes

1. FIELD SURVEY PERFORMED IN JULY 2019. US SURVEY FOOT.
2. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
3. LOT LINES TO BE ELIMINATED SHOWN HEREON AS:.....

Free Consent and Dedication

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND
BEING COMPRISED OF LOTS 12 AND 21, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B,
ALBUQUERQUE, NEW MEXICO, DO HEREBY GRANT, CONVEY, AND DEDICATE TO THE
CITY OF ALBUQUERQUE, NEW MEXICO, THE SAID LAND, TOGETHER WITH THE
SAID LAND, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR
PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) TO THE PARCEL(S) HEREIN
DESCRIBED, AND HEREBY GRANT ALL EASEMENTS, SAID OWNER(S) AND/OR PROPRIETOR(S)
HEREIN DESCRIBED, TO THE CITY OF ALBUQUERQUE IN FULL AND COMPLETE TITLE
RIGHT-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FULL AND COMPLETE TITLE

STATE OF NEW MEXICO }
COUNTY OF }
DATE 7/26/20
2020

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7/26/20
BY: SANTI NARR, ADMINISTRATIVE OFFICER, CITY OF ALBUQUERQUE
NOTARY PUBLIC
MY COMMISSION EXPIRES 12/31/2021

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UIC # 1000056110000503

PROPERTY OWNER OF RECORD
CITY OF ALBUQUERQUE
BERNALILLO COUNTY TREASURER'S PRICE
\$11,212.00

Plat for
Tract B-2-A
Tower West
Being Comprised of
Tract B-2, Tower West and a
Vacated Portion of Tower Road
Right-of-way
City of Albuquerque
Bernalillo County, New Mexico
September 2019

Project Number: PR-2019-0026414

Application Number: SP-2019-009213

Plat Approvals:

9/4/19
9/3/19
9/3/19
9/3/19
9/3/19

City Approvals:

9/4/19
9/4/19
9/4/19
9/4/19
9/4/19

City Engineer

12/1/19
12/1/19
12/1/19
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City Engineer

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City Engineer

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12/1/19
12/1/19

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, ("PNM") for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

c. Quest Corporation d/b/a CenturyLink QC, for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable service.

[illegible]

Disclaimer: In approving this plat, Public Service Company of New Mexico (PUNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement right which may have been granted by prior plat, reprint or other document and which are shown on this plat.

Line #	Direction	Line Table	Length (ft)
L1	N 104°04'32" E	(N 104°04'32" E)	61.607 (60.405)
L2	S 84°52'31" W		50.01 (50.00)
L3	S 00°06'30" E		4.867
L4	N 05°24'32" W (N 05°32'31" W)		49.417
L5	N 104°04'32" E (N 104°04'32" E)		61.45 (61.45)
L6	S 05°24'32" E (S 05°32'31" E)		1.007
L7	S 89°01'31" E (S 89°01'31" E)		81.867 (81.86)
L8	S 27°01'31" E (S 27°01'31" E)		19.467 (19.46)
L9	N 05°24'32" W (S 05°32'31" W)		110.137 (110.137)
L10	N 42°30'32" W		30.007 (30.00307)
L11	N 05°24'32" E (N 05°32'31" E)		84.467 (84.46)
L12	N 89°59'32" W (N 89°59'32" W)		66.527 (66.52)
L13	N 48°44'32" E (N 48°44'32" E)		23.807 (23.807)
L14	S 15°52'32" W		15.917
L15	S 09°17'32" E		35.907
L16	S 14°39'03" W		60.867
L17	S 14°39'03" W		32.467
L18	S 28°31'31" E		49.817
L19	S 17°32'31" E		10.167

Curve #	Smith	Curve Data			Chord length	Chord Direction
		Radius	Date			
C1	100.89	335.00' (335.00')	13/31/33*	100.89	N 03°05'41" E	
C2	40.98 (40.44)	23.00' (23.00')	36.37	N 18°27'2" E		
C3	76.27 (74.18)	938.50' (940.00')	4730.04	76.25	S 73°51'41" E	
C4	389.30	1260.00' (1300.00')	1834.46*	387.60	S 49°24'34" E	
C5	115.62 (115.84)*	428.00' (430.00')	1531.29*	115.17	S 03°00'55" W	
C6	44.66	25.00' (25.00')	1539.32*	36.30	S 04°53'28" W	
C7	142.50 (142.50)	340.00' (340.00')	814.90*	142.30	N 03°28'22" W	
C8	41.08 (41.08)	175.00'	3137.03*	40.27	N 12°35'44" E	
C9	97.24 (97.25)	399.00' (399.00')	1369.93*	95.24	N 03°03'09" W	
C10	100.27	400.00' (400.00')	1529.54*	102.86	S 03°03'09" W	
C11	160.83 (160.83)*	75.00' (75.00')	1424.74*	128.13	S 73°14'44" E	
C12	100.30 (100.30)*	387.00' (400.00')	811.07*	104.34*	S 73°14'44" E	
C13	306.62 (306.62)*	1171.00' (1213.00')	1939.14*	306.70*	N 03°03'12" E	
C14	123.72 (123.73)	73.00' (73.00')	897.33*	111.31	S 73°54'44" E	
C15	35.75	100.50'	749.06	15.73	S 03°55'39" E	
C16	100.71	51.33'	100.68	36.32	S 73°51'22" W	
C17	40.65	23.00'	830.76*	41.96*	N 74°04'34" E	
C18	70.99	33.50'	919.16*	3.67	N 73°04'34" E	
C19	5.95*	839.50'	971.91*	5.95*	S 73°54'44" E	

- C11 & C12 INTENTIONALLY OMITTED

*Plat for
Tract B-2-A
Tower West
Being Comprised of
Tract B-2, Tower West and a
Vacated Portion of Tower Road
Right-of-way
City of Albuquerque
Bernalillo County, New Mexico
September 2019*

2020C-47

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplacemeir@gmail.com

APPLICANT INFORMATION



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.		
Administrative Decisions	<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 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"/> Demolition 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: City of Albuquerque		Phone: 505.768.3965
Address: One Civic Plaza - Room 7057		Email: jmackenzie@cabq.gov
City: Albuquerque	State: NM	Zip: 87103
Professional/Agent (if any): Consensus Planning		Phone: 505.764.9801
Address: 302 Eighth Street NW		Email: cp@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Owner		List all owners:
BRIEF DESCRIPTION OF REQUEST		
Zone the Vacated ROW to MX-L so the parcel is consistent with City's adjacent lot to the north that is currently zoned MX-L.		
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: N/A	Block: N/A	Unit: N/A
Subdivision/Addition: Tower West	MRGCD Map No.:	UPC Code: N/A
Zone Atlas Page(s): L-09-Z	Existing Zoning: Vacated ROW	Proposed Zoning: MX-L
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): .71 Acres
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: N/A Albuquerque NM 87121 Between: 97th Street		and: 94th Street SW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
Project No. PR-2019-002694 - Case No. PS-2019-00065 (Sketch) and Project No. PR-2019-002694 - Case No. SD-2019-00147 (Vacation)		
Signature: <i>[Signature]</i>		Date: 5/27/2020
Printed Name: James K. Strazic, FAICP		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY		
Case Numbers	Action	Fees
-		
-		
-		
Meeting/Hearing Date:		Fee Total:
Staff Signature:	Date:	Project #

Form Z: Policy Decisions

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

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@caba.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 14-16-6-4(B)
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Traffic Impact Study (TIS) form (not required for Amendment to IDO Text)
- ☒ Zone Atlas map with the entire site/plan amendment area clearly outlined and labeled (not required for Amendment to IDO Text) NOTE: For Annexation of Land, the Zone Atlas must show that the site is contiguous to City limits.

☐ **ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN**

☐ **ADOPTION OR AMENDMENT OF FACILITY PLAN**

- ___ Plan, or part of plan, to be amended with changes noted and marked
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-7(A)(3) or 14-16-6-7(B)(3), as applicable
- ___ Required notices with content per IDO Section 14-16-6-4(K)(6)
 - ___ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - ___ Proof of emailed notice to affected Neighborhood Association representatives
 - ___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

☐ **AMENDMENT TO IDO TEXT**

- ___ Section(s) of the Integrated Development Ordinance to be amended with changes noted and marked
- ___ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(D)(3)
- ___ Required notices with content per IDO Section 14-16-6-4(K)(6)
 - ___ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - ___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

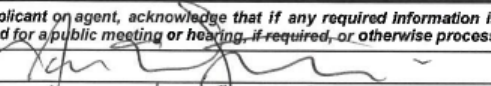

☒ **ZONING MAP AMENDMENT – EPC**

☒ **ZONING MAP AMENDMENT – COUNCIL**

- ☒ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- ☒ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(F)(3) or Section 14-16-6-7(G)(3), as applicable
- ☒ Required notices with content per IDO Section 14-16-6-4(K)(6)
 - ☒ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - ☒ Proof of emailed notice to affected Neighborhood Association representatives
 - ☒ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- ☒ Sign Posting Agreement

☐ **ANNEXATION OF LAND**

- ___ Application for Zoning Map Amendment *Establishment of zoning must be applied for simultaneously with Annexation of Land.*
- ___ Petition for Annexation Form and necessary attachments
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(E)(3)
- ___ Board of County Commissioners (BCC) Notice of Decision

<i>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.</i>	
Signature: 	Date: 5/27/2020
Printed Name: James K. Strozic, FAICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	



City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico, 87103

Department of Municipal Development

Timothy M. Keller, Mayor

May 11, 2020

Dan Serrano, Chairperson
Environmental Planning Commission
600 Second Street NW
Albuquerque, NM 87102

RE: Zone Map Amendment for Old Tower Road

Dear Mr. Serrano,

The City of Albuquerque Department of Municipal Division hereby authorizes Consensus Planning Inc., and our on-call engineering consultant, Bohannon Huston Inc., to act as our agent to provide entitlement services for the purposes related to a Zone Map Amendment for a portion of the Vacated Tower Road Right-of-Way (ROW) legally described by metes and bounds on the *"Plat for Tract B-2-A Tower West Being Comprised of Tract B-2, Tower West and a Vacated Portion of Tower Road Right-of-Way"* stamped by Cartesian Survey on 9/4/2019 (included with the application).

Entitlement services shall include, but not be limited to general correspondence, representation before the Environmental Planning Commission (EPC), and all application submittals.

Sincerely,

CITY OF ALBUQUERQUE

John MacKenzie

Digitally signed by John MacKenzie
DN: cn=John MacKenzie, o=City of Albuquerque,
ou=Section Manager, email=jmackenziecabq.gov,
c=US
Date: 2020.05.11 11:12:58 -0600

John MacKenzie, Drainage Section Manager
Department of Municipal Development- Engineering Division

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: City of Albuquerque DATE OF REQUEST: 05/12/2020 ZONE ATLAS PAGE(S): L-09-Z

CURRENT:

ZONING Vacated ROW
PARCEL SIZE (AC/SQ. FT.) .71 Acres

LEGAL DESCRIPTION:

LOT OR TRACT # N/A BLOCK # 0000
SUBDIVISION NAME Tower West

REQUESTED CITY ACTION(S):

ANNEXATION ☐ Vacated
ZONE CHANGE ☒: From ROW To MX-L
SECTOR, AREA, FAC, COMP PLAN ☐
AMENDMENT (Map/Text) ☐

SITE DEVELOPMENT PLAN:

SUBDIVISION* ☐ AMENDMENT ☐
BUILDING PERMIT ☐ ACCESS PERMIT ☐
BUILDING PURPOSES ☐ OTHER ☐
*includes platting actions


PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT ☒
NEW CONSTRUCTION ☐
EXPANSION OF EXISTING DEVELOPMENT ☐

GENERAL DESCRIPTION OF ACTION:

OF UNITS: N/A
BUILDING SIZE: N/A (sq. ft.)

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

APPLICANT OR REPRESENTATIVE  DATE 05/12/2020

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

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

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES ☐ NO ☒ BORDERLINE ☐

THRESHOLDS MET? YES ☐ NO ☒ MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: ☐

Notes: Re-zoning, no study required.

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.*

 5/15/2020
TRAFFIC ENGINEER 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

Revised January 20, 2011

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-082 Date: 04/09/20 Time: N/A (sent via email)

Address: COA vacated ROW adjacent to a City owned parcel located south of Tower Road SW and east of 97th Street

AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: Linda Rumpf (lrumpf@cabq.gov)

Code Enforcement: Charles Maestas (cdmaestas@cabq.gov)

Fire Marshall: _____

Transportation: Nilo Salgado (salgado-fernandez@cabq.gov)

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: COA vacated ROW adjacent to a City owned parcel (zoned MX-L) located south of Tower Road SW and east of 97th Street (see zone atlas). COA wants to rezone the vacated ROW to MX-L to be consistent with the adjacent property.

SITE INFORMATION:

Zone: Vacated ROW/MX-L

Size: 0.73 acres

Use: Vacant

Overlay zone: x

Comp Plan Area of: Consistency

Comp Plan Corridor: x

Comp Plan Center: x

MPOS or Sensitive Lands: x

Parking: 5-5, page 225

MR Area: x

Landscaping: 5-6, page 251

Street Trees: 5-6(D)(1), page 258

Use Specific Standards: Allowable Uses, Table 4-2-1, p. 130

Dimensional Standards: Table 5-1-2, p 194

*Neighborhood Organization/s: SWAN, Westside Coalition

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

PROCESS:

Type of Action: Re-plat for the Vacation of ROW

Review and Approval Body: DRB

Is this a PRT requirement? Yes

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-082 Date: 04/09/20 Time: N/A (sent via email)

Address: COA vacated ROW adjacent to a City owned parcel located south of Tower Road SW and east of 97th Street

NOTES:

Rezoning vacated ROW to MX-L Zoning: Vacated ROW

See the **Integrated Development Ordinance**

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

PRT Zoning Comments

- Tower and 97th St
 - Case history
 - PR-201-002694
 - PS-2019-00065 Presubmittal - DRB sketch plat
 - SD-2019-00147 Vacation – Vacation of Public Easement or Right-of-Way
 - SD-2019-00213 Subdivision – Subdivision of Land-Minor Preliminary/Final Plat Approval
- Upon completion of the Re-plat for the Vacation of ROW, PR-2019-002694, including recording of the plat with the county clerk's office.
 - Have a zoning certificate created which indicates the newly created Tract B-2-A to take on the existing zone designation of MX-L from lot B-2 which abuts the vacated portion of the ROW and comprises a portion of the newly created Tract B-2-A.

PROCESS: Re-plat for the Vacation of ROW

Transportation Development comments

For additional information **contact Jeanne Wolfenbarger (924-3991)**

Traffic Studies and Traffic Signals

1. See the Traffic Impact Study (TIS) thresholds. In general, a minimum of 100 vehicles entering or exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination.
2. A proposed new traffic signal needs to A) follow guidelines for traffic signal spacing, B) meet the requirements for a traffic signal warrant study to be in operation and C) be approved by both Planning and by Traffic Operations.

Platting and Public Infrastructure Requirements for Roadways (If applicable)

1. When submitting to DRB, all public roadway improvements that are required shall be shown on an infrastructure list. Public improvements must be included on a public work order set of drawings.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-082 Date: 04/09/20 Time: N/A (sent via email)

Address: COA vacated ROW adjacent to a City owned parcel located south of Tower Road SW and east of 97th Street

2. All public roadway facilities must be within public right-of-way including the entire width of the public sidewalk, all public curb ramps, overhead utilities, traffic signals and lighting, etc.
3. Curb and sidewalk is required along entire frontage of property. Follow IDO/DPM for specific width requirements.
4. There is a Bikeway Master Plan that is prepared MRCOG which lays out proposed bicycle facilities including bicycle trails, bike lanes, and bike routes. The site would be required to provide such facilities along the site frontage if they have not been constructed yet. Right-of-way dedication would likely be required.
5. Follow DPM and MRCOG's Long Range Master Plan for roadway width requirements. Provide roadway cross-section. (New roadway requirements and roadway widening is also coordinated with Department of Municipal Development, depending on what plans or projects they may have on a specific roadway.)
6. For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.

If you would have additional questions or would like to schedule a follow-up phone call, please contact Linda Rumpf at lrumpf@cabq.gov



0 250 500 1,000 Feet



Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

June 25, 2020

Dan Serrano, Chairperson
Environmental Planning Commission
600 Second Street NW
Albuquerque, NM 87102

Re: Revised Justification Letter
Old Tower Road – Request for Zoning Map Amendment

Dear Mr. Chairman:

On behalf of the applicant & property owner, City of Albuquerque Municipal Development, Consensus Planning submits this request for approval of a Zoning Map Amendment – EPC. The purpose of this letter is to provide justification of our request by responding to the decision criteria specified in the Integrated Development Ordinance (IDO) Section 14-16-6-7(F)(3) as well as outlining how this request supports the Comprehensive Plan's goals and policies. The entire subject property consists of approximately 1.25 acres, of which .71 acres is the subject of this Zoning Map Amendment (ZMA). The property is located south of Tower Road SW and east of 97th Street (see Figure 1) and is legally described as "Plat for Tract B-2-A Tower West Being Comprised of Tract B-2, Tower West and a Vacated Portion of Tower Road Right-of-Way" dated 9/4/2019 (included with the application).



Figure 1. Subject Property (in blue outline)

PRINCIPALS

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

PROJECT SUMMARY

The applicant, City of Albuquerque, owns the entire property to include the vacated ROW of .71 acres as highlighted in Figure 2. IDO Subsection 6-6(K)(2)(f) indicates that when the City of Albuquerque (COA) vacated the Tower Road Right-of-way (ROW), the abutting zone boundaries extended to the centerline of the former ROW. Therefore, the ZMA request is from R-1A and R-1B to MX-L on the southern half of the former ROW. If the zone change is



approved, MX-L zoning will be consistent for the entire re-platted property as shown in Figure 1.

LAND USE CONTEXT

The property is located in an "Area of Consistency" as designated by the Comprehensive Plan. The area surrounding the subject site, as demonstrated in Figure 3 and Table 1, contains single-family residential to the south and east, vacant MX-L to the west, MX-L and the Tower Road Right-of-Way to the north, and single family north of Tower Road.



Figure 2. Current Vacated ROW on Subject Property (in blue outline)

TABLE 1. Surrounding Zoning & Land Use Context		
NORTH	MX-L / ROW / R-T	MX-L, Single Family, and Tower Road ROW
EAST	R-1A / R-1B	Single-Family Residential
SOUTH	R-1A / R-1B	Single-Family Residential
WEST	MX-L	Vacant Mixed-Use Low Intensity

SITE HISTORY

Based on a review of the subject site, Consensus Planning located the following case history for the 1.25-acre subject property:

- Project Number PR-2019-002694 / Case Number PS-2019-00065 Pre-submittal Sketch Plat
- Project Number PR-2019-002694 / Case Number SD-2019-00147 Vacation of Public Easement
- Project Number PR-2019-002694 / Case Number SD-2019-00213 Replat (Figure 3)

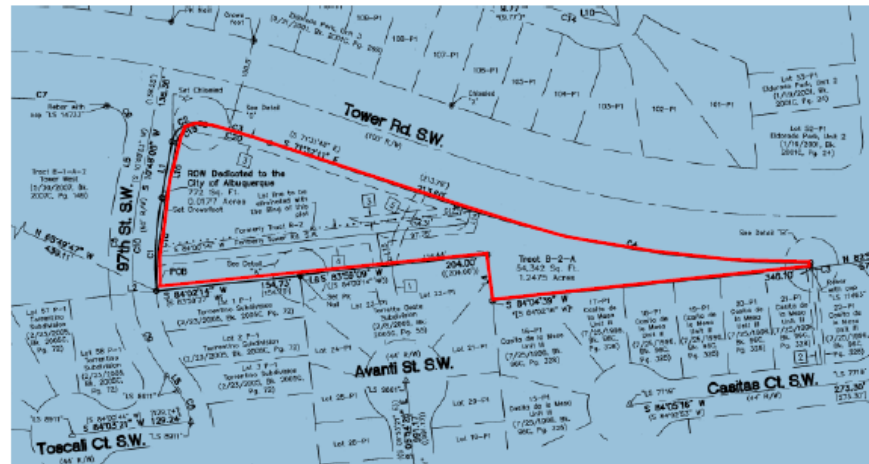


Figure 3. Plat demonstrating the combined City of Albuquerque parcels outlined in red (including the \ vacated ROW that is subject of this request).

NEIGHBORHOOD ASSOCIATION NOTICES AND PROPERTY OWNER LETTERS

Consensus Planning sent the required pre-application and application notifications to the following Neighborhood Coalitions and Associations to include certified letters as included with the application:

- South West Alliance of Neighborhoods (SWAN Coalition)
- Westside Coalition of Neighborhood Associations
- South Valley Coalition of Neighborhood Associations
- Torretta Oeste Homeowners Association (HOA)

Property owner letters were mailed on the following dates:

- May 27, 2020 sent to all the property owners included within a 100' buffer of the original Zoning Map Amendment applicable to the .71-acre vacated ROW;
- May 29, 2020 was sent with an updated notice regarding the EPC Hearing Zoom Meeting details to all property owners within a 100' buffer of the original Zoning Map Amendment applicable to the .71-acre vacated ROW; and
- June 24, 2020 with an updated notice that clarifies both the Zoning Map Amendment request subject to the entire 1.25 acres as well as clarification of the abutting zone boundaries extending to the centerline of the vacated ROW for R-1A and R-1B.

There have been no requests for a meeting, and as of June 25, 2020, there have been no questions or concerns resulting from the notice currently. A separate certification letter is included with this justification that addresses IDO Section 6-4 for notifications.

JUSTIFICATION – SECTION 14-16-6-7(f)(3) OF INTEGRATED DEVELOPMENT ORDINANCE

This request is well-supported by the Comprehensive Plan's goals and policies and meets the criteria for a Zone Map Amendment – EPC per IDO Section 14-6-7(F)(3) as described further in this section.



- A. 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 by creating a parcel with one consistent MX-L zoning district designed to provide for neighborhood-scale convenience shopping needs at an identified collector intersection.*

Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

Applicant Response: *The request furthers this goal by allowing for a more productive use of vacant land that will enhance the existing residential development by creating a more developable local shopping node for the adjacent residential neighborhoods.*

Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

Applicant Response: *The request furthers this policy because it will allow for more permissive residential and commercial uses to allow for the appropriate type and scale of land uses conducive to quality development that is appropriate and cohesive within the current context and development of adjacent properties.*

Policy 4.1.4 Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

Applicant Response: *The request furthers this policy because it will enhance, protect, and preserve the current residential neighborhoods by allowing for better opportunities for residential and commercial development that will be required to meet the "neighborhood edge" provision of the IDO between the current R-1A and R-1B zoning to the south and east as shown on Table 2.*

Goal 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

Applicant Response: *The request furthers this goal because it will expand the permissive uses for retail and commercial development that can support and foster the adjacent residential neighborhoods with businesses that can facilitate opportunities to live, work, and shop in the neighborhood.*

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

- a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

Applicant Response: *The request furthers this policy by allowing for permissive uses that could provide more retail development options to be located near the existing neighborhoods, discouraging more automobile travel.*

- e) Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.



Applicant Response: *The request furthers this policy by allowing for more commercial development options that would be centrally located near large expanses of existing residential neighborhoods with convenient access off 98th Street and Tower Road SW.*

- h) **Encourage infill development that adds complementary uses and is compatible in form and scale to the immediate surrounding development.**

Applicant Response: *The request furthers this policy by allowing for more permissive residential and commercial uses as the MX-L provides for neighborhood-scale convenience shopping needs.*

- k) **Discourage zone changes to detached single-family residential uses on the West Side.**

Applicant Response: *The request furthers this policy by discouraging single-family residential uses adjacent to Tower Road since MX-L zoning does not include single-family residential as a permissive use.*

- n) **Encourage more productive use of vacant lots and under-utilized lots, including surface parking.**

Applicant Response: *The request furthers this policy by encouraging more productive uses of the currently vacant lots that are underutilized. If approved, the zone amendment will allow for infill development that fills in a gap and could play a critical role in the revitalization of an existing community.*

Goal 5.3 Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Applicant Response: *The request furthers this goal because it will expand an existing, vacant, and undersized MX-L property and provide for more permissive uses that can be readily served by existing infrastructure.*

Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

Applicant Response: *The request furthers this policy by supporting more options for compatible development within an infill development area that is currently supported by existing infrastructure and public facilities.*

Policy 5.3.2 Leapfrog Development: Discourage growth in areas without existing infrastructure and public facilities.

Applicant Response: *The request furthers this policy by allowing for infill development where there is existing infrastructure and public facilities. As indicated by the DRB's approval of the plat, there is an existing waterline in or within the vacated ROW. The City has sanitary sewer within Tower Road directly north of the property. If approved, the zone amendment may expand retail and commercial opportunities that could provide additional services to the neighborhood and increase the community's tax base.*

Policy 5.3.5 School Capacity: Discourage zone changes from non-residential to residential or mixed-use zones when affected public schools have insufficient capacity to support the anticipated increase of students based on proposed dwelling units.



Applicant Response: *The request furthers this policy by allowing for more low-intensity neighborhood-scale convenience shopping needs that would not impact public school capacity. The size and shape of the property would likely deter it from any multi-family development that would typically be allowed with the MX-L zone.*

Goal 5.4 Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

Applicant Response: *The request furthers this goal because it will provide for more retail and commercial uses increasing opportunities for new jobs and improve the jobs to housing balance on the West Side of the Rio Grande.*

Policy 5.4.2 West Side Jobs: Foster employment opportunities on the West Side.

- a) Ensure adequate capacity of land zoned for commercial, office, and industrial uses west of the Rio Grande to support additional job growth.

Applicant Response: *The request furthers this policy by allowing for more uses that support increased capacity for commercial and office services.*

Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Applicant Response: *The request furthers this goal because it will encourage growth of currently vacant property by adding the vacated right-of-way. The new, combined parcel will be more developable and provide for permissive and predictable uses that can be developed in a way that reinforces the character and intensity of the surrounding areas and expands commercial service opportunities for the neighborhood.*

Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Center and Corridors, parks, and Major Public Open Space.

Applicant Response: *The request furthers this policy by allowing for commercial services to develop in a more efficient manner that adheres to the current scale, intensity, and setbacks to maintain the character of the neighborhood. The location at the intersection of 97th and Tower Road is appropriate for this type of small-scale neighborhood commercial outside of a major corridor or activity center.*

Goal 8.1 Placemaking: Create places where business and talent will stay and thrive.

Applicant Response: *The request furthers this goal by resulting in a more developable property that can create additional retail and commercial uses that increase the number of businesses and jobs on the West Side of the Rio Grande.*

Policy 8.1.5 Available Land: Maintain sufficient land that is appropriately zoned to accommodate projected employment growth in targeted areas.

Applicant Response: *The request furthers this policy by allowing for more low intensity commercial uses on the parcel that could provide for future*



employment growth in the area.

- B. 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.

Applicant's Response: This criterion is not applicable to this zone change request.

2. There has been a significant change in neighborhood or community conditions affecting the site.

Applicant's Response: This criterion is not applicable to this zone change 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 MX-L zoning is the most appropriate zone for the subject parcel because the vacated ROW is within a re-plated parcel that is currently zoned MX-L to the north. As described in our policy analysis, the request furthers numerous Comprehensive Plan goals and policies regarding infill development, land use, and Areas of Consistency adjacent to existing residential areas.

The requested MX-L zone will reinforce and strengthen the established character of the surrounding Area of Consistency by allowing low intensity commercial uses that can serve the surrounding residential neighborhoods. The request will offer flexibility in development of the subject property with appropriately scaled uses since the overall purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at the corners of collector intersections like the corner of 97th Street and Tower Road adjacent to the subject property.

- C. 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 Response: *The subject site is located wholly in an "Area of Consistency"; these criteria do not apply.*

- D. 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: *The MX-L zoning is intended to be neighborhood commercial zoning with permissive uses that are not anticipated to be harmful to the adjacent property, neighborhood, or community. The zone change will allow the vacated ROW to be used for low intensity commercial purposes, while maintaining the neighborhood edge requirements to the adjacent R-1A & R-1B zoning.*

The following table represents some of the permissive uses within the MX-L zone.

Table 2: IDO Zoning Allowable Uses for MX-L	
Dwelling, townhouse	P
Dwelling, live-work	P
Dwelling, multi-family	P
Assisted living facility or nursing home	P
Community residential facility (small, medium, large)	P
Group home (small, medium)	P
Adult or child day care facility	P
Community center	P
Elementary or middle school	P
Museum or art gallery	P
Parks and open space	P
Religious institution	P
Vocational school	P
Veterinary hospital	P
Health Club	P
Residential community amenity	P
Restaurant	P
Hotel	P
Car Wash	P
Light vehicle repair	P
Paid parking lot / structure	P
Commercial services	P
Medical or dental	P
Office	P
Bakery	P
Farmers' market	P
General retail, small	P
Grocery store	P

Artisan manufacturing	P
-----------------------	---

From this list of uses, the intent of the applicant with this zone change is to combine it with the existing City property to allow more flexibility for future development. The additional property through this zone change is irregularly shaped and small in size. A portion of the subject property as well as an adjacent property to the west is currently zoned MX-L and the small increase in the additional property through this zone change is not adding any uses next to the residential zoning that are not already allowed.

As this list indicates, most of these uses are very low intensity. In addition, some uses of the MX-L zone are not relevant because of the small size and configuration of the property. The Integrated Development Ordinance also includes use-specific standards to further regulate certain uses such as size limitations, distance separations, or additional screening requirements. These use-specific standards and review process related to future site plans will ensure that any use from the MX-L zone proposed for the site will not be harmful to the adjacent property, neighborhood, or community.

E. 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 of the following requirements:

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

Applicant's Response: While there is currently no development proposed for this site, there is infrastructure capacity available adjacent to the project site.

- 2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.**

Applicant's Response: While there is currently no development proposed for this site, there is infrastructure available adjacent to the project site and no capital funds are needed.

- 3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.**

Applicant's Response: While there is currently no development proposed for this site, there is infrastructure available adjacent to the project site and no capital funds or development agreement are needed at this time.

- 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 subject parcel (vacated ROW) has been re-platted and combined with the adjacent parcel to north zoned MX-L. When future development is proposed for this parcel it will require approval of a Site Plan to include an evaluation of the existing and proposed infrastructure to ensure the appropriate development agreement (if needed) will be in place to provide adequate capacity to the parcel.

F. 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 request for the Zoning Map Amendment is based entirely on the City's action to vacate the Old Tower Road ROW and to replat the vacated ROW with the adjacent City owned MX-L parcel to the north so there is more consistency with the zoning and land use for the entire 1.25-acre parcel.*

G. 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 economic considerations are not the determining factor for this zone change request because the land is currently owned by the City of Albuquerque and the primary intent is to rezone this parcel so that the zoning is consistent for the entire 1.25-acre parcel.*

H. 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:

Applicant's Response: *This Zone Map Amendment is not a strip or spot zone because it helps to facilitate an appropriately scaled neighborhood commercial node at the full access intersection of 97th Street and Tower Rd (Urban Collector) and is adjacent to existing MX-L zoning; therefore, the subsequent criterion in 1, 2, and 3 are not applicable to this Zoning Map Amendment.*

1. The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts.

Applicant's Response: *This criterion is not applicable to this zone change request.*

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.

Applicant's Response: *This criterion is not applicable to this zone change request.*

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

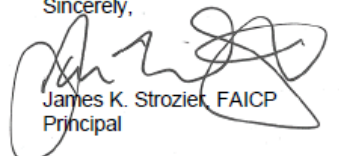
Applicant's Response: *This criterion is not applicable to this zone change request because there are no structures currently located on the premise.*

CONCLUSION

On behalf of the City of Albuquerque, we respectfully request that the Environmental Planning Commission approve this request for a Zoning Map Amendment for the subject site.

Thank you for your consideration.

Sincerely,


James K. Stroziet, FAICP
Principal

NOTIFICATION

From: [Carmona, Delaine L.](#)
To: [Sherron Bailey](#)
Subject: 97th Street and Tower Road Neighborhood Meeting Inquiry
Date: Monday, April 6, 2020 2:01:53 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
Tower Road EDCDowntownPavk 1-09-2.JPG

Dear Applicant,

See list of associations below regarding your Public Notice Inquiry. 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	Address Line 2	City	State	Zip	Mobile Phone	Phone
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallagos	ggallagossccdy@gmail.com	5921 Central Avenue NW		Albuquerque	NM	87105	5053855809	5058362976
South West Alliance of Neighborhoods (SWAN Coalition)	Cherise	Quezada	cheriquezada@yahoo.com	10304 Paso Fino Place SW		Albuquerque	NM	87121	5052631178	
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW		Albuquerque	NM	87120		5058982114
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	hihen@comcast.net	10592 Rio Del Sol NW		Albuquerque	NM	87114		5058903481
South Valley Coalition of Neighborhood Associations	Roberto	Ruibal	rruibal@comcast.net	211 10th Street SW		Albuquerque	NM	87105	5059809651	
South Valley Coalition of Neighborhood Associations	Marcia	Fernandez	mbfernandez1@gmail.com	2401 Violet SW		Albuquerque	NM	87105		5058779727
Torretta Oeste HOA	Donna	Chavez	dchavez@cges.com	8500 Jefferson Street NE	Suite B	Albuquerque	NM	87113	5052396124	5053422797
Torretta Oeste HOA	Erlin	Brizuela	ebrizuela@cges.com	8500 Jefferson Street NE	Suite B	Albuquerque	NM	87113		5053422797

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

IDO - Neighborhood Meeting Requirement & 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>

Thanks,



Delaine L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dcarmona@cabq.gov or DMC@cabq.gov
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 [mailto:webmaster@cabq.gov] On Behalf Of webmaster@cabq.gov

Sent: Monday, April 06, 2020 10:47 AM

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

Cc: Office of Neighborhood Coordination <conc@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

Sherron Bailey

Telephone Number

505.382.4745

Email Address

bailay@consensusplanning.com

Company Name

Consensus Planning

Company Address

302 Eighth Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

This legal description is taken from the submitted, approved plat specific to the City vacating the Tower Road ROW that will be part of the rezoning request to take it from a vacated ROW to match the City's adjacent property that is currently zoned MCC-L. Tract B-2 OF TOWER WEST, ALBUQUERQUE, NEW MEXICO, AS THE SAME AS SHOWN AND DESIGNATED ON THE PLAT OF TRACT A-1, B-1, & B-2, PARCELS 4-3A, 4-3B, 4-4, & 7-2 OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 6, 1996, IN MAP BOOK 96C, FOLIO 481.

Physical address of subject site:

Site Address: N.A. ALBUQUERQUE NM 87121

Subject site cross streets:

97th Street and Tower Road

Other subject site identifier:

This site is located on the following zone atlas page:

L-9

This message has been analyzed by Deep Discovery Email Inspector.

Shawna Ballay

From: Shawna Ballay
Sent: Tuesday, April 28, 2020 8:12 AM
To: jgallegoswccdg@gmail.com; cherquezada@yahoo.com; aboard111@gmail.com; hlhen@comcast.net; rroibal@comcast.net; mbfernandez1@gmail.com; dchavez@cgres.com; ebrizuela@cgres.com
Cc: Jim Strozier
Subject: IDO Pre-Application Notification
Attachments: Tower Road_IDOZoneAtlasPage_L-09-Z.pdf

Dear Neighbors,

This email is notification that Consensus Planning will be preparing an application on behalf of the City of Albuquerque (City) for an approximate .73-acre site located south of Tower Road SW and east of 97th Street SW (see attached Zone Atlas Page). The subject property consists of one parcel that is a vacated portion of what was Tower Road Right-of-Way (ROW). The application will be to the Environmental Planning Commission (EPC) for a zone map amendment from the vacated ROW to MX-L.

The applicant is seeking this rezoning to allow for the vacated ROW to be rezoned for consistency with the adjacent City owned MX-L parcel to the north. Both the subject property and adjacent parcel to the north are proposed to be re-platted into a single parcel.

As part of the IDO regulations, we are providing you an opportunity to discuss the application prior to submittal. Should you desire to request a meeting regarding this request, please do not hesitate to email us at cp@consensusplanning.com or ballay@consensusplanning.com. You may also contact us by phone at 505-382-4745. Per the IDO, you have 15 days or until May 13, 2020 to request a meeting. If you do not want to schedule a meeting, or support the project, please let us know.

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

Shawna Ballay

From: postmaster@associat.onmicrosoft.com
To: dchavez@cgres.com
Sent: Tuesday, April 28, 2020 8:12 AM
Subject: Delivered: IDO Pre-Application Notification

Your message has been delivered to the following recipients:

dchavez@cgres.com (dchavez@cgres.com)

Subject: IDO Pre-Application Notification

Shawna Ballay

From: Microsoft Outlook
To: jgallegoswccdg@gmail.com; aboard111@gmail.com; mbfernandez1@gmail.com
Sent: Tuesday, April 28, 2020 8:12 AM
Subject: Relayed: IDO Pre-Application Notification

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

jgallegoswccdg@gmail.com (jgallegoswccdg@gmail.com)

aboard111@gmail.com (aboard111@gmail.com)

mbfernandez1@gmail.com (mbfernandez1@gmail.com)

Subject: IDO Pre-Application Notification

Shawna Ballay

From: postmaster@associait.onmicrosoft.com
To: ebrizuela@cgres.com
Sent: Tuesday, April 28, 2020 8:12 AM
Subject: Delivered: IDO Pre-Application Notification

Your message has been delivered to the following recipients:

ebrizuela@cgres.com (ebrizuela@cgres.com)

Subject: IDO Pre-Application Notification

Shawna Ballay

From: Microsoft Outlook
To: hlhen@comcast.net; rroibal@comcast.net
Sent: Tuesday, April 28, 2020 8:12 AM
Subject: Relayed: IDO Pre-Application Notification

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

hlhen@comcast.net (hlhen@comcast.net)

rroibal@comcast.net (rroibal@comcast.net)

Subject: IDO Pre-Application Notification

Shawna Ballay

From: Microsoft Outlook
To: cherquezada@yahoo.com
Sent: Tuesday, April 28, 2020 8:12 AM
Subject: Relayed: IDO Pre-Application Notification

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

cherquezada@yahoo.com (cherquezada@yahoo.com)

Subject: IDO Pre-Application Notification

Shawna Ballay

From: Shawna Ballay
Sent: Thursday, May 28, 2020 10:17 AM
To: jgallegoswccdg@gmail.com; cherquezada@yahoo.com; aboard111@gmail.com; hlhen@comcast.net; rroibal@comcast.net; mbfernandez1@gmail.com; dchavez@cgres.com; ebrizuela@cgres.com
Cc: Jim Strozier
Subject: IDO Notification - Application to the EPC for a Zone Map Amendment

Dear Neighbors:

This email is notification that Consensus Planning has applied for a Zone Map Amendment – EPC to the Environmental Planning Commission (EPC) on behalf of the City of Albuquerque.

The subject property is located south of Tower Road SW and east of 97th Street and contains approximately .71 acres. The request is for a zone change from a Vacated Right-of-Way (ROW) to MX-L (Mixed-Use Low Intensity) to allow for more consistent zoning with the City's adjacent MX-L property to the north. If the zone change is approved, zoning will be consistent for the entire property.

The EPC Public Hearing for this application will be held on July 9, 2020 starting at 8:40 AM. Due to the ongoing public health orders, this meeting will be in a virtual format via the Zoom software platform. The URL for joining via videoconference or call-in numbers for audio only are as follows:

Join Zoom Meeting: <https://cabq.zoom.us/j/91574588404>

Meeting ID: 915 7458 8404

One tap mobile

+16699006833,,91574588404# US (San Jose)

+12532158782,,91574588404# US (Tacoma)

Dial by your location

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+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

Meeting ID: 915 7458 8404

Find your local number: <https://cabq.zoom.us/j/ab6MykgFfy>

The meeting agenda will be posted on the Planning Department website one week prior to the hearing on July 2, 2020. Please visit <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes> to review the agenda and staff reports.

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, please contact the Planning Department at (505) 924-3955 or devhelp@cabq.gov.

Do not hesitate to contact me as well if you have any questions.

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

Shawna Ballay

From: Microsoft Outlook
To: jgallegoswccdg@gmail.com; aboard111@gmail.com; mbfernandez1@gmail.com
Sent: Thursday, May 28, 2020 10:17 AM
Subject: Relayed: IDO Notification - Application to the EPC for a Zone Map Amendment

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

jgallegoswccdg@gmail.com (jgallegoswccdg@gmail.com)

aboard111@gmail.com (aboard111@gmail.com)

mbfernandez1@gmail.com (mbfernandez1@gmail.com)

Subject: IDO Notification - Application to the EPC for a Zone Map Amendment



IDO Notification -
Application...

Shawna Ballay

From: Microsoft Outlook
To: cherquezada@yahoo.com
Sent: Thursday, May 28, 2020 10:17 AM
Subject: Relayed: IDO Notification - Application to the EPC for a Zone Map Amendment

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

cherquezada@yahoo.com (cherquezada@yahoo.com)

Subject: IDO Notification - Application to the EPC for a Zone Map Amendment



IDO Notification -
Application...

Shawna Ballay

From: postmaster@associait.onmicrosoft.com
To: dchavez@cgres.com
Sent: Thursday, May 28, 2020 10:17 AM
Subject: Delivered: IDO Notification - Application to the EPC for a Zone Map Amendment

Your message has been delivered to the following recipients:

dchavez@cgres.com (dchavez@cgres.com)

Subject: IDO Notification - Application to the EPC for a Zone Map Amendment



IDO Notification -
Application...

Shawna Ballay

From: postmaster@associait.onmicrosoft.com
To: ebrizuela@cgres.com
Sent: Thursday, May 28, 2020 10:17 AM
Subject: Delivered: IDO Notification - Application to the EPC for a Zone Map Amendment

Your message has been delivered to the following recipients:

ebrizuela@cgres.com (ebrizuela@cgres.com)

Subject: IDO Notification - Application to the EPC for a Zone Map Amendment



IDO Notification -
Application...

Shawna Ballay

From: Microsoft Outlook
To: hlhen@comcast.net; rroibal@comcast.net
Sent: Thursday, May 28, 2020 10:18 AM
Subject: Relayed: IDO Notification - Application to the EPC for a Zone Map Amendment

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

hlhen@comcast.net (hlhen@comcast.net)

rroibal@comcast.net (rroibal@comcast.net)

Subject: IDO Notification - Application to the EPC for a Zone Map Amendment



IDO Notification -
Application...



Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

June 25, 2020

Dan Serrano, Chairperson
Environmental Planning Commission
600 Second Street NW
Albuquerque, NM 87102

Re: Old Tower Road – Request for Zoning Map Amendment
IDO Section 6-4 Notification

Dear Mr. Chairman:

On behalf of the applicant & property owner, City of Albuquerque Municipal Development, Consensus Planning has met the notifications as required by IDO Section 6-4 to both the Neighborhood Associations and Property Owners as outlined below. The purpose of this letter is to certify that as of June 25, 2020 **no meetings have been requested**, nor have we received any questions or concerns resulting from the notices at this time.

NEIGHBORHOOD ASSOCIATION NOTICES AND PROPERTY OWNER LETTERS

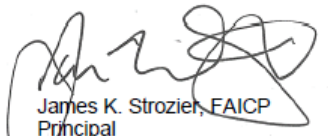
Consensus Planning sent the required pre-application and application notifications to the following Neighborhood Coalitions and Associations:

- South West Alliance of Neighborhoods (SWAN Coalition)
- Westside Coalition of Neighborhood Associations
- South Valley Coalition of Neighborhood Associations
- Torretta Oeste Homeowners Association (HOA)

Updated property owner letters were mailed on June 24, 2020 to all the property owners included within a 100' for the Zoning Map Amendment.

Please feel free to contact me at 505.764.9801 if you require additional clarification on this matter.

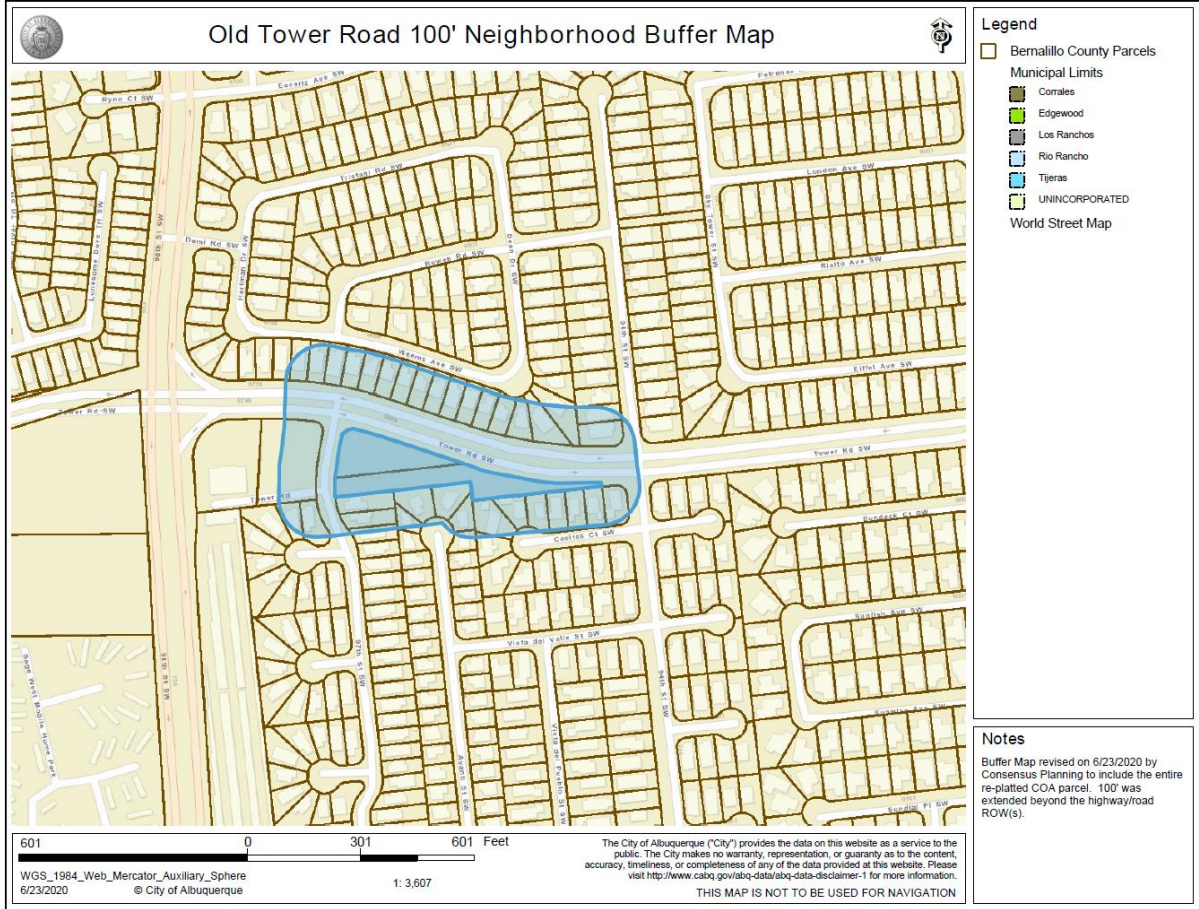
Sincerely,



James K. Strozier, FAICP
Principal

PRINCIPALS

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



PECK RUSSEL A
9501 CASITAS CT SW
ALBUQUERQUE NM 87121-9484

JINZO JESSICA E
9500 WEEMS AVE SW
ALBUQUERQUE NM 87121

ALTHOUSE JESSICA L
9600 WEEMS AVE SW
ALBUQUERQUE NM 87121

LICANO-TRILLO LUIS S
608 AVANTI ST SW
ALBUQUERQUE NM 87121-7740

RIOS ADRIAN GONZALEZ & VOELKER
KAYLEE CANNON
600 AVANTI ST SW
ALBUQUERQUE NM 87121-7740

FRANCO SILVIA D & MORALES-GONZALEZ
JAIR
9701 TOSCALI CT SW
ALBUQUERQUE NM 87121

POLANCO PEDRO HUGO
9515 CASITAS CT SW
ALBUQUERQUE, NM 87121

RODRIGUEZ IBARRA ALEJANDRA &
FEDERICO FRANCISCO E
9608 WEEMS AVE SW
ALBUQUERQUE NM 87121

BARBOUR MELISSA A & SANDOVAL
MARCOS A
9705 TOSCALI CT SW
ALBUQUERQUE NM 87121

HOLGUIN RAYMOND & CORINA NAJERA
560 DEAN DR SW
ALBUQUERQUE NM 87121

PAVIA DELIA
10501 PASO FINO PL SW
ALBUQUERQUE NM 87121-8962

ACOSTA ROBERT
600 97TH ST SW
ALBUQUERQUE NM 87121-9581

98TH TOWER JACK LLC C/O TERRANCE
ZINMAN CPA
21731 VENTURA BLVD SUITE 180
WOODLAND HILLS CA 91364-5109

PALLARES CARLOS A
9512 WEEMS AVE SW
ALBUQUERQUE NM 87121

VASQUEZ JOSE
9505 CASITAS CT SW
ALBUQUERQUE NM 87121-9484

HERNANDEZ ANGELLA
9409 CASITAS CT SW
ALBUQUERQUE NM 87121-9483

PONCE LUIS M & PONCE LUZ P C/O
PONCE RICARDO
608 97TH ST SW
ALBUQUERQUE NM 87121-9581

GARCIA MARIANO J III & SANDRA A
579 94TH ST SW
ALBUQUERQUE NM 87121

NAJERA JOSE E & ADA A
9508 WEEMS AVE SW
ALBUQUERQUE NM 87121

LSF9 MASTER PARTICIPATION TRUST
3630 PEACHTREE RD NE SUITE 1500
ATLANTA GA 30326-1543

PENA RODOLFO A MANRIQUEZ &
MANRIQUEZ ADRIANA
801 LOCUST PL NE APT 1033E
ALBUQUERQUE NM 87102-7604

MARQUEZ ALBERT & MARY ANN
583 94TH ST SW
ALBUQUERQUE NM 87121

DEROBLES DANIEL
9405 CASITAS CT SW
ALBUQUERQUE NM 87121

MONTOYA ANTHONY P
PO BOX 90846
ALBUQUERQUE NM 87199-0846

SERVIN ISIDRO M (ESTATE OF)
9509 CASITAS CT SW
ALBUQUERQUE, NM 87121-9484

CANDELARIA MONICO D
9604 WEEMS AVE SW
ALBUQUERQUE NM 87121-2249

PEREA-CAMPOS HUGO & GARCIA LUZ M
600 97TH ST SW
ALBUQUERQUE NM 87121-9581

KREZAN NICHOLAS A
605 AVANTI ST SW
ALBUQUERQUE NM 87121

WATSON ARTHUR Q JR & DORA M
9415 CASITAS CT SW
ALBUQUERQUE NM 87105

GARCIA CANDELARIA FRANCIS
9401 CASITAS CT SW
ALBUQUERQUE NM 87109-3480

OSBORNE LARRY D & GLORIA
9612 WEEMS AVE SW
ALBUQUERQUE NM 87121-2249

South West Alliance of Neighborhoods
Cherise Quezada
10304 Paso Fino Place SW
Albuquerque, NM 87121

ROBLES FELIPE V
9708 WEEMS AVE SW
ALBUQUERQUE NM 87121

South West Alliance of Neighborhoods
Jerry Gallegos
5921 Central Avenue NW
Albuquerque, NM 87105

GONZALES PETE A & GILBERT GRAJEDA
9704 WEEMS AVE SW
ALBUQUERQUE NM 87121

Westside Coalition of Neighborhood
Associations
Elizabeth Haley
6005 Chaparral Circle
Albuquerque, NM 87114

LEON JUAN C
9624 WEEMS AVE SW
ALBUQUERQUE NM 87121

Westside Coalition of Neighborhood
Associations
Rene Horvath
5515 Palomino Drive NW
Albuquerque, NM 87120

PACHECO EDMUNDO L & OLIVIA A
9628 WEEMS AVE SW
ALBUQUERQUE NM 87121

South Valley Coalition of Neighborhood
Associations
Robert Roibal
211 10th Street SW
Albuquerque, NM 87105

ESTRADA HIGINIO
9620 WEEMS AVE SW
ALBUQUERQUE NM 87121

South Valley Coalition of Neighborhood
Associations
Marcia Fernandez
2401 Violet SW
Albuquerque, NM 87105

GURROLA ROSALILIA
575 94TH ST SW
ALBUQUERQUE NM 87121-9579

Torretta Oeste HOA
Donna Chavez
8500 Jefferson Street NE - Suite B
Albuquerque, NM 87113

NARVAEZ PABLO L
9616 WEEMS AVE SW
ALBUQUERQUE NM 87121

Torretta Oeste HOA
Erin Brizuela
8500 Jefferson Street NE - Suite B
Albuquerque, NM 87113

BURNS THEODORE T JR & DAWN R
CALLADO BURNS
9700 WEEMS AVE SW
ALBUQUERQUE NM 87121-2275



June 24, 2020

**Re: Revised Letter with Acreage and Zoning Summary Changes
Public Notice of Zoning Map Amendment - EPC for Vacated Tower Road Right-of-Way (ROW)**

Dear Neighbor:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you as an adjacent property owner that Consensus Planning LLC., acting as an agent on behalf of the applicant and property owner, City of Albuquerque, will be submitting an application for a Zoning Map Amendment - EPC for one parcel located south of Tower Road SW and east of 97th Street. We apologize if you are receiving this notice multiple times. We received the Zoom Public Notice information after the 1st mailing and this updated notice is to clarify that the zone map amendment request includes the existing City MX-L parcel and the vacated Right-of-Way (ROW). This mailing is also being expanded to a larger geographic area and will be the first notification for some recipients.

PUBLIC NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the EPC Public Hearing for this application will be held on July 9, 2020 starting at 8:40 AM. Due to the ongoing public health orders, this meeting will be in a virtual format via the Zoom software platform. The URL for joining via videoconference or call-in numbers for audio only are as follows:

Join Zoom Meeting: <https://cabq.zoom.us/j/91574588404>

Meeting ID: 915 7458 8404

One tap mobile

+16699006833,,91574588404# US (San Jose)

+12532158782,,91574588404# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

Meeting ID: 915 7458 8404

Find your local number: <https://cabq.zoom.us/j/ab6MykgFfy>

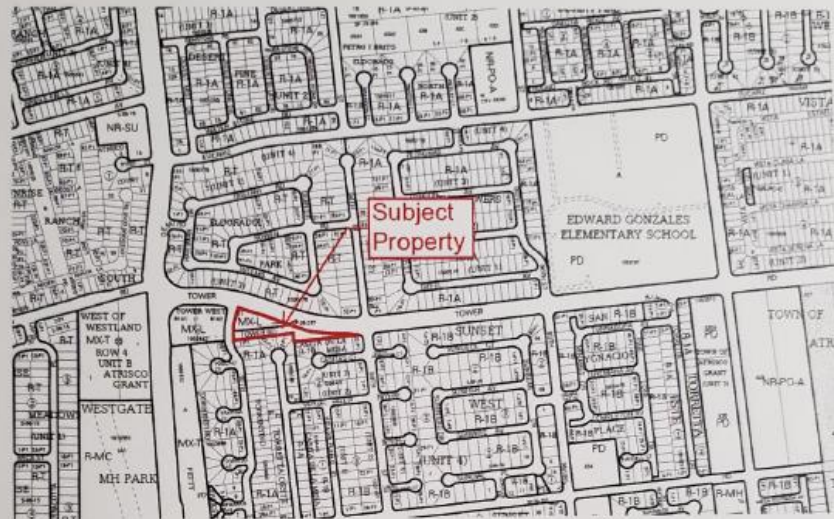
ENVIRONMENTAL PLANNING COMMISSION

Information regarding the EPC 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 devhelp@cabq.gov. The agenda, staff reports, and supplemental materials will be posted on the City website, <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>, on Thursday, July 2, 2020.



THE REQUEST

Consensus Planning, agent for City of Albuquerque, requests a Zoning Map Amendment - EPC for an approximate .71-acre site located south of Tower Road SW and east of 97th Street (see attached Zone Atlas Page).



The entire property consists of approximately 1.25 +/- acres, of which .71 acres is the subject of this Zoning Map Amendment (ZMA). IDO Subsection 6-6(K)(2)(f) indicates that when the City of Albuquerque (COA) vacated the Tower Road Right-of-way (ROW), the abutting zone boundaries extended to the centerline of the former ROW. Therefore, the ZMA request is from R-1A and R-1B to MX-L on the southern half of the former ROW. If the zone change is approved, MX-L zoning will be consistent for the entire property.





CONSENSUS

PLANNING

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, please contact the Planning Department at (505) 924-3955 or devhelp@cabq.gov.

Sincerely,

Consensus Planning, Inc.
302 Eight Street NW
Albuquerque, NM 87102
(505) 764-9801
cp@consensusplanning.com

Attached: Zone Atlas Map L-09-Z

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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
 Postage \$0.55
 Total Post \$6.95
 Sent To NAJERA JOSE E & ADA A
 Street and 9508 WEEMS AVE SW
 City, State ALBUQUERQUE NM 87121
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
 Postage \$0.55
 Total Post \$6.95
 Sent To MARQUEZ ALBERT & MARY ANN
 Street and 583 94TH ST SW
 City, State ALBUQUERQUE NM 87121
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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WOODLAND HILLS, CA 91364

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Extra Services & Fees (check box, add fee for each extra service)
☐ Return Receipt (hardcopy) \$2.85
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
 Postage \$0.55
 Total Post \$6.95
 Sent To 98TH POWER JACK LLC C/O TERRANCE
 Street and ZINMAN CPA
 21731 VENTURA BLVD SUITE 180
 City, State WOODLAND HILLS CA 91364-5109
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
 Postage \$0.55
 Total Post \$6.95
 Sent To HERNANDEZ ANGELLA
 Street and 9409 CASITAS CT SW
 City, State ALBUQUERQUE NM 87121-9483
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (hardcopy) \$2.85
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
 Postage \$0.55
 Total Post \$6.95
 Sent To LICANO-TRILLO LUIS S
 Street and 608 AVANTI ST SW
 City, State ALBUQUERQUE NM 87121-7740
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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ALBUQUERQUE, NM 87121

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☐ Return Receipt (hardcopy) \$2.85
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00
 Postage \$0.55
 Total Post \$6.95
 Sent To HOLGUIN RAYMOND & CORINA NAJERA
 Street and 560 DEAN DR SW
 City, State ALBUQUERQUE NM 87121
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7018 0360 0000 1718 6329

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Extra Services & Fees (check box, add fee as appropriate)	\$2.85	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage	\$6.95	06/24/2020

Sent To: **DEROBLES DANIEL**
9405 CASITAS CT SW
ALBUQUERQUE NM 87121

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

7018 0360 0000 1718 6336

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Extra Services & Fees (check box, add fee as appropriate)	\$2.85	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage	\$6.95	06/24/2020

Sent To: **CANDELARIA MONICO D**
9604 WEEMS AVE SW
ALBUQUERQUE NM 87121-2249

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Certified Mail Fee	\$3.55	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage	\$6.95	06/24/2020

Sent To: **PONCE LUIS M & PONCE LUZ P C/O**
PONCE RICARDO
608 97TH ST SW
ALBUQUERQUE NM 87121-9581

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7018 0360 0000 1718 6312

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ATLANTA, GA 30326

OFFICIAL USE

Certified Mail Fee	\$3.55	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage	\$6.95	06/24/2020

Sent To: **LSF9 MASTER PARTICIPATION TRUST**
3630 PEACHTREE RD NE SUITE 1500
ATLANTA GA 30326-1543

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

018 0360 0000 1718 5940

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ALBUQUERQUE, NM 87121

OFFICIAL USE

Certified Mail Fee	\$3.55	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage	\$6.95	06/24/2020

Sent To: **PAVIA DELIA**
10501 PASO FINO PL SW

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18 0360 0000 1718 5957

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ALBUQUERQUE, NM 87121

OFFICIAL USE

Certified Mail Fee	\$3.55	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.85	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage	\$6.95	06/24/2020

Sent To: **PALLARES CARLOS A**
0512 WILKINS AVE SW

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7018 0360 0000 1718 6558

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ALBUQUERQUE, NM 87105

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage	\$6.95

Sent To: **South West Alliance of Neighborhoods**
Jerry Gallegos
 5921 Central Avenue NW
 Albuquerque, NM 87105

06/24/2020

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7018 0360 0000 1671 6169

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ALBUQUERQUE, NM 87121

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage	\$6.95

Sent To: **PECK RUSSEL A**
 9501 CASITAS CT SW
 ALBUQUERQUE NM 87121-9484

06/24/2020

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7018 0360 0000 1718 6572

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ALBUQUERQUE, NM 87120

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage	\$6.95

Sent To: **Westside Coalition of Neighborhood Associations**
Rene Horvath
 5515 Palomino Drive NW
 Albuquerque, NM 87120

06/24/2020

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7018 0360 0000 1718 6541

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ALBUQUERQUE, NM 87121

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage	\$6.95

Sent To: **South West Alliance of Neighborhoods**
Cherise Quezada
 10304 Paso Fino Place SW
 Albuquerque, NM 87121

06/24/2020

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7018 0360 0000 1718 6466

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ALBUQUERQUE, NM 87121

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage	\$6.95

Sent To: **ROBLES FELIPE V**
 9708 WEEMS AVE SW
 ALBUQUERQUE NM 87121

06/24/2020

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

7018 0360 0000 1718 6619

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ALBUQUERQUE, NM 87113

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage	\$6.95

Sent To: **Torreta Oeste HOA**
Erin Brizuela
 8500 Jefferson Street NE - Suite B
 ALBUQUERQUE, NM 87113

06/24/2020

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7018 0360 0000 1718 5926

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ALBUQUERQUE, NM 87121

Official USE

Certified Mail Fee	\$3.55	0101
Extra Services & Fees (check box, add fee)	\$2.85	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage	\$6.95	

Postmark Here JUN 24 2020

06/24/2020

Sent To: RIOS ADRIAN GONZALEZ & VOELKER
KAYLEE CANNON
600 AVANTI ST SW
ALBUQUERQUE NM 87121-7740

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7018 0360 0000 1718 5933

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Official USE

Certified Mail Fee	\$3.55	0101
Extra Services & Fees (check box, add fee)	\$2.85	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage	\$6.95	

Postmark Here JUN 24 2020

06/24/2020

Sent To: RODRIGUEZ IBARRA ALEJANDRA &
FEDERICO FRANCISCO E
9608 WEEMS AVE SW
ALBUQUERQUE NM 87121

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7018 0360 0000 1671 6220

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Official USE

Certified Mail Fee	\$3.55	0101
Extra Services & Fees (check box, add fee)	\$2.85	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage	\$6.95	

Postmark Here JUN 24 2020

06/24/2020

Sent To: JINZO JESSICA E
9500 WEEMS AVE SW
ALBUQUERQUE NM 87121

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7018 0360 0000 1671 6213

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Official USE

Certified Mail Fee	\$3.55	0101
Extra Services & Fees (check box, add fee)	\$2.85	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage	\$6.95	

Postmark Here JUN 24 2020

06/24/2020

Sent To: KREZAN NICHOLAS A
605 AVANTI ST SW
ALBUQUERQUE NM 87121

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7018 0360 0000 1718 6589

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ALBUQUERQUE, NM 87102

Official USE

Certified Mail Fee	\$3.55	0101
Extra Services & Fees (check box, add fee)	\$2.85	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage	\$6.95	

Postmark Here JUN 24 2020

06/24/2020

Sent To: South Valley Coalition of Neighborhood
Associations
Robert Roibal
211 10th Street SW
Albuquerque, NM 87105

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7018 0360 0000 1718 6565

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ALBUQUERQUE, NM 87114

Official USE

Certified Mail Fee	\$3.55	0101
Extra Services & Fees (check box, add fee)	\$2.85	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage	\$6.95	

Postmark Here JUN 24 2020

06/24/2020

Sent To: Westside Coalition of Neighborhood
Associations
Elizabeth Haley
6005 Chaparral Circle
Albuquerque, NM 87114

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7018 0360 0000 1718 6602

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Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee if appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage \$6.95

Sent To Corretta Oeste HOA
Donna Chavez
8500 Jefferson Street NE - Suite B
Albuquerque, NM 87113

City, State, ZIP+4®

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7018 0360 0000 1718 6596

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Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee if appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage \$6.95

Sent To South Valley Coalition of Neighborhood
Associations
Marcia Fernandez
2401 Violet SW
Albuquerque, NM 87105

City, State, ZIP+4®

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7018 0360 0000 1718 6404

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Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee if appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage \$6.95

Sent To GARCIA MARIANO J III & SANDRA A
579 94TH ST SW
ALBUQUERQUE NM 87121

City, State, ZIP+4®

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7018 0360 0000 1718 6411

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Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee if appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage \$6.95

Sent To PERA RODOLFO A MANRIQUEZ &
MANRIQUEZ ADRIANA
801 LOCUST PL NE APT 1033E
ALBUQUERQUE NM 87102-7604

City, State, ZIP+4®

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7018 0360 0000 1718 6361

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Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee if appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage \$6.95

Sent To ACOSTA ROBERT
600 97TH ST SW
ALBUQUERQUE NM 87121-9581

City, State, ZIP+4®

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7018 0360 0000 1718 6398

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Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee if appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.55

Total Postage \$6.95

Sent To VASQUEZ JOSE
9505 CASITAS CT SW
ALBUQUERQUE NM 87121-9484

City, State, ZIP+4®

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7018 0360 0000 1718 6367

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Certified Mail Fee	\$3.55		0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.85		09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.55		
Total Postage	\$6.95		

06/24/2020

Sent To: FRANCIS SILVIA D & MORALES-GONZALEZ
JAIR
9701 TOSCALI CT SW
ALBUQUERQUE NM 87121

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7018 0360 0000 1718 6374

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Certified Mail Fee	\$3.55		0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.85		09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.55		
Total Postage	\$6.95		

06/24/2020

Sent To: BARBOUR MELISSA A & SANDOVAL
MARCOS A
9705 TOSCALI CT SW
ALBUQUERQUE NM 87121

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7018 0360 0000 1671 5087

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Certified Mail Fee	\$3.55		0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.85		09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.55		
Total Postage	\$6.95		

06/24/2020

Sent To: GARCIA CANDELARIA FRANCIS
9401 CASITAS CT SW
ALBUQUERQUE, NM 87121-9483

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7018 0360 0000 1718 6350

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Certified Mail Fee	\$3.55		0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.85		09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.55		
Total Postage	\$6.95		

06/24/2020

Sent To: ALTHOUSE JESSICA L
9600 WEEMS AVE SW
ALBUQUERQUE NM 87121

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7018 0360 0000 1718 6478

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Certified Mail Fee	\$3.55		0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.85		09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.55		
Total Postage	\$6.95		

06/24/2020

Sent To: GONZALES PETE A & GILBERT GRAJEDA
9704 WEEMS AVE SW
ALBUQUERQUE NM 87121

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7018 0360 0000 1718 6343

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OFFICIAL USE

Certified Mail Fee	\$3.55		0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.85		09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.55		
Total Postage	\$6.95		

06/24/2020

Sent To: WATSON ARTHUR Q JR & DORA M
9415 CASITAS CT SW
ALBUQUERQUE NM 87105
87121

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

7018 0360 0000 1718 6534

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Sent To: GURROLA ROSALILIA
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 ALBUQUERQUE NM 87121-9579

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Sent To: NARVAEZ PABLO L
 9616 WEEMS AVE SW
 ALBUQUERQUE NM 87121

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Total Postage \$6.95

Sent To: PACHECO EDMUNDO L & OLIVIA A
 9628 WEEMS AVE SW
 ALBUQUERQUE NM 87121

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Sent To: ESTRADA HIGINIO
 9620 WEEMS AVE SW
 ALBUQUERQUE NM 87121

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9612 WEEMS AVE SW
ALBUQUERQUE NM 87121-2249

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Postage \$0.55

Total Postage and Fees \$6.95

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600 9TH ST SW
ALBUQUERQUE, NM 87121-9581

City, State, ZIP

06/24/2020

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Sent To POLANCO PEDRO HUGO
9515 CASITAS CT SW
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Postage \$0.55

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Sent To MONTOYA ANTHONY P
PO BOX 90846
ALBUQUERQUE NM 87199-0846

City, State, ZIP

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June 24, 2020

South West Alliance of Neighborhoods
Cherise Quezada
10304 Paso Fino Place SW
Albuquerque, NM 87121

South West Alliance of Neighborhoods
Jerry Gallegos
5921 Central Avenue NW
Albuquerque, NM 87105

Re: **Revised Letter with Acreage and Zoning Summary Changes**
Old Tower Road – Zoning Map Amendment (ZMA)

Dear Ms. Quezada, Mr. Gallegos, and the South West Alliance of Neighborhoods:

This letter is notification that Consensus Planning has applied for a Zoning Map Amendment to the Environmental Planning Commission (EPC) on behalf of the City of Albuquerque. **We apologize that you are receiving this notice multiple times. We received the Zoom Public Notice information after the 1st mailing and this updated notice is to clarify that the zone map amendment request includes the existing City MX-L parcel and the vacated Right-of-Way (ROW).**

The subject property is located south of Tower Road SW and east of 97th Street and contains approximately 1.25 +/- acres. IDO Subsection 6-6(K)(2)(f) indicates that when the City of Albuquerque (COA) vacated the Tower Road Right-of-way (ROW), the abutting zone boundaries extended to the centerline of the former ROW. Therefore, the ZMA request is from R-1A and R-1B to MX-L on the southern half of the former ROW. If the zone change is approved, MX-L zoning will be consistent for the entire property.

The EPC Public Hearing for this application will be held on July 9, 2020 starting at 8:40 AM. Due to the ongoing public health orders, this meeting will be in a virtual format via the Zoom software platform.

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, please contact the Planning Department at (505) 924-3955 or devhelp@cabq.gov.

PRINCIPALS

James K. Strozier, F
Christopher J. Green
ASLA, LEED AF
Jacqueline Fishman

Sincerely,

Jim Strozier, FAICP
Principal

Attached: Zone Atlas Map L-09-Z; EPC Hearing - Zoom Meeting Information



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June 24, 2020

Westside Coalition of Neighborhood Associations
Elizabeth Haley
6005 Chaparral Circle NW
Albuquerque, NM 87114

Westside Coalition of Neighborhood Associations
Rene Horvath
5515 Palomino Drive NW
Albuquerque, NM 871120

Re: **Revised Letter with Acreage and Zoning Summary Changes**
Old Tower Road – Zoning Map Amendment

Dear Ms. Haley, Ms. Horvath, and the Westside Coalition of Neighborhood Associations:

This letter is notification that Consensus Planning has applied for a Zoning Map Amendment to the Environmental Planning Commission (EPC) on behalf of the City of Albuquerque. **We apologize that you are receiving this notice multiple times. We received the Zoom Public Notice information after the 1st mailing and this updated notice is to clarify that the zone map amendment request includes the existing City MX-L parcel and the vacated Right-of-Way (ROW).**

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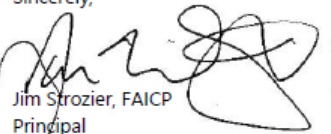
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PRINCIPALS

James K. Strozier, F/ASLA, LEED AP
Christopher J. Green,
Jacqueline Fishman,

Sincerely,


Jim Strozier, FAICP
Principal

Attached: Zone Atlas Map L-09-Z; EPC Hearing - Zoom Meeting Information



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June 24, 2020

South Valley Coalition of Neighborhood Associations
Roberto Roibal
211 10th Street SW
Albuquerque, NM 87105

South Valley Coalition of Neighborhood Associations
Marcia Fernandez
2401 Violet SW
Albuquerque, NM 87105

Re: **Revised Letter with Acreage and Zoning Summary Changes**
Old Tower Road – Zoning Map Amendment

Dear Mr. Roibal, Ms. Fernandez, and the South Valley Coalition of Neighborhood Associations:

This letter is notification that Consensus Planning has applied for a Zoning Map Amendment to the Environmental Planning Commission (EPC) on behalf of the City of Albuquerque. **We apologize that you are receiving this notice multiple times. We received the Zoom Public Notice information after the 1st mailing and this updated notice is to clarify that the zone map amendment request includes the existing City MX-L parcel and the vacated Right-of-Way (ROW).**

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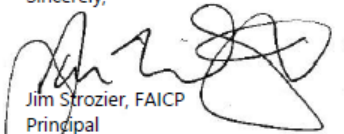
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PRINCIPALS

James K. Strozier, F/ASLA, LEED AP
Christopher J. Green,
Jacqueline Fishman,

Sincerely,



Jim Strozier, FAICP
Principal

Attached: Zone Atlas Map L-09-Z; EPC Hearing - Zoom Meeting Information



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June 24, 2020

Torretta Oeste HOW
Donna Chavez
8500 Jefferson Street NE - Suite B
Albuquerque, NM 87113

Torretta Oeste HOW
Erin Brizuela
8500 Jefferson Street NE - Suite B
Albuquerque, NM 87113

Re: **Revised Letter with Acreage and Zoning Summary Changes**
Old Tower Road – Zoning Map Amendment

Dear Ms. Chavez, Ms. Brizuela, and the Oeste Homeownership Association:

This letter is notification that Consensus Planning has applied for a Zoning Map Amendment to the Environmental Planning Commission (EPC) on behalf of the City of Albuquerque. **We apologize that you are receiving this notice multiple times. We received the Zoom Public Notice information after the 1st mailing and this updated notice is to clarify that the zone map amendment request includes the existing City MX-L parcel and the vacated Right-of-Way (ROW).**

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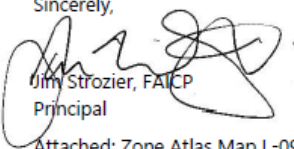
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PRINCIPALS

James K. Strozier, F/ASLA, LEED AP
Christopher J. Green,
Jacqueline Fishman,

Sincerely,


Jim Strozier, FAICP
Principal

Attached: Zone Atlas Map L-09-Z; EPC Hearing - Zoom Meeting Information

Attachment – Zoom Meeting Information

Re: Old Tower Road – Zoning Map Amendment
Public Notice of Zoning Map Amendment

Notice is hereby given that the EPC Public Hearing for this application will be held on July 9, 2020 starting at 8:40 AM. Due to the ongoing public health orders, this meeting will be in a virtual format via the Zoom software platform. The URL for joining via videoconference or call-in numbers for audio only are as follows:

Join Zoom Meeting: <https://cabq.zoom.us/j/91574588404>

Meeting ID: 915 7458 8404

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