



**Environmental
Planning
Commission**

**Agenda Number: 01
Project Number: 1006844
Case #: 15EPC-40016, 17
June, 11, 2015**

Staff Report

Agent	Consensus Planning
Applicant	Dragonfly Development
Request	Zone Map Amendment Site Development Plan for Building Permit
Legal Description	A-1, Lands of Lutheran Church in America
Location	Wyoming Blvd.NE, between Vickery Drive and San Antonio Drive
Size	4.11 acres
Existing Zoning	SU-1 for Church and related uses
Proposed Zoning	Same and R-T

Staff Recommendation

APPROVAL of 15-EPC-40016, Zone Map Amendment, based on the Findings beginning on Page 11.

APPROVAL of 15-EPC-40017, Amendment to Site Development Plan for Building Permit on Page 17, and subject to the Conditions of Approval beginning on Page 19.

**Staff Planner
Maggie Gould, Planner**

Summary of Analysis

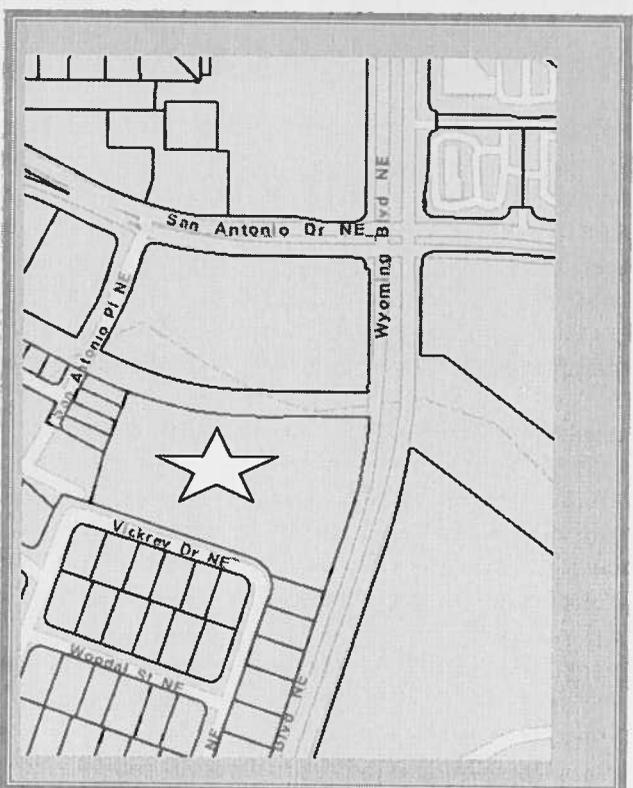
The applicant proposes to amend the Site Development Plan for Building Permit to subdivide the existing 4.11 acres site into 2 tracts. One tract will contain the existing church and the remaining 2.4 acres are the subject of the zone map amendment. The 2.4 acre tract will be removed from the Site Development Plan for Building Permit. The applicant proposes to develop townhomes on the new 2.4 acre tract. The existing church building and parking area will not change.

The request is consistent with the applicable goals and policies of the Comprehensive Plan. The proposed zoning will allow the development of medium density housing along a transit corridor. The allowed development will be of a similar scale and use to the existing adjacent residential development and will complement the mix of nearby retail and services uses.

There are no Area Plans or Sector Development Plans for the site.

There is no known opposition to the request.

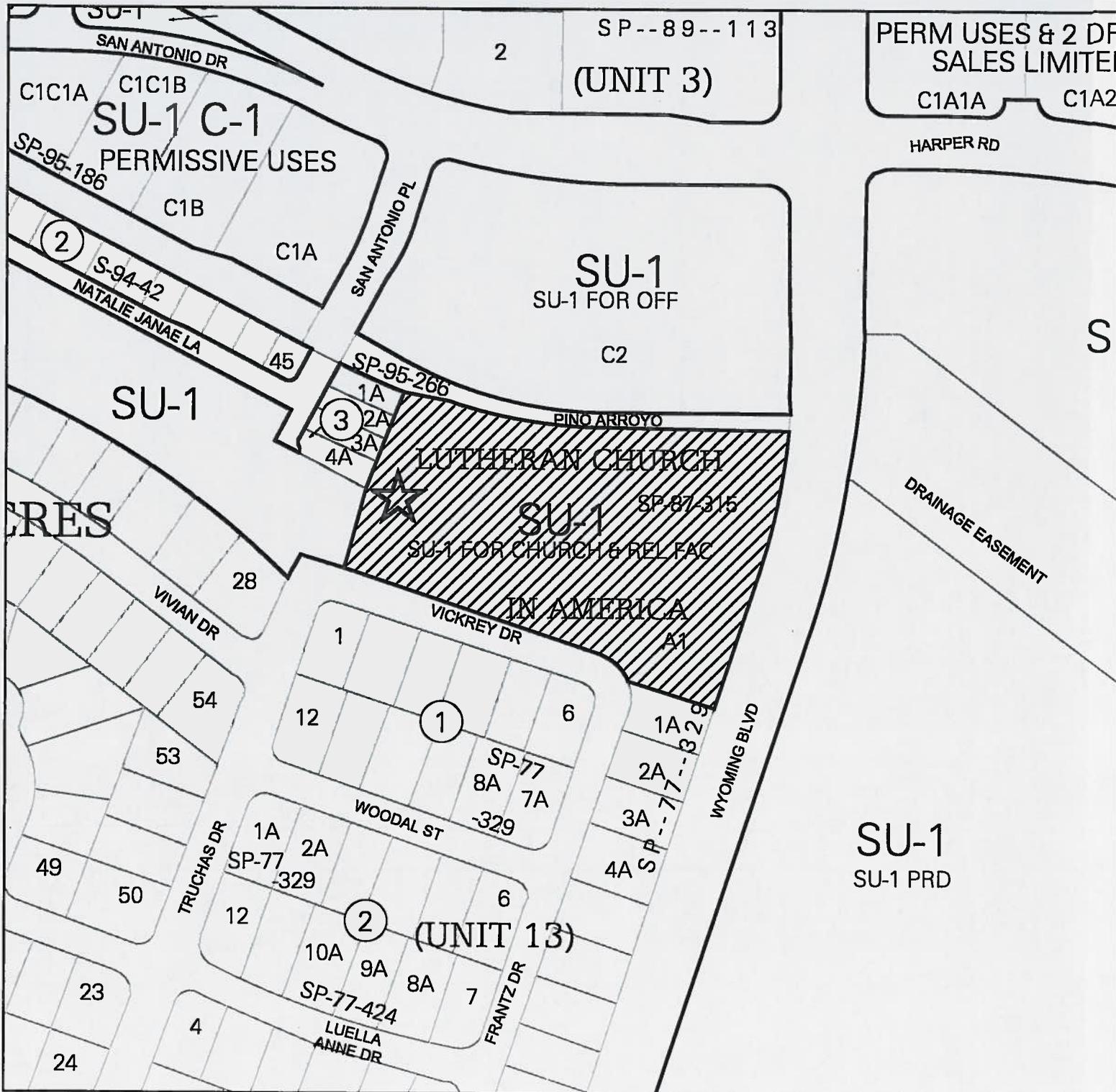
Staff recommends approval with minor conditions.



City Departments and other interested agencies reviewed this application from 5/4/2015 to 5/15/2015. Agency comments used in the preparation of this report begin on Page 21.

NOTES





PERM USES & 2 DF
SALES LIMITED
C1A1A C1A2
HARPER RD

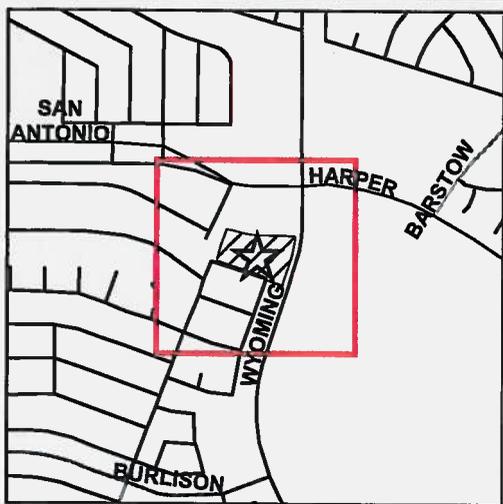
ZONING MAP

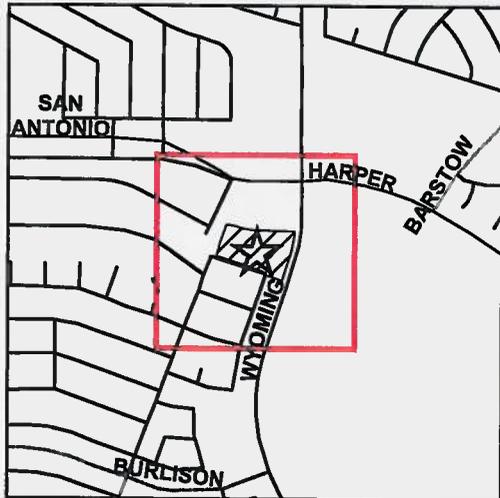
Note: Grey shading indicates County.



1 inch = 200 feet

Project Number:
1006844
Hearing Date:
6-11-2015
Zone Map Page: E-19
Additional Case Numbers:
15EPC-40016
15EPC-40017





LAND USE MAP

Note: Grey shading indicates County.

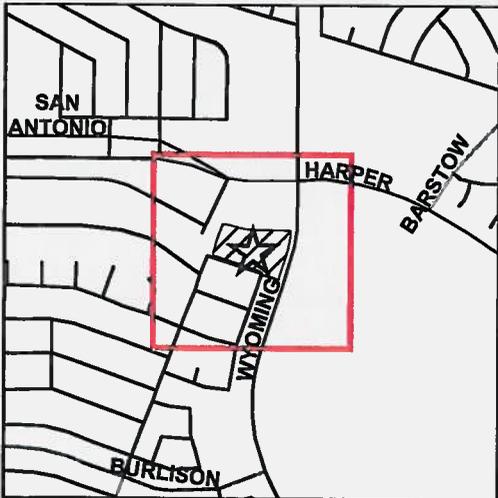
KEY to Land Use Abbreviations

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



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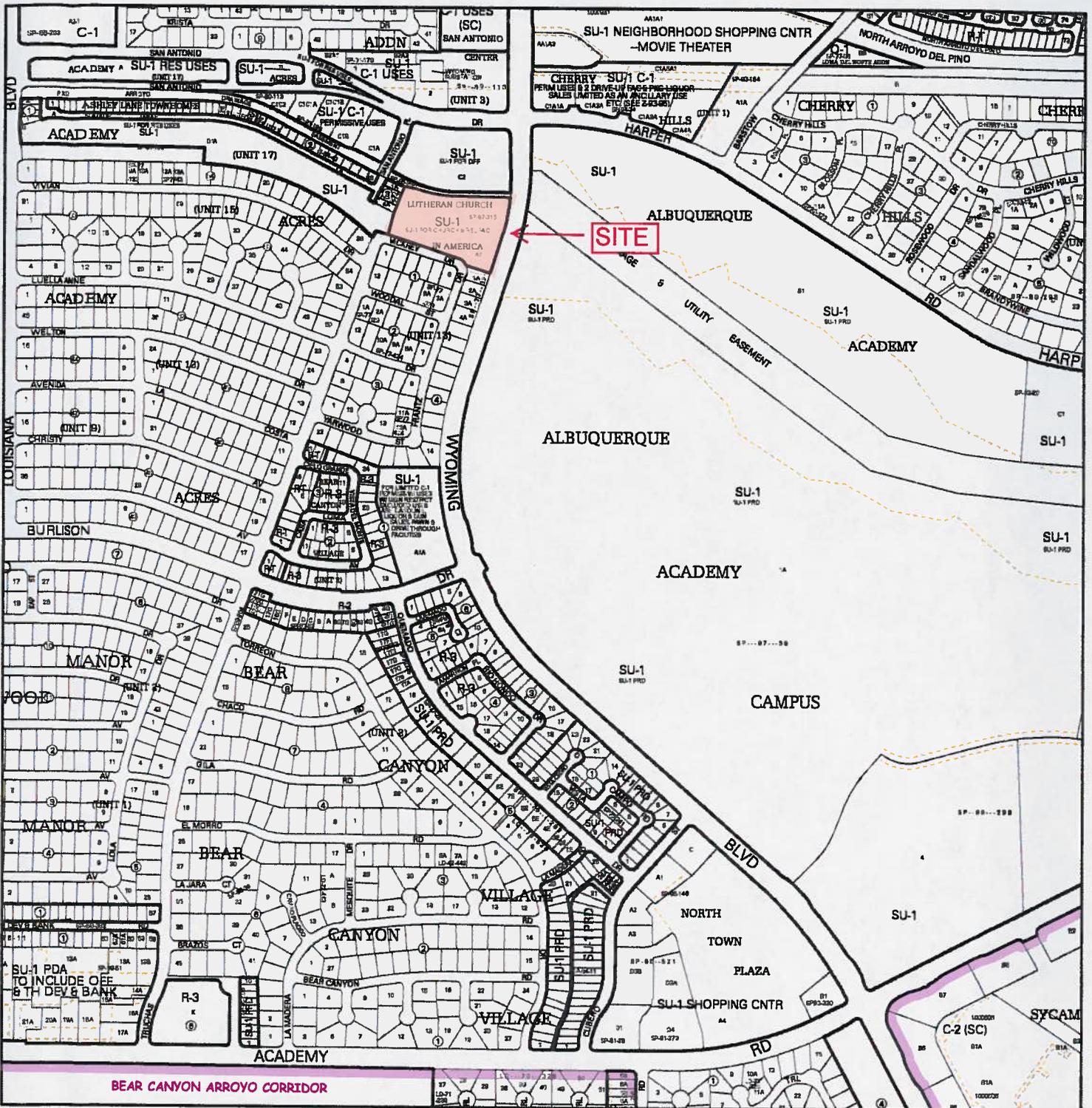
HISTORY MAP

Note: Grey shading
Indicates County.

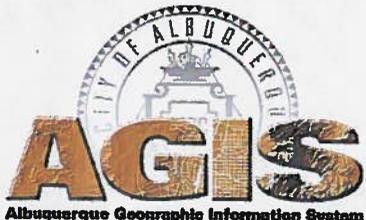


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For more current information and details visit: <http://www.cabq.gov/gis>



Map amended through: 9/2/2014



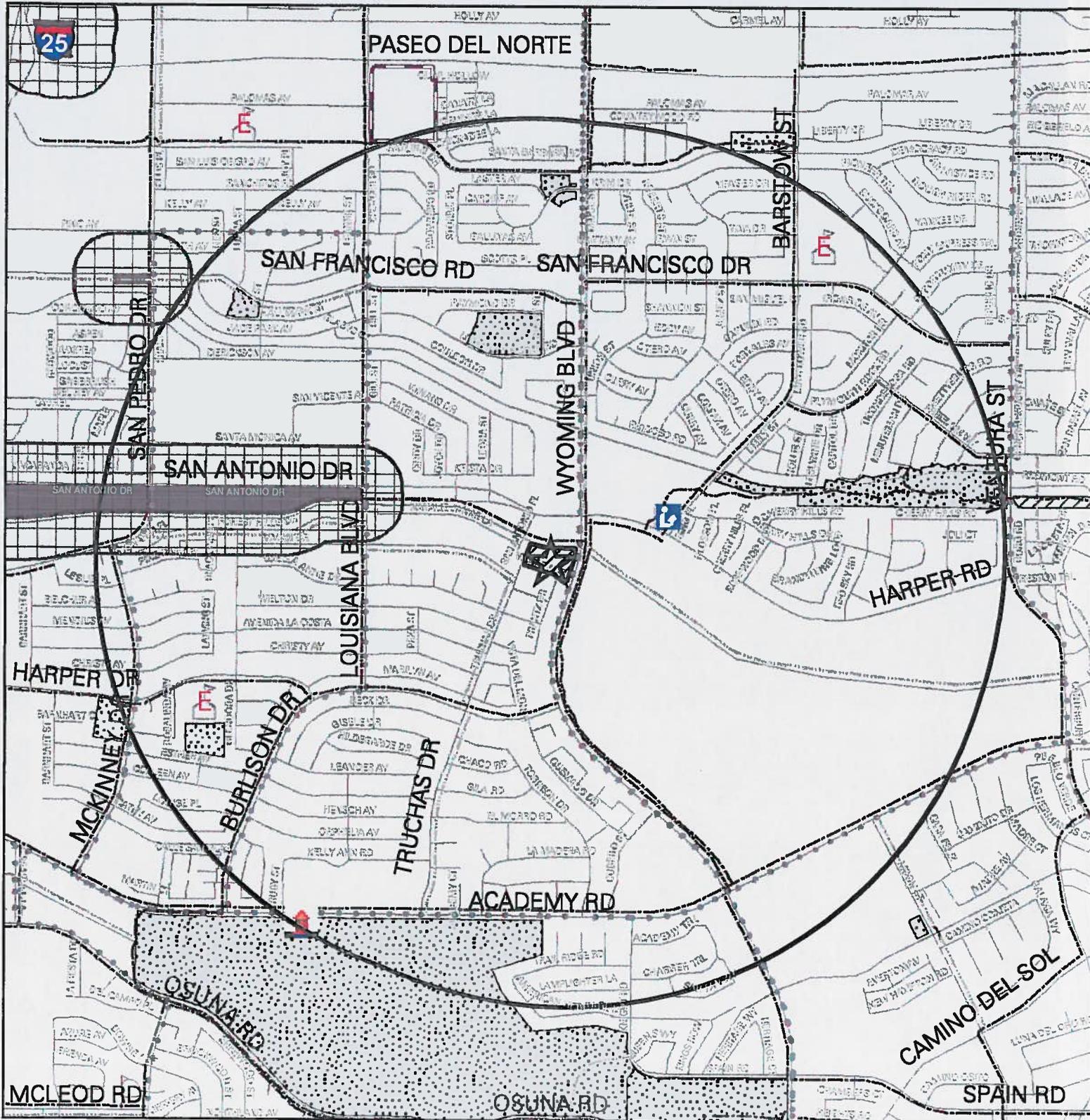
Note: Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
E-19-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet



Public Facilities Map with One-Mile Buffer

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



Project Number: 1006844



I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-1 for Church and Related Facilities	Established Urban, No Area Plan or Sector Development Plan	Institutional - church
<i>North</i>	SU-1	“	Office/ Institutional
<i>South</i>	R-1	“	Single Family Residential
<i>East</i>	SU-1PRD	“	School
<i>West</i>	SU-1 for C-1 permissive uses, SU-1 for residential uses	“	

II. INTRODUCTION

Proposal

The applicant proposes to propose to amend the existing Site Development for Building Permit the site to create 2 new tracts. One of approximately 2.4 acres on the existing vacant portion of the site, the subject of the zone map amendment and one of approximately 1.7 acres to contain the existing church and parking area. The 2.4 acre parcel will be removed from the Site Development Plan for Building Permit. The applicant proposes to rezone the vacant portion to R-T, Residential Townhouse, to allow the development of townhouses. The church and church parking will remain unchanged.

EPC Role

The EPC is hearing this case because the EPC is required to hear all zone map amendment cases, regardless of site size, in the City. The EPC is also the approval body for major changes to existing SU-1 zoned sites. The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-2-22(A)(1), the SU-1 zone and 14-16-4-1, Amendment Procedure]. If so, an appeal would go to the Land Use Hearing Officer (LUHO) then City Council 14-16-4-4-(A)(2). The case is a quasi-judicial matter.

History/Background

The subject site was annexed into the City in 1978 and the existing SU-1 for Church and Related Uses zone was established at that time. A Site Development Plan for Building Permit was also approved as part the zoning and annexation process, (AX-78-13 and Z-78-87).

The Site Development Plan for Building Permit was amended in 1987 to add development in 4 phases. The first two phases are complete, phases 3 and 4 were not completed and the area set aside for this future development is now the vacant area for the proposed rezoning.

Context

The site contains an existing church and parking area. The area adjacent to the subject site is mixture of residential and institutional use, single family housing, townhomes, church and school. The proposed use is similar in intensity and use to the surrounding development and should be compatible with that existing development. The traffic generated from this possible development does not meet the threshold for a Traffic Impact Study.

Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The Long Range Roadway System designates San Antonio as a Minor Arterial.

The Long Range Roadway System designates Wyoming Boulevard as a Principal Arterial.

The Long Range Roadway System designates Vickrey Drive as a Major Local street.

Comprehensive Plan Corridor Designation

Wyoming Boulevard is an Enhanced Transit Corridor.

Trails/Bikeways

The Pino Arroyo to the north of the site contains a paved multi-use trail on the north side of the arroyo. The trail would be accessible from the subject site via the sidewalk connections along Vickrey Drive and Wyoming Boulevard.

Transit

Refer to Transit Agency comments

Public Facilities/Community Services

Refer to the Public Facilities Map in the packet.

III. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The site is currently zoned SU-1 for Church and Related uses which allows for the operation for a church and any other uses that are attached to the operation of the church. This can include day care centers or schools, social services, thrift stores and cell towers. The proposed zoning, R-T, Residential Townhouse, allows the development of houses, townhouse and limited home occupations. The R-T zone does not have a maximum density allowance, but requires a minimum lot size of 2,200 square feet and minimum lot width of 22 feet. The portion of subject site to be rezoned comprises 2.4 acres; the applicant states that 21 townhomes will be developed if the request is approved. The proposed zoning could allow more than 21 units depending on the site design. The allowed height in the R-T zone is 26 feet; this is identical to the height allowed in the R-1 zone to the south.

Albuquerque / Bernalillo County Comprehensive Plan

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

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

Land Use

Policy II.B.5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

The proposed zoning will allow development that will respect existing values, scenic resources and general area character by being of a similar scale and uses as the nearby residential development. The request furthers Policy II.B.5d.

Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The subject site is a vacant lot with access to a full range of urban services including water and sewer, roads, electricity and emergency services. The request furthers Policy II.B.5e.

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

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

- In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
- In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

The subject site could serve as transition between the development along Wyoming Boulevard and the residential development to the south and west of the site. The site has excellent access to the major street network and to transit. The subject is not within the boundaries of an activity center, but the Cherry Hills Community Activity Center is directly north of the site, making it an appropriate site for the more dense housing. The request furthers Policy II.B.5h.

Policy II.B.5k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

The proposed zoning will allow development that will produce minimal traffic. The allowed uses are not intense and will be compatible with the existing development in the area. The requests further Policy II.B.5k.

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

The proposed zoning will allow the development of additional residential units in an existing older neighborhood. The request furthers Policy II.B.5o.

Activity Centers

The Goal is to “expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities.”

Applicable Policies:

Policy II.B.7a: Activity centers are designated by the Centers and Corridors map where appropriate to help shape the built environment in a sustainable development pattern, create mixed-use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost-effectiveness of City services.

**** Boundaries of Activity Centers shown on the Plan map are not official, but merely indicate where non-residential use and/or Zoning meet the edge of residential use and/or Zoning, and where interrelated activities exist within walking distance of one another.***

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

Policy II.B.7j: The City will support efforts that support the development of Activity Centers

The subject site is adjacent to the Cherry Hills Community Activity Center, while not directly within the boundaries of center, the proposed zoning will allow development that will support

the commercial and office uses in the center and add appropriate density to the area. The applicant is proposing 21 townhomes, approximately 10 DU per acre. This density is an appropriate transition from the activity center to the surrounding neighborhoods. The requests are consistent with the Activity Center goal and cited policies.

Transportation and Transit

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

The proposed zone will allow additional dwelling units along an Enhanced Transit Corridor. There is housing of a similar density in the area; the request will not destabilize the area. The request furthers Policy II.D.4c.

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

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

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

Analysis of Applicant's Justification

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

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

Applicant's Justification Summarized

The applicant states that the proposed use is compatible with the surrounding uses, the allowed uses are consistent with health, safety and general welfare of the community, and the request will allow redevelopment and infill on a site that is no longer needed for the existing church.

Staff agrees that the request is consistent with health, safety, morals, and general welfare of the city. None of the allowed uses in the R-T zone would be injurious to the surrounding development because the request will allow the development of residential use close to existing residential use.

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

Applicant's Justification Summarized The R-t zone is appropriate for the area because it will allow for infill development that is similar in scale and uses to the existing uses on underutilized land. The development will support the existing retail and services in the area, helping to stabilize the area.

Staff agrees that the proposed use is appropriate on the site. The addition of new townhomes will not destabilize the area; it will add residential uses that are similar in scale and density to the surrounding development.

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

The applicant cites policies II.B5.d, e, h, i and o and Policy II.D.4 c and h. Staff agrees that these policies are relevant to the request with the exception of policy II.B.5i, which refers to employment and services and would be applicable to a request that included commercial zoning. Staff believes that the activity center policies are also relevant to the request, II.B.7a, b and j.

Refer to policy analysis for additional information.

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

The sites changed conditions in the form of stagnant growth of the church and changed market and demographic conditions driving demand for smaller housing products. The applicant also states that the proposed zoning is more advantageous to community as articulated in the Comprehensive Plan because it furthers the applicable goals and policies including, allowing compatible use, providing infill development on currently vacant land that will support existing business and services in the area, allowing development that can be served by transit and bike trails and address a need for a variety of housing options.

Staff agrees that the proposed zoning furthers a variety of goals and policies of the Comprehensive Plan. The MRCOG forecasts show that developing more housing on the east side benefits the City by reducing river crossings and that compact development patterns, such as townhomes in proximity to transit and services also help mitigate traffic issues .

The subject site has never been developed; this may indicate that the existing zoning is not appropriate for the site. Lack of development has been cited as a changed condition in other requests.

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

The requested zoning for the subject site will allow for townhouse development. The proposed use is appropriate for this location and will not be harmful to adjacent properties. The proposed use is compatible with adjacent uses that residential uses and an institutional use. The proposed use is also within walking distance from the neighborhood/service commercial uses. The proposed developed is served by the existing pedestrian trail along the Pino Arroyo. Bus routes 31 and 98 serve the property along Wyoming Boulevard and there are three bus stops on Wyoming Boulevard less than a third of a mile from the property. The proposed use is appropriate as it creates fills a market demand for a variety of housing options to meet the needs of an aging population, empty-nesters, as well as single professionals or professionals with small families. Furthermore, the location of the property is ideal for this use as is located on a local road and buffered from Wyoming Boulevard, an Urban Principal Arterial, by the existing Holy Cross Church.

Staff agrees that the allowed uses in the R-T zone are not harmful to the area and that proposed zoning is appropriate for the area because it will allow development of a similar scale and use to the nearby zoning.

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

The proposed zone change will not necessitate the need for any capital improvements funded by the City. Dragonfly Development will fund any improvements including curbs, gutters, sidewalks, and landscaping.

Staff agrees that the developer will be responsible for the costs associated with any future projects on the site.

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

The cost of land and other economic considerations pertaining to the applicant are not the determining factor for the proposed zone change. Dragonfly Development is under contract with Holy Cross Lutheran Church to purchase the western portion of their property. Left undeveloped, the land will remain vacant in a desirable part of the City.

Staff agrees that the request is justified because it furthers goals and policies in the Comprehensive Plan; the applicant has not cited economic considerations as part of the justification.

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

This zone map amendment request is not being justified based on the property location on a major roadway. The applicant is requesting a residential use for this property to allow the

development of townhouses. The property is located on a Vickery Drive, a local road, which is appropriate for the proposed use.

Staff agrees that the uses is appropriate for the location and that the applicant has justified request as being consistent with applicable plans and policies, however the location on a major transit corridor is relevant to the request and adds to the appropriateness of the zoning.

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

Applicant's Justification:

(1) - The zone change request from SU-1 for Church and Related Uses to R-T to allow the development of townhouses is not a spot zone. Notably, the townhouse development to the west of the subject property is zoned SU-1 for Residential Uses. While all SU-1 zones are spot zones by their nature as a "custom zone", the requested zoning for the subject property is straight R-T. R-T fits well with the surrounding residential zoning and land uses.

Staff's Response

Staff agrees that proposed use is compatible with the existing residential development. Although the zone category will be different than the adjacent parcel to the west, the uses will be the same. The request meets the intent of the prohibition on spot zones which is making sure that only compatible uses are allowed near one another.

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

Applicant's Justification:

The concept of strip zoning is not applicable to this request. The current request maintains the residential theme for the adjacent neighborhood and request to a portion of a special use zone

property to the R-T zone. This fits well with the R-1 and SU-1 for Residential Uses zoning. Therefore, this request is not a request for strip zoning.

Staff's Response

Staff agrees that proposed use is compatible with the existing residential development. Although the zone category will be different than the adjacent parcel to the west, the uses will be the same. The request meets the intent of the prohibition on strip zones which is making sure that only compatible uses are allowed near one another.

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Request

The applicant proposes to amend the existing Site Development Plan for Building to remove the 2.4 acres that have not been developed. The original concept for the site, shown on the Site Development Plan for Building Permit was to construct the existing church as phase one and then add additional building in subsequent phases. The church chose not to expand and now has vacant land. The applicant requests that the vacant portion of the site be rezoned so that it can be developed with townhomes. The applicant is not proposing any changes to the existing church and church parking area. The remaining parking area will be sufficient to meet the needs of the church. The site contains 72 developed spaces, including 6 handicapped spaces. Pursuant to the zoning code, §14-16-3-1(A)(3). 43 spaces, including 3 handicapped spaces are required.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

There are no significant agency comments. The Hydrology comments will be addressed prior DRB submittal.

Neighborhood/Public

A facilitated meeting was not recommended or requested.

The applicant notified the Academy Acres North Neighborhood Association, Cherry Hills Civic Association and the District 4 Coalition of Neighborhood Associations. The applicant met with adjacent neighbors on April 27th, prior to submitting the request and sent out a follow up e-mail with the hearing information on May 4th.

City Staff notified property owners with 100 feet of the site. Staff has not received any comments from the public as of this writing.

V. CONCLUSION

The applicant proposes to amend the Site Development Plan for Building Permit to subdivide the existing 4.11 acres site into 2 tracts. One tract of 1.7 acres will contain the existing church; the remaining 2.4 acres are the subject of the zone map amendment. The 2.4 acre tract will be removed

from the Site Development Plan for Building Permit. The applicant proposes to develop townhomes on the new 2.4 acre tract. The existing church building and parking area will not change.

The request is consistent with the applicable goals and policies of the Comprehensive Plan. The proposed zoning will allow the development of medium density housing along a transit corridor. The allowed development will be of a similar scale and use to the existing residential development and will complement the mix of nearby retail and services uses.

There are no Area Plans or Sector Development Plans that govern the site.

There is no known opposition to the request.

FINDINGS – 15 EPC-40016-June 11, 2015 -Zone Map Amendment

1. This is a request for a Zone Map Amendment for a portion of tract A-1 Lands of Lutheran Church in America located on Wyoming Blvd NE, between Vickrey Drive and San Antonio Drive, containing approximately 4.1 acres from SU -1 for Church and Related uses to R-T, Residential Townhome.
2. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
3. A request for an amendment to the existing Site Development Plan for Building Permit (15-EPC-40017) accompanies this request. The Site Development Plan for Building Permit will be amended to remove a 2.4 acre tract that is currently vacant. That tract 2.4 acre tract will be rezoned through this request.
4. The subject site is within the Established Urban area of the Comprehensive Plan and is also adjacent to the Cherry Hills Community Activity Center. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

Land Use

- A. Policy II.B.5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

The proposed zoning will allow development that will respect existing values, scenic resources and general area character by being of a similar scale and uses as the nearby residential development. The request further Policy II.B.5d.

- B. Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The subject site is a vacant lot with access to a full range of urban services including water and sewer, roads, electricity and emergency services. The request further Policy II.B.5e.

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

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

- In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
- In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

The subject site could serve as transition between the development along Wyoming Boulevard and the residential development to the south and west of the site. The site has excellent access to the major street network and to transit. The subject is not within the boundaries of an activity center, but the Cherry Hills Community Activity Center is directly north of the site, making it an appropriate site for the more dense housing. The request furthers Policy II.B.5h.

- D. Policy II.B.5k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

The proposed zoning will allow development that will produce minimal traffic. The allowed uses are not intense and will be compatible with the existing development in the area. The requests further Policy II.B.5k.

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

The proposed zoning will allow the development of additional residential units in an existing older neighborhood. The request furthers Policy II.B.5o.

F. Activity Centers

The Goal is to "expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities."

Applicable Policies:

Policy II.B.7a: Activity centers are designated by the Centers and Corridors map where appropriate to help shape the built environment in a sustainable development pattern, create mixed-use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost-effectiveness of City services.

** Boundaries of Activity Centers shown on the Plan map are not official, but merely indicate where non-residential use and/or Zoning meet the edge of residential use and/or Zoning, and where interrelated activities exist within walking distance of one another.*

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

Policy II.B.7j: The City will support efforts that support the development of Activity Centers. The subject site is adjacent to the Cherry Hills Community Activity Center, while not directly within the boundaries of center, the proposed zoning will allow development that will support

the commercial and office uses in the center and add appropriate density to the area. The applicant is proposing 21 townhomes, approximately 10 DU per acre. This density is an appropriate transition from the activity center to the surrounding neighborhoods. The requests are consistent with the Activity Center goal and cited policies.

Transportation and Transit

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

The proposed zone will allow additional dwelling units along an Enhanced Transit Corridor. There is housing of a similar density in the area; the request will not destabilize the area. The request further Policy II.D.4c.

5. The applicant has justified the zone change request pursuant to *R-270-1980* as follows:

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

The request is consistent with health, safety, morals, and general welfare of the city. None of the allowed uses in the R-T zone would be injurious to the surrounding development because the request will allow the development of residential use close to existing residential use.

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

Staff agrees that the proposed use is appropriate on the site. The addition of new townhomes will not destabilize the area; it will add residential uses that are similar in scale and density to the surrounding development. The development will support the existing retail and services in the area, helping to stabilize the area.

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

The applicant cites policies II.B5.d, e, h, i and o and Policy II.D.4 c and h. Staff agrees that these policies are relevant to the request with the exception of policy II.B.5i, which refers to employment and services and would be applicant to a request that included commercial zoning. Staff believes that the Activity Center Policies are also relevant to the request, II.B.7a, b and j.

Refer to policy analysis in finding 5 for more information.

- D. The applicant must demonstrate that the existing zoning is inappropriate because:

1. There was an error when the existing zone map pattern was created; or

2. Changed neighborhood or community conditions justify the change; or
3. A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply.

The applicant sites changed conditions in the form of stagnant growth of the church and changed market and demographic conditions driving demand for smaller housing products. The applicant also states that the proposed zoning is more advantageous to community as articulated in the Comprehensive Plan because it furthers the applicable goals and policies including, allowing compatible use, providing infill development on currently vacant land that will support existing business and services in the area, allowing development that can be served by transit and bike trails and address a need for a variety of housing options.

Staff agrees that the proposed zoning furthers a variety of goals and policies of the Comprehensive Plan. The MRCOG forecasts show that developing more housing on the east side benefits the City by reducing river crossings and that compact development patterns, such as townhomes in proximity to transit and services also help mitigate traffic issues .

The subject site has never been developed; this may indicate that the existing zoning is not appropriate for the site. Lack of development has been cited as changed condition in other requests.

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

The allowed uses in the R-T zone are not harmful to the area and that proposed zoning is appropriate for the area because it will allow development of a similar scale and use to the nearby zoning.

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

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

The proposed zone change will not necessitate the need for any capital improvements funded by the City. Dragonfly Development will fund any improvements including curbs, gutters, sidewalks, and landscaping.

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

The request is justified because it furthers goals and policies in the Comprehensive Plan; the applicant has not cited economic considerations as part of the justification.

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

The proposed zone is appropriate for the location and the applicant has justified request as being consistent with applicable plans and policies, however the location on a major transit corridor is relevant to the request and adds to the appropriateness of the zoning.

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

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

The proposed use is compatible with the existing residential development. Although the zone category will be different than the adjacent parcel to the west, the uses will be the same. The request meets the intent of the prohibition on spot zones which is making sure that only compatible uses are allowed near one another.

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

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

The proposed use is compatible with the existing residential development. Although the zone category will be different than the adjacent parcel to the west, the uses will be the same. The request meets the intent of the prohibition on strip zones which is making sure that only compatible uses are allowed near one another.

6. A facilitated meeting was not recommended or requested. The applicant notified the Academy Acres North Neighborhood Association, Cherry Hills Civic Association and the District 4 Coalition of Neighborhood Associations. The applicant met with adjacent neighbors on April 27th, prior to submitting the request and sent out a follow up e-mail with the hearing information on May 4th. Other relevant findings of fact to support the recommendation
7. City Staff notified property owners with 100 feet of the site. Staff has not received any comments from the public as of this writing.

RECOMMENDATION – 15 EPC 40016, June 11, 2015

APPROVAL of 15 EPC 40016 a request for Zone Map Amendment from SU-1 for Church and Related Uses to R-T for a portion of tract A-1 Lands of Lutheran Church in America located on Wyoming Blvd NE, between Vickrey Drive and San Antonio Drive and containing approximately 4.1 acres, based on the preceding Findings.

FINDINGS – 15EPC-40017-June 11, 2015-Amendment to Site Development Plan for Building Permit

1. This is a request for an amendment to a Site Development Plan for Building Permit for tract A-1 Lands of Lutheran Church in America located on Wyoming Blvd NE, between Vickrey Drive and San Antonio Drive and containing approximately 4.1 acres zoned SU -1 for Church and Related uses .
2. The applicant proposes to re-plat the site to create 2 new tracts. One of approximately 2.4 acres on the existing vacant portion of the site and one of approximately 1.7 acres to contain the existing church and parking area.
3. A request for a Zone Map Amendment for the 2.4 acre tract (15-EPC 40016) accompanies this request.
4. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

Land Use

- A. Policy II.B.5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, or recreational concern.

The proposed zoning will allow development that will respect existing values, scenic resources and general area character by being of a similar scale and uses as the nearby residential development. The request furthers Policy II.B.5d.

- B. Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The subject site is a vacant lot with access to a full range of urban services including water and sewer, roads, electricity and emergency services. The request furthers Policy II.B.5e.

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

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

- In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acre.
- In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

The subject site could serve as transition between the development along Wyoming Boulevard and the residential development to the south and west of the site. The site has excellent access to the major street network and to transit. The subject is not within the boundaries of an activity center, but the Cherry Hills Community Activity Center is directly north of the site, making it an appropriate site for the more dense housing. The request furthers Policy II.B.5h.

- D. Policy II.B.5k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

The proposed zoning will allow development that will produce minimal traffic. The allowed uses are not intense and will be compatible with the existing development in the area. The requests further Policy II.B.5k.

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

The proposed zoning will allow the development of additional residential units in an existing older neighborhood. The request furthers Policy II.B.5o.

F. Activity Centers

The Goal is to “expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities.”

Applicable Policies:

Policy II.B.7a: Activity centers are designated by the Centers and Corridors map where appropriate to help shape the built environment in a sustainable development pattern, create mixed-use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost-effectiveness of City services.

** Boundaries of Activity Centers shown on the Plan map are not official, but merely indicate where non-residential use and/or Zoning meet the edge of residential use and/or Zoning, and where interrelated activities exist within walking distance of one another.*

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

Policy II.B.7j: The City will support efforts that support the development of Activity Centers. The subject site is adjacent to the Cherry Hills Community Activity Center, while not directly within the boundaries of center, the proposed zoning will allow development that will support

the commercial and office uses in the center and add appropriate density to the area. The applicant is proposing 21 townhomes, approximately 10 DU per acre. This density is an appropriate transition from the activity center to the surrounding neighborhoods. The requests are consistent with the Activity Center goal and cited policies.

Transportation and Transit

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

The proposed zone will allow additional dwelling units along an Enhanced Transit Corridor. There is housing of a similar density in the area; the request will not destabilize the area. The request further Policy II.D.4c.

5. A facilitated meeting was not recommended or requested. The applicant notified the Academy Acres North Neighborhood Association, Cherry Hills Civic Association and the District 4 Coalition of Neighborhood Associations. The applicant met with adjacent neighbors on April 27th, prior to submitting the request and sent out a follow up e-mail with the hearing information on May 4th. Other relevant findings of fact to support the recommendation
6. City Staff notified property owners with 100 feet of the site. Staff has not received any comments from the public as of this writing.

RECOMMENDATION - 15EPC-40017-June 11, 2015-Amendment to Site Development Plan for Building Permit

APPROVAL of 15EPC-40017, a request for Amendment to Site Development Plan for Building Permit, for tract A-1 Lands of Lutheran Church in America located on Wyoming Blvd NE, between Vickrey Drive and San Antonio Drive and containing approximately 4.1 acres based on the preceding Findings.

CONDITIONS OF APPROVAL - 15EPC-40017-June 11, 2015-Amendment to Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the

EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. A replat at the DRB is required to create the new tracts and show the new configuration of the church and parking area.
4. The applicant will provide a grading and drainage plan to the DRB for review to address the comments provided by the hydrology section.

***Maggie Gould
Planner***

Notice of Decision cc list:

Consensus Planning	302 8 th Street NW	ABQ, NM	87102
Dragonfly Development	12809 Donette CT. NE	ABQ, NM	87112

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

No adverse comments.

Office of Neighborhood Coordination

Academy Acres North NA (R)

Cherry Hills Civic Assoc. (R)

District 4 Coalition of NA's

Long Range Planning

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).

Hydrology Development

Project number I006844, will require a new Grading and Drainage Plan per the COA DPM.

GENERAL HYDROLOGY CRITERIA:

All new development projects shall manage the runoff from precipitation which occurs during the 90th Percentile Storm Events, referred to as the "first flush." The Site Plan/Drainage Plan must indicate all areas and mechanisms intended to capture the first flush. For volume calculations, the 90th Percentile storm event is 0.44 inches. For Land Treatment D the initial abstraction is 0.1", therefore the first flush volume should be based on $0.44 - 0.1 = 0.34$ " and only consider the impervious areas.

- State how the first flush will be managed and supporting calculations
- State the area of Land Treatment D on the plan

The applicant may request a pre-design meeting with the Hydrology Section. First submit a Conceptual Grading and Drainage plan, and indicate on the DTIS sheet (in

large bold letters at the top) that a pre-design conference is requested (DTIS sheet is the information sheet required for all Hydrology and Transportation submittals). The reviewer will contact the applicant to set up a meeting.

The engineer should research the Master Drainage Plan and/or adjacent sites - essentially practice due diligence prior to meeting. Conceptual Grading and Drainage plans should reference the master drainage plan or other sources that indicate the intended drainage for that area. The applicant should provide excerpts from the supporting documents and/or grading plans.

Final Drainage Reports should have an appendix with all supporting documentation

Signed: Rudy E. Rael,
CFM Hydrology

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Per MRCOG's Interim Long Range Roadway System Map, Wyoming Blvd. is a Principal Arterial. Per MRCOG's Long Range Bikeway System Map, Wyoming is to contain bicycle lanes, which presently existing across the frontage of this property. There is also an existing multi-use trail that runs on the north side of the South Pino Arroyo along the north side of the subject property.

Traffic Engineering Operations

NMDOT

NMDOT has no additional comments.

WATER UTILITY AUTHORITY

Utility Services

No adverse comments for the above mentioned project.

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

15EPC-40016 – Amendment to Zone Map (Establish Zoning/Zone Map)

No comments

15EPC-40017 – Site Plan for Building Permit

Parks and Recreation would encourage the applicant to provide a connection to the multi-use trail on the north side of the Arroyo and to the trail crossover on Wyoming.

Open Space Division

OSD has reviewed and has no adverse comments.

City Forester

POLICE DEPARTMENT/Planning

No Crime Prevention or CPTED comments concerning the proposed Amendment to Zone Map or Site Plan For Building Permit requests at this time.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

FIRE DEPARTMENT/Planning

All site development plans for subdivisions and site development plans for building permit shall be submitted to the Fire Marshal's Office Plans Checking Division for an official review and approval prior to submitting for building permit.

1) Required Hydrants (DPM Ch 25 Sec 8 and Sec 7): Please be aware of hydrant requirements as per the DPM. See PRT notes: a fire hydrant shall be within 500 feet of the farthest residential structure.

2) Apparatus Access (IFC 503 and Appendix D): See PRT notes: a minimum of a 96 foot cul-de-sac is required. Please submit plans for an official approval.

TRANSIT DEPARTMENT

Adjacent and nearby routes	Route #31, Wyoming route, and Route #98, Alameda-Wyoming-KAFB commuter route pass the site on Wyoming
Adjacent bus stops	There is an existing bus stop 70' north, from the northeast corner of the property, serving the above-mentioned routes in the southbound direction.
Site plan requirements	None
Large site TDM suggestions	None.
Other information	None

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed. No comment.

ALBUQUERQUE PUBLIC SCHOOLS

Lands of Lutheran Church in America, Tract A-1, is located on

Wyoming Blvd NE, between Vickery Dr NE and San Antonio Dr NE. The applicants request a Zone Change from the current zoning of SU-1 for Church Related Uses to R-T to allow for the development of townhomes. The property currently consists of one tract; this will be split into two lots. The western lot will be subject to the zone change to allow for the construction of the townhomes. While the eastern lot will maintain the existing zoning and use by the Holy Cross Lutheran Church. The residential development portion of this request will have impacts to the following schools; Osuna Elementary School, Madison Middle School, and Sandia High School. Currently, Osuna Elementary School is exceeding capacity, while Madison Middle school and Sandia High School have excess capacity.

Loc No	School	2014-15 40th Day	Capacity	Space Available
332	Osuna ES	443	440	-3
435	Madison MS	739	826	87
550	Sandia HS	1837	1900	63

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.

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments. Where possible, providing bicyclist and pedestrian access from the development to the Pino Arroyo trail is strongly encouraged.

For informational purposes, Wyoming Boulevard is functionally classified as an Existing Urban Principal Arterial between Paseo del Norte and Trumbull Avenue SE.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.
2. Screening should 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. Please refer to the PNM Electric Service Guide at www.pnm.com for specifications.



Looking west across the church parking lot and vacant portion of site
Looking southwest across the vacant portion of the site

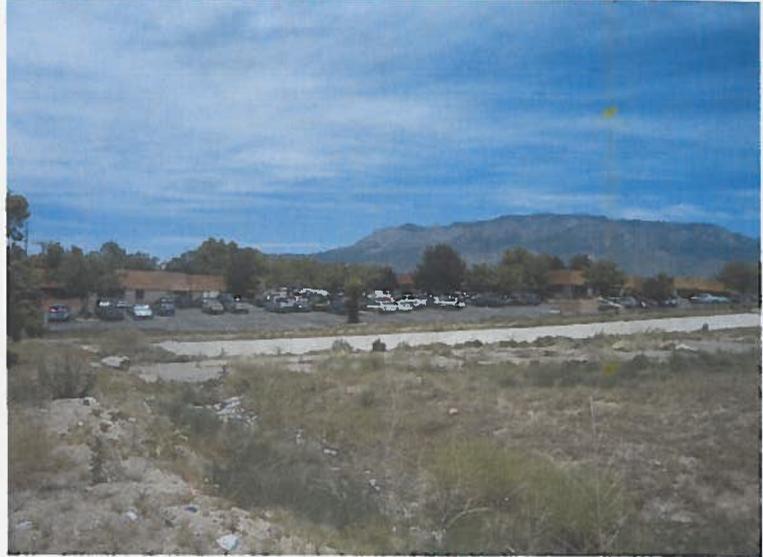




**Looking Northeast across the vacant portion of the site
Looking southeast across the vacant portion of the site**



**Existing commercial development
across the Pino Arroyo from the site**



Existing church building



**Existing townhomes to the west of the
site**



Zoning

Please see the Zoning Code for the text of the

SU-1, Special Use Zone, §14-16-2-22

And

R-T, Residential Zone §14-16-2-9



Supplemental Form (SF)

SUBDIVISION	S	Z	ZONING & PLANNING
<input type="checkbox"/> Major subdivision action			<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action			
<input type="checkbox"/> Vacation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, Includes Zoning within Sector Development Plans)
<input type="checkbox"/> Variance (Non-Zoning)			
SITE DEVELOPMENT PLAN	P		<input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input type="checkbox"/> for Subdivision			
<input checked="" type="checkbox"/> for Building Permit Amendment			
<input type="checkbox"/> Administrative Amendment/Approval (AA)			
<input type="checkbox"/> IP Master Development Plan	D		<input type="checkbox"/> Street Name Change (Local & Collector)
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	L A		APPEAL / PROTEST of...
STORM DRAINAGE (Form D)			<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<input type="checkbox"/> Storm Drainage Cost Allocation Plan			

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

APPLICATION INFORMATION:

Professional/Agent (if any): Consensus Planning, Inc. PHONE: 505-764-9801
 ADDRESS: 302 Eighth Street NW FAX: 505-842-5495
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

APPLICANT: Dragonfly Development PHONE: 505-450-4388
 ADDRESS: 12809 Donette Courte NE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87112 E-MAIL: phillindborg@comcast.net

Proprietary interest in site: Developer/Buyer List all owners: Holy Cross Lutheran Church

DESCRIPTION OF REQUEST: Zone Map Amendment

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes No.

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

Lot or Tract No. Tract A-1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Lands of Luthern Church in America Continued
 Existing Zoning: SU-1 for Church and Related Uses Proposed zoning: R-T MRGCD Map No _____
 Zone Atlas page(s): E-19-Z UPC Code: 101906222743921150

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): Project # 1006844

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 4.11

LOCATION OF PROPERTY BY STREETS: On or Near: Wyoming Boulevard NE

Between: Vickrey Drive and San Antonio Drive

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team (PRT) Review Date: 4-15-2015

SIGNATURE [Signature] DATE 4/30/15

(Print Name) James K. Stozier Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>15EPC 40016</u>	<u>AZM</u>		<u>\$460.00</u>
<input type="checkbox"/> All fees have been collected		<u>CMF</u>		<u>\$50.00</u>
<input type="checkbox"/> All case #s are assigned		<u>ADV</u>		<u>\$75.00</u>
<input type="checkbox"/> AGIS copy has been sent		<u>SBP</u>		<u>\$255.00</u>
<input type="checkbox"/> Case history #s are listed	<u>40017</u>			
<input type="checkbox"/> Site is within 1000ft of a landfill				\$
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$

Hearing date June 11, 2015

[Signature] 4-30-15
Staff signature & Date

Project # 1006844

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

ANNEXATION (EPC08)

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

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

- Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
 - Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
 - Zone Atlas map with the entire plan area clearly outlined and indicated
 - Letter describing, explaining, and justifying the request
 - Office of Neighborhood Coordination (ONC) Inquiry response form, notification letter(s), certified mail receipts (for EPC public hearing only)
 - Traffic Impact Study (TIS) form (for EPC public hearing only)
 - Fee for EPC final approval only (see schedule)
 - List any original and/or related file numbers on the cover application
- Refer to the schedules for the dates, times and places of DRB and EPC hearings.* Your attendance is required.

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

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

AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)

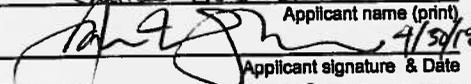
AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)

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

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)

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

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

James K. Strozier
Applicant name (print)

Applicant signature & Date 4/30/15



Revised: June 2011

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

Application case numbers
15EPC - 40016

 4-30-15
Staff signature & Date
Project # 1006844

FORM P(1): SITE DEVELOPMENT PLAN REVIEW – E.P.C. PUBLIC HEARING

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"**
 - IP MASTER DEVELOPMENT PLAN (EPC11)**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 20 copies.
For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Completed Site Plan for Subdivision and/or Building Permit Checklist
 - Sign Posting Agreement
 - Traffic Impact Study (TIS) form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"**
 - SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 20 copies.
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted.
(Folded to fit into an 8.5" by 14" pocket.) 20 copies
 - Site Plans and related drawings reduced to 8.5" x 11" format (1 copy)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Subdivision and/or Building Permit Checklist
 - Traffic Impact Study (TIS) form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- NOTE:** For wireless telecom facilities, requests for waivers of requirements, the following materials are required in addition to those listed above for application submittal:
- Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
 - Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
 - Letter of Intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
 - Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)
 - Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(A)(17)
 - Registered engineer or architect's stamp on the Site Development Plans
 - Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"**
 - AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**
 - ✓ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 20 copies
 - ✓ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 20 copies
 - ✓ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 20 copies
 - ✓ Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
 - ✓ Zone Atlas map with the entire property(ies) clearly outlined
 - ✓ Letter briefly describing, explaining, and justifying the request
 - ✓ Letter of authorization from the property owner if application is submitted by an agent
 - ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ✓ Sign Posting Agreement
 - ✓ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - ✓ Traffic Impact Study (TIS) form with required signature
 - ✓ Fee (see schedule)
 - ✓ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

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

James K. Storz
Applicant name (print)
[Signature]
Applicant signature / date



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
15-ERC-40017

Form revised November 2010
[Signature] 4-30-15
Planner signature / date
Project #: 10016844

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Dragonfly Development and Interfirst Properties DATE OF REQUEST: 4 / 7 / 15 ZONE ATLAS PAGE(S): E-19-Z

CURRENT:

ZONING SU-1 for C-1
PARCEL SIZE (AC/SQ. FT.) 4.11 acres

LEGAL DESCRIPTION:

LOT OR TRACT # Tract A-1 BLOCK # _____
SUBDIVISION NAME Lands of Luthern Church in America
Continued

REQUESTED CITY ACTION(S):

ANNEXATION [] SU-1 for Church and Related Facility
ZONE CHANGE [X]: From Facility To R-T
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 [X]
EXPANSION OF EXISTING DEVELOPMENT []

2 existing Buildings

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 21
BUILDING SIZE: _____ (sq. ft.)

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

APPLICANT OR REPRESENTATIVE *[Signature]* DATE 4-9-15

(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 [X] BORDERLINE []

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

21 townhomes

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

[Signature]
TRAFFIC ENGINEER

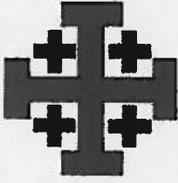
04-08-15
DATE

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 /// _____ DATE _____
-FINALIZED /// _____ TRAFFIC ENGINEER

Holy Cross Lutheran Church

ELCA



6901 Wyoming Blvd. NE ♦ Albuquerque, NM 87109

Office: (505) 821-4676 ♦ Fax: (505) 821-4967

Email: holycrosschurch@mindspring.com

www.holycrossabq.org



Rev. Julie LaHam

Pastor

April 28, 2015

Mr. Peter Nicholls, Chairman
Environmental Planning Commission
City of Albuquerque
600 2nd Street NW
Albuquerque, New Mexico 87012

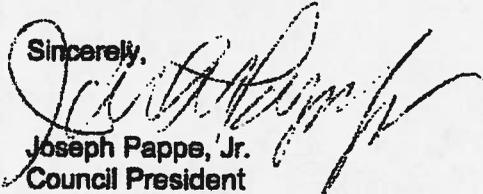
Re: Zone Map Amendment and Site Plan for Building Permit Amendment

Dear Mr. Chairman:

The purpose of this letter is to authorize Consensus Planning, Inc. to pursue a Zone Map Amendment and Site Plan for Building Permit Amendment for Tract A-1, Lands of Lutheran Church in America Continued on Wyoming Boulevard NE, between Vickrey Drive NE and San Antonio Drive NE.

Thank you for your consideration.

Sincerely,



Joseph Pappé, Jr.
Council President
Holy Cross Lutheran Church

“Gathered and Gifted by God to Grow and Serve”

April 28, 2015

Mr. Peter Nicholls, Chairman
Environmental Planning Commission
City of Albuquerque
600 2nd Street NW
Albuquerque, New Mexico 87012

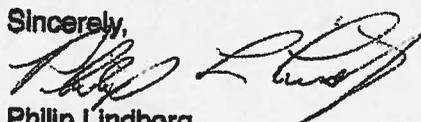
Re: Zone Map Amendment and Site Plan for Building Permit Amendment

Dear Mr. Chairman:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as agents for Dragonfly Development, Inc. on a Zone Map Amendment and Site Plan for Building Permit Amendment for Tract A-1, Lands of Lutheran Church in America Continued on Wyoming Boulevard NE, between Vickrey Drive NE and San Antonio Drive NE.

Thank you for your consideration.

Sincerely,


Philip Lindborg

PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 15- 057

Date: 4/14/2015

Time: 1:30

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: Kym Dicome Other: _____
Transportation: Gary Sandoval Other: _____
Code Enforcement: Ben McIntosh Other: _____
Fire Marshall: Antonio Chinchilla Other: _____

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

Zone Map Amendment EPC Approval City Council Approval
 Sector Dev. Plan Amendment EPC Approval City Council Approval
 Site Dev. Plan for Subdivision EPC Approval DRB Approval Admin Approval
 Site Dev. Plan for Bldg. Permit EPC Approval DRB Approval Admin Approval
 Other _____

3. SUMMARY OF PRT DISCUSSION:

Current Zoning: SU-1 FOR CHURCH + RELATED FACILITY
Applicable Plans: _____
Applicable Design Regulations: _____
Other Applicable Regulations: _____
Previously approved site plans/project #s: _____
Proposed Use/Zone: P.T
Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other)

Handouts Given:

Zone Map Amendment Process R-270-1980 AA Process EPC Schedule

Further input needed: (Sketch Plat Review @ DRB, DRT, ZEO, ONC, pre-application facilitated meeting, other)

Additional Notes:

EXISTING SITE PLAN WOULD BE VOIDED W/ ZONE CHANGE APPROVAL, SINCE SU-1 IS TIED TO SITE PLAN. WOULD MAKE FINDING FOR ZONE CHANGE THAT IF APPROVED, THE SU-1 SITE PLAN WOULD BE VOIDED. EXISTING

4. SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY.

[Signature]
PRT CHAIR

[Signature]
APPLICANT OR AGENT

*****Please Note: PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY: THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zoning are not Certificates of Zoning. Additional research may be necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at this time and/or thought of as minor could become significant as the case progresses.**

WOULD THE REQUEST TO R.T BE A SPOT ZONE SINCE SURROUNDED BY R-1, SU-1 OFFICE, SU-1 FOR RESIDENTIAL USES? CONSIDER SU-1 FOR R.T USES? PERMISSIVE?

~~MEDIAN IN~~

• WHAT IS BEING CONSIDERED? ADD TH TO CHURCH SITE? DEMOLISH + NEW CONSTRUCTION?

MTG. PROPOSING TO ADD R.T TO THE ^{EX.} SU-1 (SITE PLAN) FOR CHURCH/ RELATED USES
SPLIT OUT PARCEL TO DEVELOP AS R.T
AMEND THE SITE PLAN TO ~~CHOP~~ ^{CARVE} OUT THIS PIECE

AMEND THE SITE PLAN FOR S TO CREATE 2 LOTS.

SUBMIT THE ZONE CHANGE REQUEST THRU EPC FOR EITHER R.T OR SU-1/R.T. APPLICANT TO SUBMIT ZONE CHANGE AND AMENDMENT TO SITE PLAN FOR EPC. THEN A MINOR PLAT ACTION THRU DRB.

MUST MEET OPEN SPACE REQ'MENT OF R.T
FIRE MARSHALL. BEFORE BP. 96' CUL DE SAC
HYDRANT W/IN 500' OF CUL DE SAC
RT. 22' W/ 2200 SF MIN.

UNLESS PRIVATE
ROLL UP CURB
CAN KEEP
45' F.

MAKE SURE PARKING FOR CHURCH. - SDP FOR BP AMENDMENT.

April 30, 2015

Mr. Peter Nicholls, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Re: Zone Map Amendment– Tract A, Lands of Lutheran Church in America.

Dear Mr. Chairman:

The purpose of this letter is to provide justification for a request for a Zone Map Amendment for the property located at 6901 Wyoming Boulevard NE, on behalf of Dragonfly Development, LLC. The current zoning on the approximately 4.11 acre property is SU-1 for Church and Related Uses. The applicant's request is to change the existing zoning on a western portion of the property, approximately 2.24 acres, to R-T to allow the development of 21 townhomes and modify the existing Site Plan for Building Permit to reduce the size of the parcel.

CASE HISTORY

- **1978:** Case history research indicates that an annexation and required zone change occurred in 1978 to SU-1 for Church and Related Uses (Z-78-87). Additionally, a Site Development Plan was approved in conjunction with that zone change (AX-78-13).
- **1987:** The approved 1978 Site Plan was significantly modified which required a hearing by the Environmental Review Commission (EPC). The Site Plan was approved by the EPC on April 24, 1987 (Z-87-1). The Plan proposed phased development, the first of which appeared to be developed at the time of the modification. Phases II, III, and IV deal with building additions for classroom space and a new sanctuary. These phases also include the addition of parking and landscaping to meet the forecasted expansions.

CURRENT REQUEST

The property is currently zoned SU-1 for Church and Related Uses, which will remain on the eastern portion of the property that is home to the existing Holy Cross Lutheran Church and associated parking. The intent is to split the parcel into two lots. The western lot would be subject to the requested zone change to allow construction of townhouses. The eastern lot would maintain the existing zoning and use.

The applicant is requesting a zone map amendment to R-T to allow the development of a residential townhouse project on the western portion of the property. The proposed use will not interfere with the remaining land use to the east, the existing Holy Cross Lutheran Church.

As mentioned in the Case History, a Site Development Plan for Building Permit for this property was approved by the EPC in 1987. The existing, phased Site Plan has not been completely fulfilled. Phases III and IV have not been built. As part of this application, we have submitted an amended Site Plan for Building Permit to show the proposed lot line, minor reconfiguration of parking on the

Church site, and some additional landscaping. The Site Plan is also amended to reflect how the property's existing conditions eliminate development phasing that will no longer take place.

View of Existing Building Looking West



View of Land for Proposed Zone Map Amendment Looking East



ADJACENT ZONING AND LAND USE

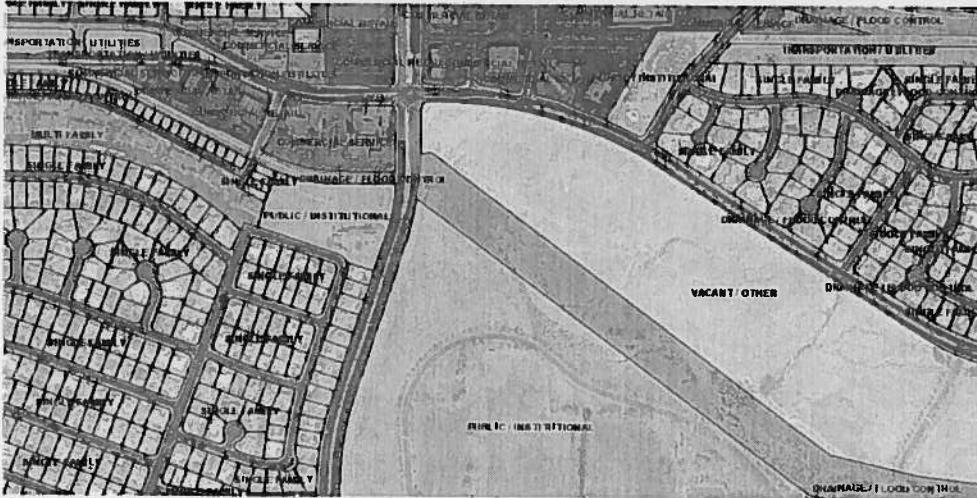
We are proposing to subdivide the property so that the western parcel, the lot that is subject to the requested Zone Map Amendment, can be developed into residential townhouses. Due to the site's close proximity to compatible residential uses (single family homes, townhouses, and apartments), R-T is an appropriate zone category for this property.

The South Pino Arroyo Channel to the north allows for adequate separation between the SU-1 for Office Uses to the north. The channel also has an existing trail on the south side of the Church. The property to the north of the subject site and the Arroyo includes dental offices and doctor's offices. There are single family homes to the south of the property and they are zoned R-1. Directly adjacent and to the west of the subject site there are two duplex townhomes (four units in total) and an apartment building. These properties are at a lower grade than the subject property. The properties to the west are zoned SU-1 for residential land uses. Holy Cross Lutheran Church is to the west of the subject property and provides an appropriate buffer between Wyoming Boulevard NE, an Urban Principal Arterial, and the project site.

Zoning



Land Use



ZONE MAP AMENDMENT - RESPONSE TO RESOLUTION 270-1980

This zone change request is in compliance with Resolution 270-1980 as follows:

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

Applicant's Response: This request is consistent with the health, safety, morals, and general welfare of the City. The proposed townhomes are appropriately located. The property is surrounded by residential uses to the south and west, the South Pino Arroyo Drainage Facility to the north, and Holy Cross Church to the east. The existing and proposed residential uses are appropriately buffered from the Office uses to the north by the Pino Arroyo.

Holy Cross Church currently owns the property and has no intention of fully developing the property as illustrated by the approved Site Plan we are proposing to amend. The portion of the property to the west, subject to the zone change, has remained a vacant lot for years. This project would provide an opportunity to utilize the land through infill development that appropriately fits the surrounding mix of zoning and land uses.

The proposed zone change and future use are justified by the City's Comprehensive Plan policies that are referenced in Section C. of this letter.

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

Applicant's Response: The property is currently zoned for church and related uses and is proposed to remain on the eastern portion of the property. We are proposing to subdivide the property and change the zoning on the western portion of the property to R-T to accommodate a townhouse development. As stated in the description above, the proposed zoning and use is compatible with the existing zoning and uses in the surrounding area. The western portion of the Holy Cross Church property is currently a dirt lot. The Church has no intention of expanding its existing building as shown by the approved Site Plan for Building Permit. Consequently, the Church has decided to sell the unused portion of their land for this project. The proposed zoning and use is the most appropriate for this area due to the existing mix of residential zoning and land uses.

The R-T zone is appropriate for the subject property due to the property's location on Vickrey Drive, a local road, adjacency to existing residential uses, and the Holy Cross Church to the east that provides a buffer from Wyoming Boulevard NE, an Urban Principal Arterial Road. The site is also appropriately served by three commercial retail and commercial office centers to the northeast of the site along San Antonio Drive NE and south of the site along Academy Road NE.

The proposed use will allow for infill development on vacant, unutilized land in an already established residential area. The townhouses will also provide additional residents that will be future customers to the established neighborhood commercial uses that exist around this area. This compatibility with the surrounding uses will enhance the area's zoning and land use stability.

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

Albuquerque/Bernalillo County Comprehensive Plan

Applicable policies from the Comprehensive Plan are provided below:

II.B.5. Established Urban

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

Policy d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying

capacities, scenic resources, and resources of other social, cultural, and recreational concern.

Applicant's Response: The proposed project is appropriately located. It is surrounded by residential uses, an institutional use to the east, and nearby office and commercial uses that residents of the proposed townhouses will likely utilize. The property is buffered from the office uses to north by the South Pino Arroyo Drainage Facility. There are townhouses and a four unit apartment complex to the west and single family homes to the south of the property.

The approved Site Plan for the Holy Cross Church property illustrates phases of development, including future development of Phase III, an approximately 11,000 square foot development for a new Sanctuary. If it had been developed, this addition could have been taller than the maximum 26 foot height maximum that exists for the townhouse development. With respect to height, the proposed use will create less of an impact than what has already been approved on the existing Site Plan.

The proposed land use of townhouses is well under the threshold for number of units that trigger a Traffic Impact Study (TIS). For apartment units, that threshold is 300 units. For a subdivision development, the threshold is 150 units. The traffic generated from the proposed use is anticipated to be minimal as it will be well under the City's threshold for a TIS. Furthermore, the demographics of those who buy townhouses within the City of Albuquerque have generally been empty nesters and middle-aged, single professionals. This demographic makeup generates less traffic than a single-family residential use that is more likely to house larger families with children and young adults.

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

Applicant's Response: This project site is part of an EPC approved Site Plan for a Church. The land has not been utilized for the expansion of the Church, as the Site Plan had originally intended. However, the land is contiguous to existing urban facilities and services. Therefore, the integrity of the existing neighborhoods can be ensured.

Policy h: In areas where a transition is needed between single-family homes and much more intensive development: densities will vary up to 30 dwelling units per net acre according to the intensity of development in adjacent areas.

Applicant's Response: Approval of the requested zone change would allow for a new townhouse development that has a higher density than the existing single family uses to the south, but equal to or less than the existing apartments and townhouses to the west. The development would provide a buffer from the office uses to the north. The proposed townhouse development would also be buffered from those uses by the existing South Pino Arroyo.

Policy i: Employment and service uses shall be located to complement

residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

Applicant's Response: The proposed townhouse development will provide new residential opportunities in this area. The site is predominantly surrounded by residential uses, with the exception of Holy Cross Church to the east. Office uses to the north of the property are buffered by the South Pino Arroyo. Traffic and lighting issues from Wyoming Boulevard are minimized by the Church use to the north that serves as a buffer to the proposed townhouses.

Neighborhood commercial services are present around the project site, north of San Antonio Drive and south of the subject site, traveling towards Wyoming Boulevard. The proposed townhouse use is sited in an area that will serve as an Infill residential development. Due to the existing residential uses and adequate buffering, considerations of light and pollution should remain a nonissue.

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

Applicant's Response: While Holy Cross Lutheran Church sits on Wyoming Boulevard, an Urban Principal Arterial, the location of the proposed townhouse development is to be located on a local road. The proposed development will be buffered from Wyoming Boulevard by the existing Church. This will minimize the effects of traffic and establish a safe buffer for the proposed residential use.

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

Applicant's Response: The proposed zone change will allow the upgrade of the neighborhood through infill and the adaptive reuse of an empty lot that has remained vacant since it was developed on a site that was allocated for the expansion of the existing Holy Cross Church. As previously stated, the change to R-T will allow for an appropriate use for the area through the proposed infill project. Approval of this request will foster linkages between residents of the adjacent older and newer neighborhoods, existing neighborhood commercial uses (offices and retail commercial uses), and existing services (gas station, gym, etc). The proposed use will maintain the character of the existing, older neighborhood and improve the area by providing an appropriate infill development.

II.D.4. Transportation and Transit

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

***Policy c:** In order to add to transit ridership, and where it will not destabilize adjacent neighborhoods, additional dwelling units are encouraged close to*

Major Transit and Enhanced Transit streets.

Applicant's Response: Wyoming Boulevard is an Enhanced Transit street. The proposed zoning will allow for the development of additional dwelling units that are steps away from Wyoming Boulevard. Bus routes 31 and 98 serve Wyoming Boulevard and there are three bus stops on Wyoming Boulevard less than a third of a mile from the subject property. The proposed development will add to transit ridership. Use of existing public transportation is more likely with the demographic of residents that typically live in townhouses as compared to other residential options. The demographics of those who buy townhouses within the City of Albuquerque have generally been empty nesters and middle-aged, single professionals. This demographic makeup generates less car traffic than a single-family residential use that is more likely to house larger families with children and young adults.

Policy h: A metropolitan area-wide recreational and commuter bicycle and trail network which emphasizes connections among Activity Centers shall be constructed and promoted.

Applicant's Response: The proposed zoning will allow for a townhouse development that will be directly adjacent and south of the existing Pino Arroyo multiuse trail. The proposed use will further promote the use of the trail by the new residents of the proposed development. Additionally, the existing trail is easily accessible from the proposed project site.

D. *The applicant must demonstrate that the existing zoning is inappropriate because:*

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

Applicant's Response: D.ii – The proposed zoning reflects a changed neighborhood or community condition. The approved Site Plan illustrates various phases of development for the Church property. Phases I, II, and IIB actualize. Phases III and IV did not and the Church no longer feels the need to expand its institution. Consequently, they are under contract to sell their property to a buyer that would like to develop it for townhouses. The changed community condition, in this case, is the stagnation of growth of the Church community. This has eliminated the need for the Church to expand its facility further west, as originally shown on the approved Site Plan.

The proposed zoning will foster the use of existing vacant land and introduce a new use that is compatible with the surrounding area and provide for more housing options that are in demand due to the local and national aging demographic trend. There is a demand for this type of housing within Albuquerque, which has been growing with multi-family and senior housing development.

The proposed zone change would allow the development of a townhouse project. The requested zoning is more advantageous to the neighborhood and overall community as it furthers multiple City plans and policies. Specifically, the proposed zone change will:

1. Allow for a use that is compatible with the immediate neighborhood.
2. Provide for infill development on land that has remained vacant.
3. Foster symbiotic relationships between the proposed existing residential and nearby retail/commercial uses.
4. Utilize land that was part of a phased development Plan that never actualized due to the change in the need for expanding the existing Holy Cross Church.
5. The proposed developed is served by the existing pedestrian trail along the Pino Arroyo.
6. Bus routes 31 and 98 serve the property along Wyoming Boulevard and there are three bus stops on Wyoming Boulevard less than a third of a mile from the property.

This project would foster investment in an existing institutional facility, Holy Cross Church, as well as land that will continue to remain vacant. The proposed use would restore healthy, compatible activity to the existing site and surrounding area. This would, in turn, contribute to the vitality of the immediate community.

The proposed use fulfills a public need for a variety of housing options that within the City of Albuquerque. The proposed use addressed the local demographic aging trend and the market demand for empty-nester housing options. The proposed zoning will allow a use that is compatible with the surrounding neighborhood and overall metropolitan community by providing a use that is in demand in the City.

Due to the property's location on a local road, proximity to existing residential uses, and existing neighborhood/service commercial uses located nearby, the property is appropriate for the R-T zone. The existing SU-1 for Church and Related Uses is no longer appropriate for this portion of the property as the Church membership no longer demands expansion of the current facility. This has provided the opportunity for the Church to sell its land for a use that is in demand by the larger community, rather than allowing the land to remain vacant.

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

Applicant's Response: The requested zoning for the subject site will allow for townhouse development. The proposed use is appropriate for this location and will not be harmful to adjacent properties. The proposed use is compatible with adjacent uses that residential uses and an institutional use. The proposed use is also within walking distance from the neighborhood/service commercial uses. The proposed developed is served by the existing pedestrian trail along the Pino Arroyo. Bus routes 31 and 98 serve the property along Wyoming Boulevard and there are three bus stops on Wyoming Boulevard less than a third of a mile from the property. The proposed use is appropriate as it creates

fills a market demand for a variety of housing options to meet the needs of an aging population, empty-nesters, as well as single professionals or professionals with small families. Furthermore, the location of the property is ideal for this use as is located on a local road and buffered from Wyoming Boulevard, an Urban Principal Arterial, by the existing Holy Cross Church.

- F. *A proposed zone change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the city may be:*

- i. Denied due to lack of capital funds; or*
- ii. Granted with the implicit understanding that the city is not bound to provide the capital improvements on any special schedule.*

Applicant's Response: The proposed zone change will not necessitate the need for any capital improvements funded by the City. Dragonfly Development will fund any improvements including curbs, gutters, sidewalks, and landscaping.

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

Applicant's Response: The cost of land and other economic considerations pertaining to the applicant are not the determining factor for the proposed zone change. Dragonfly Development is under contract with Holy Cross Lutheran Church to purchase the western portion of their property. Left undeveloped, the land will remain vacant in a desirable part of the City.

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

Applicant's Response: This zone map amendment request is not being justified based on the property location on a major roadway. The applicant is requesting a residential use for this property to allow the development of townhouses. The property is located on a Vickery Drive, a local road, which is appropriate for the proposed use.

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

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

Applicant's Response: (1) - The zone change request from SU-1 for Church and Related Uses to R-T to allow the development of townhouses is not a spot zone. Notably, the townhouse development to the west of the subject property is zoned SU-1 for Residential Uses. While all SU-1 zones are spot zones by their nature as a "custom zone", the requested zoning for the subject property is straight R-T. R-T fits well with the surrounding residential zoning and land uses.

A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning."

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

Applicant's Response: The concept of strip zoning is not applicable to this request. The current request maintains the residential theme for the adjacent neighborhood and request to a portion of a special use zone property to the R-T zone. This fits well with the R-1 and SU-1 for Residential Uses zoning. Therefore, this request is not a request for strip zoning.

CONCLUSION

On behalf of Dragonfly Development, LLC. we respectfully request that the Environmental Planning Commission approve the request for this Zone Map Amendment and Site Plan for Building Permit Amendment. Thank you for your consideration.

Sincerely,

James K. Strozier, AICP
Principal

Consensus Planning, Inc.
is hosting a neighborhood meeting on a
Townhouse Project Near You!

Please Join Us On:

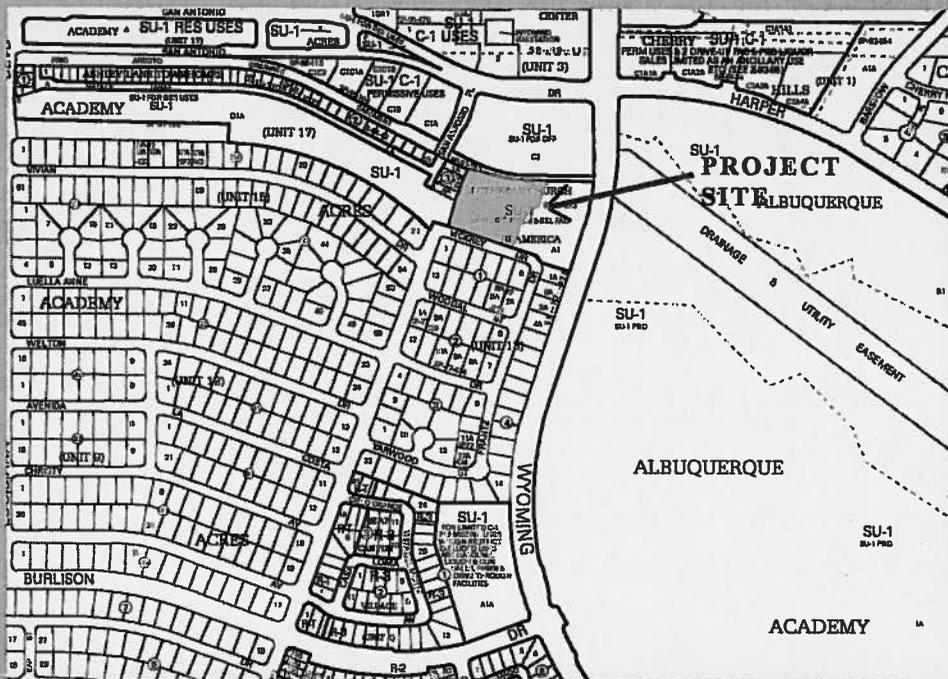
Monday, April 27, 2015

HOLY CROSS LUTHERAN CHURCH

6901 Wyoming Boulevard NE

6:00-8:00 p.m. in the Fellowship Hall

The purpose of this meetings is to inform you of a proposed townhouse project in your neighborhood.



For further information or special needs, please contact:
Jim Strozier, Principal at Consensus Planning, Inc. at 764-9801

Gould, Maggie S.

From: Malak Hakim <hakim@consensusplanning.com>
Sent: Wednesday, May 20, 2015 4:19 PM
To: Gould, Maggie S.
Cc: Jim Strozier
Subject: FW: Holy Cross - Proposed Townhouse Development
Attachments: May Meeting Flyer.pdf

Hi Maggie,

Below is the email I sent out as a follow-up to our meeting with the adjacent neighbors of the Holy Cross project. I have also attached the flyer that was distributed to the adjacent neighbors (to the south and west of the property) to notify them of the meeting.

Thank you,

Malak

From: Malak Hakim
Sent: Monday, May 04, 2015 8:42 AM
To: 'tjjanet66@gmail.com'; 'Carrell@aa.edu'; 'jlbarschi@yahoo.com'; 'salujan9155@gmail.com'; 'lajeanbiz@yahoo.com'
Cc: Jim Strozier; Philip Lindborg (phillindborg@comcast.net)
Subject: Holy Cross - Proposed Townhouse Development

Holy Cross Interested Neighbors,

Thank you for attending the neighborhood meeting to go over a proposed townhouse development on a portion of Holy Cross Lutheran Church property on Monday, April 27. I wanted to let you know that we submitted our application to the City for a Zone Map Amendment and Site Plan for Building Permit Amendment. Our project will be heard by the Environmental Planning Commission (EPC) on Thursday, June 11, 2015. The hearing will begin at 8:30 AM and is held in the basement of the Plaza Del Sol Building (600 2nd Street NW). We are attaching a copy of the Site Plan Amendment for the Church property. We are also working on getting you some answers to the questions that you raised during Monday night's meeting. Once we have that information, we will send it to you.

Please let us know if you have any questions.

Thank you,

Malak Hakim
Consensus Planning, Inc.
505.764.9801
www.consensusplanning.com
www.facebook.com/consensusplanning
SAVE PAPER - Only print this e-mail if necessary



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

April 3, 2015

Malak Hakim
Consensus Planning
302 8th Street NW/87102
Phone: (505) 764-9801/Fax: 842-5495
E-mail: hakim@consensusplanning.com

Dear Malak:

Thank you for your inquiry of April 3, 2015 requesting the names of **ALL Neighborhood and/or Homeowner Associations and Coalitions** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(EPC SUBMITTAL) – TRACT A-1, PLAT OF TRACT A-1, LANDS OF LUTHERN CHURCH IN AMERICAN CONTINUED, LOCATED ON WYOMING BOULEVARD NE BETWEEN SAN ANTONIO DRIVE NE AND VICKREY DRIVE NE** zone map E-19.

Our records indicate that the **Neighborhood and/or Homeowner Associations and Coalitions** affected by this submittal and the contact names are as follows:

SEE “ATTACHMENT A” FOR THE NAMES OF THE NA/HOA’S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and “Attachment A” to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA’s – siw.

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NA/HOA AND COALITIONS FOR THIS PLANNING SUBMITTAL.

“ATTACHMENT A”

Malak Hakim
Consensus Planning
Zone Maps – E-19

ACADEMY ACRES NORTH N.A. “R”

***Jacob Tellier**

P.O. Box 90181/87199 821-0393 (h)

Irene Minke

P.O. Box 90181/87199 828-9810 (h)

CHERRY HILLS CIVIC ASSOC. “R”

***Dick Cramer**

7000 Wildwood Lane NE/87111 821-5278 (h)

Mike Koller

8509 Red Sky Pl. NE/87111 710-4442 (c)

DISTRICT 4 COALITION OF N.A.’S

***Michael Pridham**

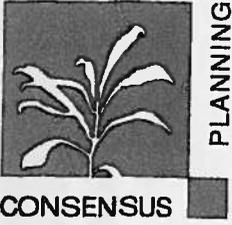
6413 Northland Ave. NE/87109 321-2719 (h) 872-1900 (c)

Peggy Neff

8305 Calle Soquelle NE/87113 977-8903 (h)

***President of NA/HOA/Coalition**

Sample



April 30, 2015

Landscape Architecture
Urban Design
Planning Services

Mr. Jacob Tellier
P.O. Box 90181
Albuquerque, NM 87199

Ms. Irene Minke
P.O. Box 90181
Albuquerque, NM 87199

302 Eighth St. NW .
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495

cp@consensusplanning.com
www.consensusplanning.com

Re: Zone Map Amendment and Site Plan for Building Permit Amendment – 6901 Wyoming Boulevard NE.

Dear Mr. Tellier and Ms. Minke:

The purpose of this letter is to inform you and the Academy Acres North Neighborhood Association that Consensus Planning has submitted a request for a Zone Map Amendment and Site Plan for Building Permit Amendment on behalf of Dragonfly Development, LLC. for property legally described as Tract A, Lands of Lutheran Church in America. This request will be heard by the Environmental Planning Commission (EPC) on Thursday, June 11, 2014 at Plaza del Sol located at 600 Second Street NW. The hearing begins at 8:30 a.m.

The current zoning on the approximately 4.11 acre property is SU-1 for Church and Related Uses. The applicant's request is to change the existing zoning on a portion of the property to the west to R-T to accommodate a townhouse development. Holy Cross Church will remain and the existing Site Plan for Building Permit will be amended to show the proposed lot line for project land to the west.

We invited the immediate neighbors to meet with Consensus Planning and the applicant prior to submitting this request. We met with the immediate neighbors on April 27, 2015 to discuss this project.

Please do not hesitate to contact me at 764-9801 with any questions you may have regarding this request.

Sincerely,

James K. Strozier, Principal

PRINCIPALS

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

Att: Copy of the Zone Atlas Page E-19-Z
Amended Site Plan for Building Permit

7012 1640 0001 8697 5492

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

For delivery information visit our website at www.usps.com

ALBUQUERQUE NM 87199

Postage	\$ 0.70
Certified Fee	\$3.30
Return Receipt Fee (Endorsement Required)	\$2.70
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 6.70



Sent To
 Recard Teller
 Street, Apt. No., or PO Box No. P.O. Box 90181
 City, State, ZIP+4 ALBUQUERQUE NM 87199

PS Form 3800, August 2006 See Reverse for Instructions

7012 1640 0001 8697 5461

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ALBUQUERQUE NM 87111

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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 6.49



Sent To
 Mike Koller
 Street, Apt. No., or PO Box No. 8509 Red Sky PL NE
 City, State, ZIP+4 ALBUQUERQUE NM 87111

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7012 1640 0001 8697 5478

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ALBUQUERQUE NM 87109

Postage	\$ 0.49
Certified Fee	\$3.30
Return Receipt Fee (Endorsement Required)	\$2.70
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 6.49



Sent To
 Michael Fridmann
 Street, Apt. No., or PO Box No. 6413 Northland Ave NE
 City, State, ZIP+4 ALBUQUERQUE NM 87109

PS Form 3800, August 2006 See Reverse for Instructions

7012 1640 0001 8697 5454

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ALBUQUERQUE NM 87111

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Certified Fee	\$3.30
Return Receipt Fee (Endorsement Required)	\$2.70
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 6.49



Sent To
 Dick Cranner
 Street, Apt. No., or PO Box No. 7000 Wildwood Lane NE
 City, State, ZIP+4 ALBUQUERQUE NM 87111

PS Form 3800, August 2006 See Reverse for Instructions

7012 1640 0001 8697 5485

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Certified Fee	\$3.30
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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$ 6.49



Sent To
 Peggy Nelp
 Street, Apt. No., or PO Box No. 8305 Calle Soquelene NE
 City, State, ZIP+4 ALBUQUERQUE NM 87113

PS Form 3800, August 2006 See Reverse for Instructions

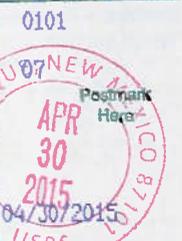
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U.S. Postal Service™
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For delivery information visit our website at www.usps.com

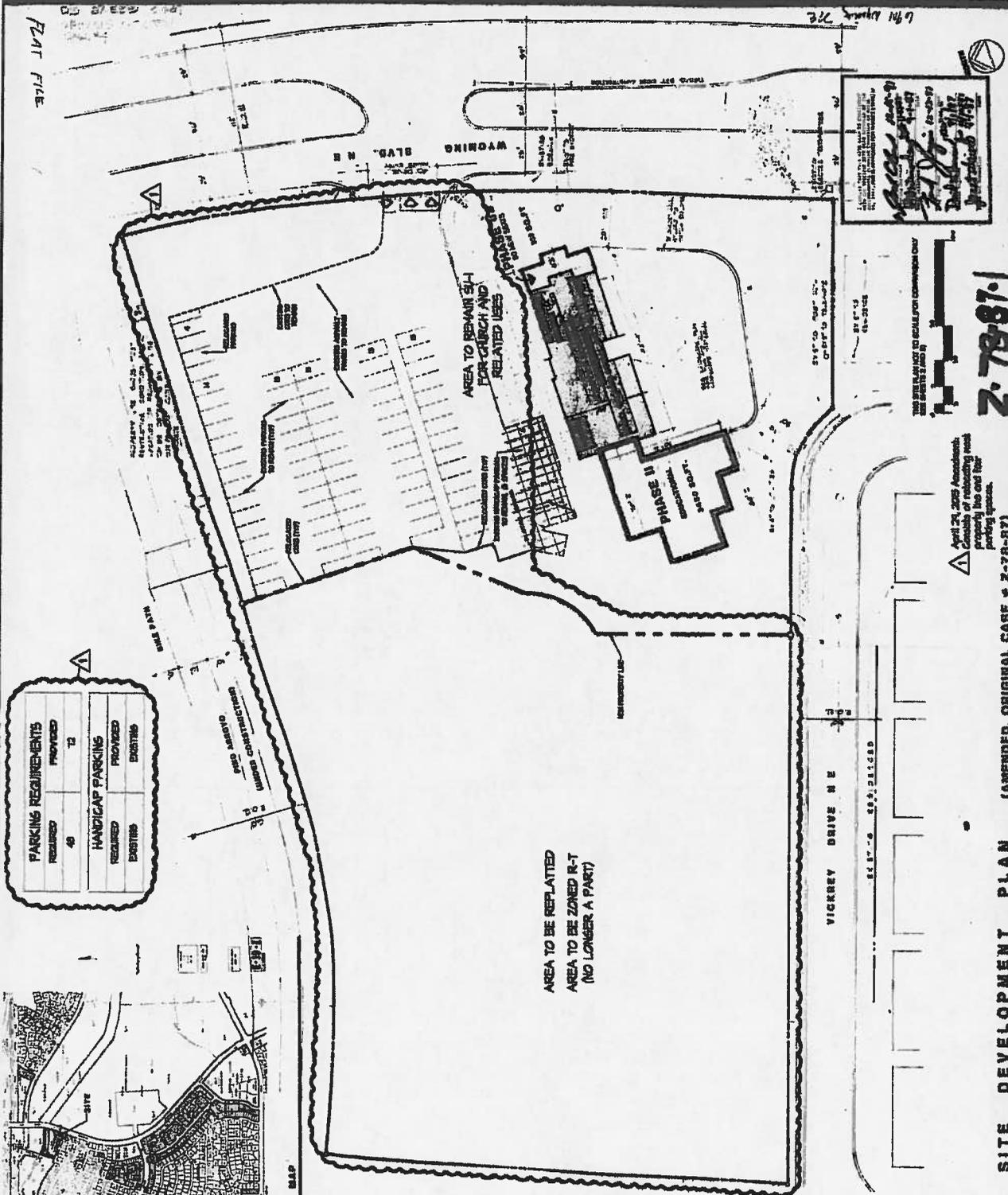
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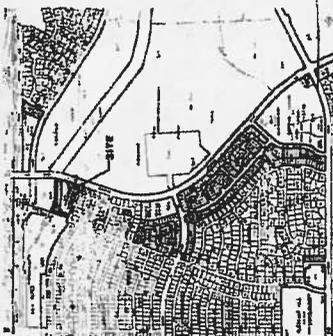


Sent To
 Irene Minke
 Street, Apt. No., or PO Box No. PO Box 90181
 City, State, ZIP+4 ALBUQUERQUE NM 87199

PS Form 3800, August 2006 See Reverse for Instructions



PARKING REQUIREMENTS	
REQUIRED	PROVIDED
40	12
HANDICAP PARKING	
REQUIRED	PROVIDED
EXISTING	EXISTING



VICINITY MAP

AREA TO BE REPLANTED
 AREA TO BE ZONED R-T
 (NO LONGER A PART)

APPROVED FOR THE CITY OF DENVER
 BY THE PLANNING AND ZONING COMMISSION
 ON 04/21/87
 CITY CLERK
 DENVER, COLORADO

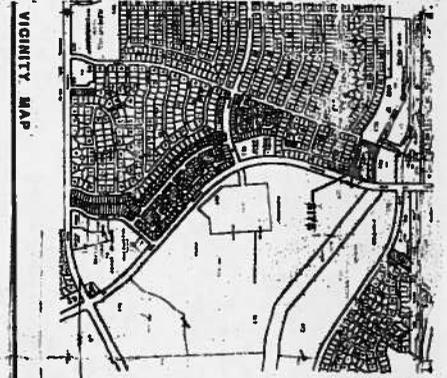
SEE REFERENCE TO SCALE FOR COMMISSION CITY
 OF DENVER AND R-T

2-78-87-1

April 21, 1987 Amendment
 Consists of replotting north
 property line and their
 parking spaces.

SITE DEVELOPMENT PLAN (AMENDED, ORIGINAL CASE # 2-78-87)

SITE DEVELOPMENT PLAN (AMENDED, ORIGINAL CASE # 2-78-87)



PARKING REQUIREMENTS

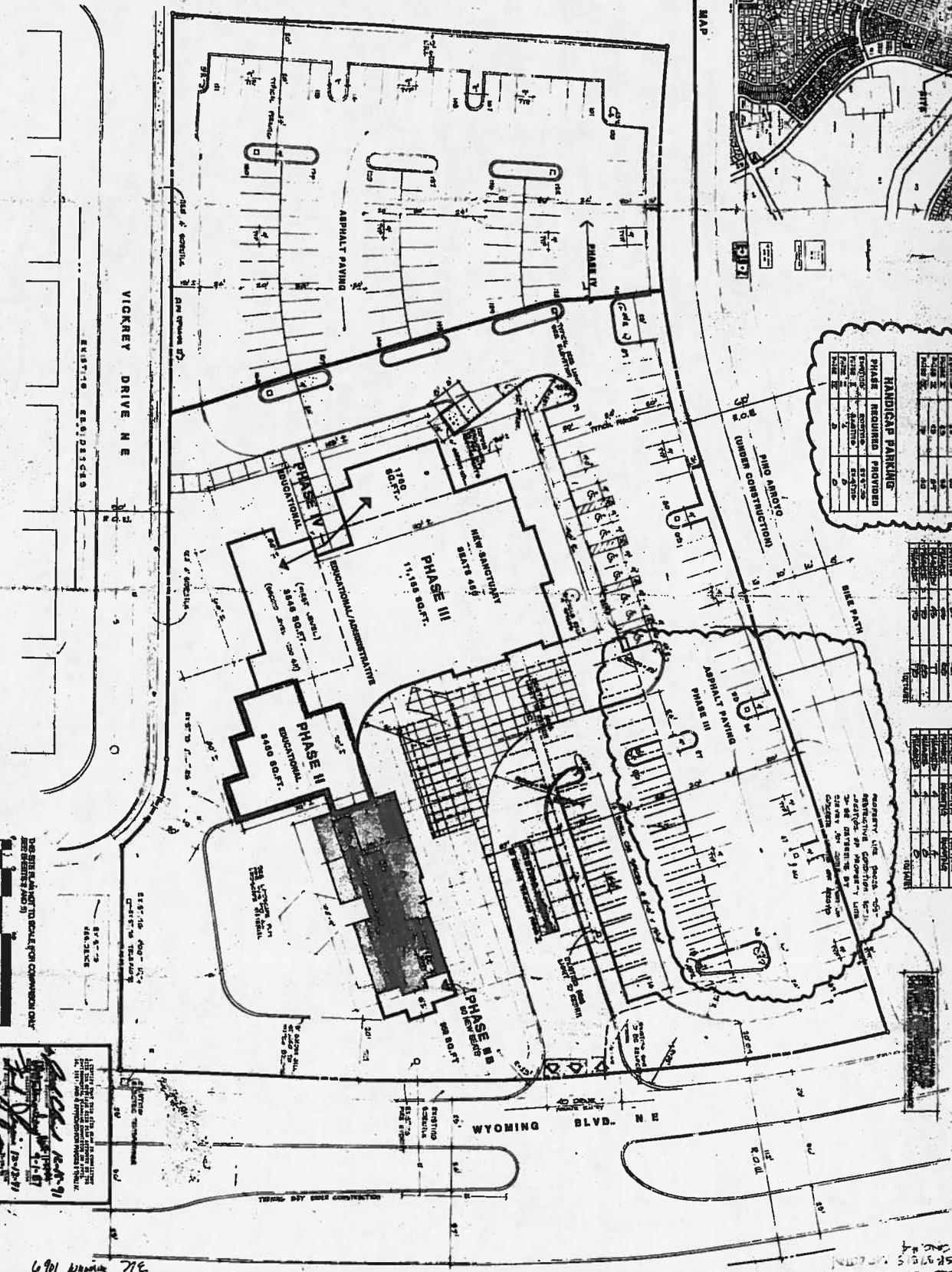
PHASE	REQUIRED	PROVIDED
PHASE I	48	48
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PHASE III	48	48
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PHASE VI	48	48
PHASE VII	48	48
PHASE VIII	48	48
PHASE IX	48	48
PHASE X	48	48
PHASE XI	48	48
PHASE XII	48	48
PHASE XIII	48	48
PHASE XIV	48	48
PHASE XV	48	48
PHASE XVI	48	48
PHASE XVII	48	48
PHASE XVIII	48	48
PHASE XIX	48	48
PHASE XX	48	48

AMENDED/UNDEVELOPED PARKING

PHASE	REQUIRED	PROVIDED
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PHASE XV	48	48
PHASE XVI	48	48
PHASE XVII	48	48
PHASE XVIII	48	48
PHASE XIX	48	48
PHASE XX	48	48



THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION UNLESS APPROVED BY THE CITY OF DENVER.

2-78-87-1

PUGH & ASSOCIATES, AIA
 ARCHITECTURE AND PLANNING
 301 GOLD AVENUE, S.W. SUITE 202 / P.O. BOX 1247
 ALBUQUERQUE, NEW MEXICO 87103 (505) 242-7572

PUGH & ASSOCIATES, AIA
 ARCHITECTURE AND PLANNING
 301 GOLD AVENUE, S.W. SUITE 202 / P.O. BOX 1247
 ALBUQUERQUE, NEW MEXICO 87103 (505) 242-7572

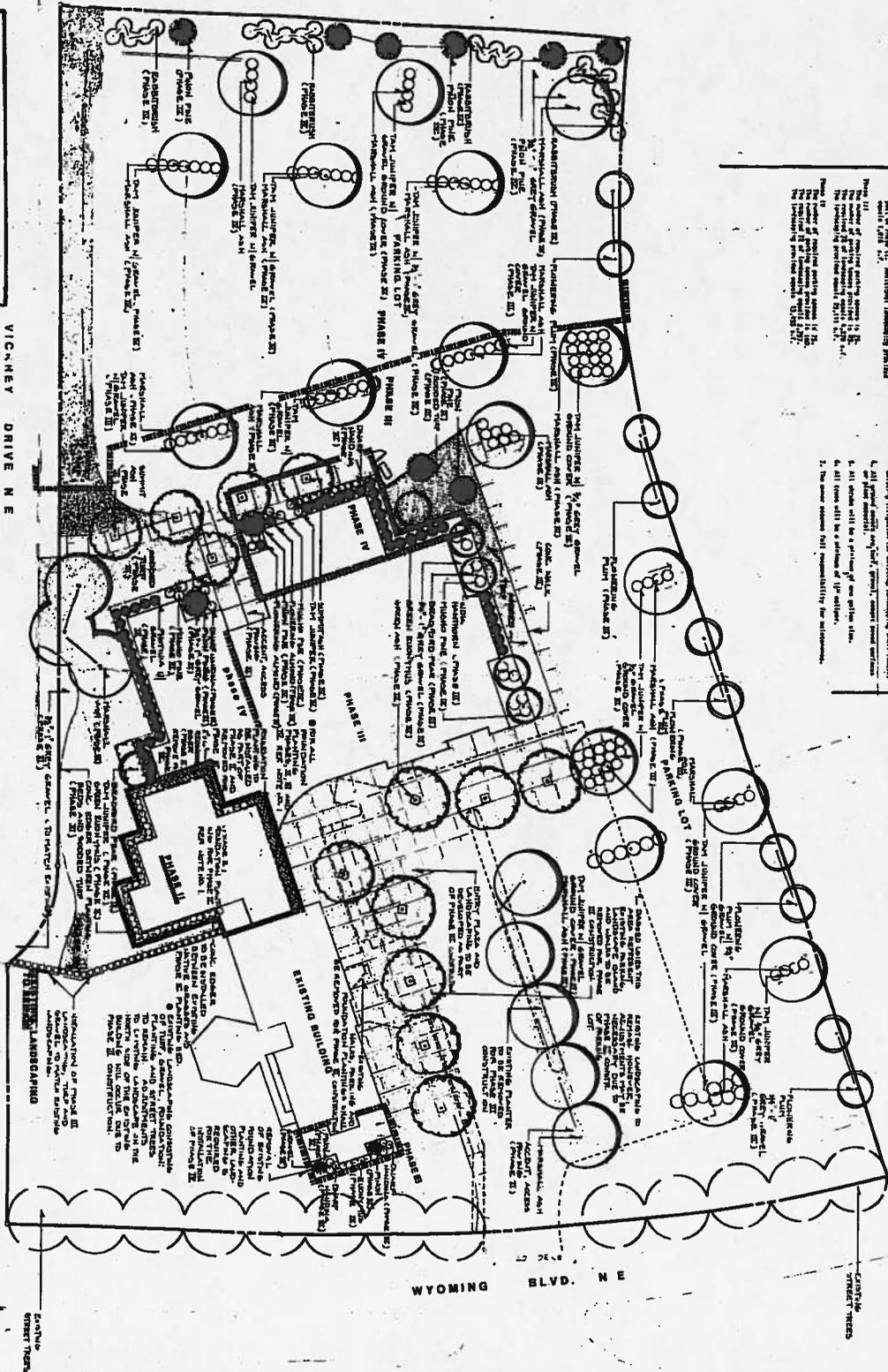
Holy Cross Lutheran Church
 MASTER PLAN

SITE DEVELOPMENT PLAN

FLAT FILE

DATE: 11/11/81

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY	11/11/81	J.P.
2	REVISED	11/11/81	J.P.
3	REVISED	11/11/81	J.P.
4	REVISED	11/11/81	J.P.
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98	REVISED	11/11/81	J.P.
99	REVISED	11/11/81	J.P.
100	REVISED	11/11/81	J.P.



- NOTES**
1. All trees shown on this plan are to be planted by the contractor. The contractor shall be responsible for the maintenance of all trees shown on this plan until they are established. The contractor shall also be responsible for the maintenance of all trees shown on this plan until they are established.
 2. All trees shown on this plan are to be planted by the contractor. The contractor shall be responsible for the maintenance of all trees shown on this plan until they are established. The contractor shall also be responsible for the maintenance of all trees shown on this plan until they are established.
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 8. All trees shown on this plan are to be planted by the contractor. The contractor shall be responsible for the maintenance of all trees shown on this plan until they are established. The contractor shall also be responsible for the maintenance of all trees shown on this plan until they are established.
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LANDSCAPE PLAN

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Holy Cross Lutheran Church
 MASTER PLAN
 LANDSCAPE PLAN

