



**Environmental  
Planning  
Commission**

**Agenda Number: 03  
Project #: 2019-002042  
RZ-2019-00013  
Hearing Date: March 14, 2019**

**Staff Report**

<b>Agent</b>	Consensus Planning
<b>Applicant</b>	Solare Collegiate Charter School
<b>Request</b>	<b>Zone Map Amendment (Zone Change)</b>
<b>Legal Description</b>	Tract 12-B-1, Bulk Land Plat for El Rancho Grande
<b>Location</b>	Gibson Blvd SW, east of 98 <sup>th</sup> St SW, and west of Barbados Ave SW
<b>Size</b>	Approximately 11 acres
<b>Existing Zoning</b>	PD
<b>Proposed Zoning</b>	MX-M

**Staff Recommendation**

APPROVAL of Project # 2019-002042 RZ-2019-00013 based on the Findings and subject to the Conditions of Approval within this report.

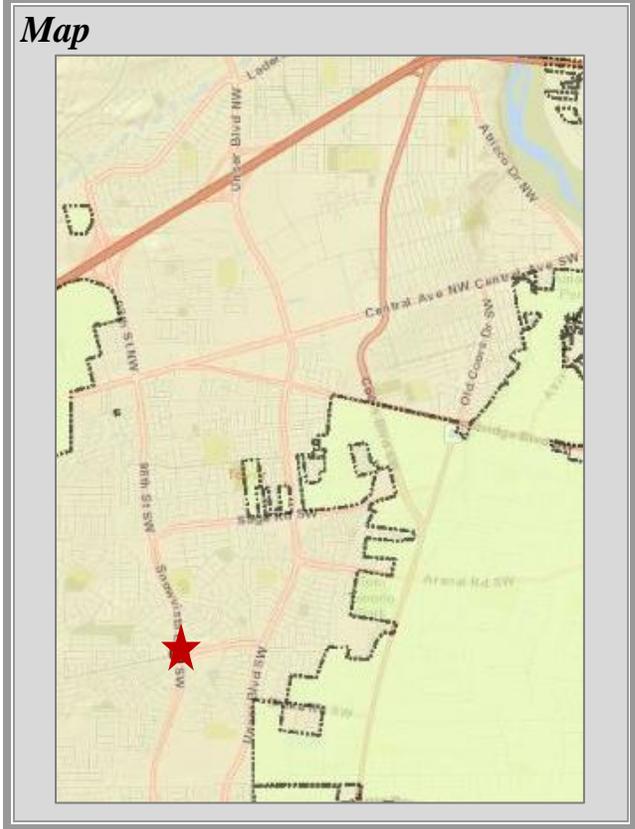
**Staff Planner  
Cheryl Somerfeldt**

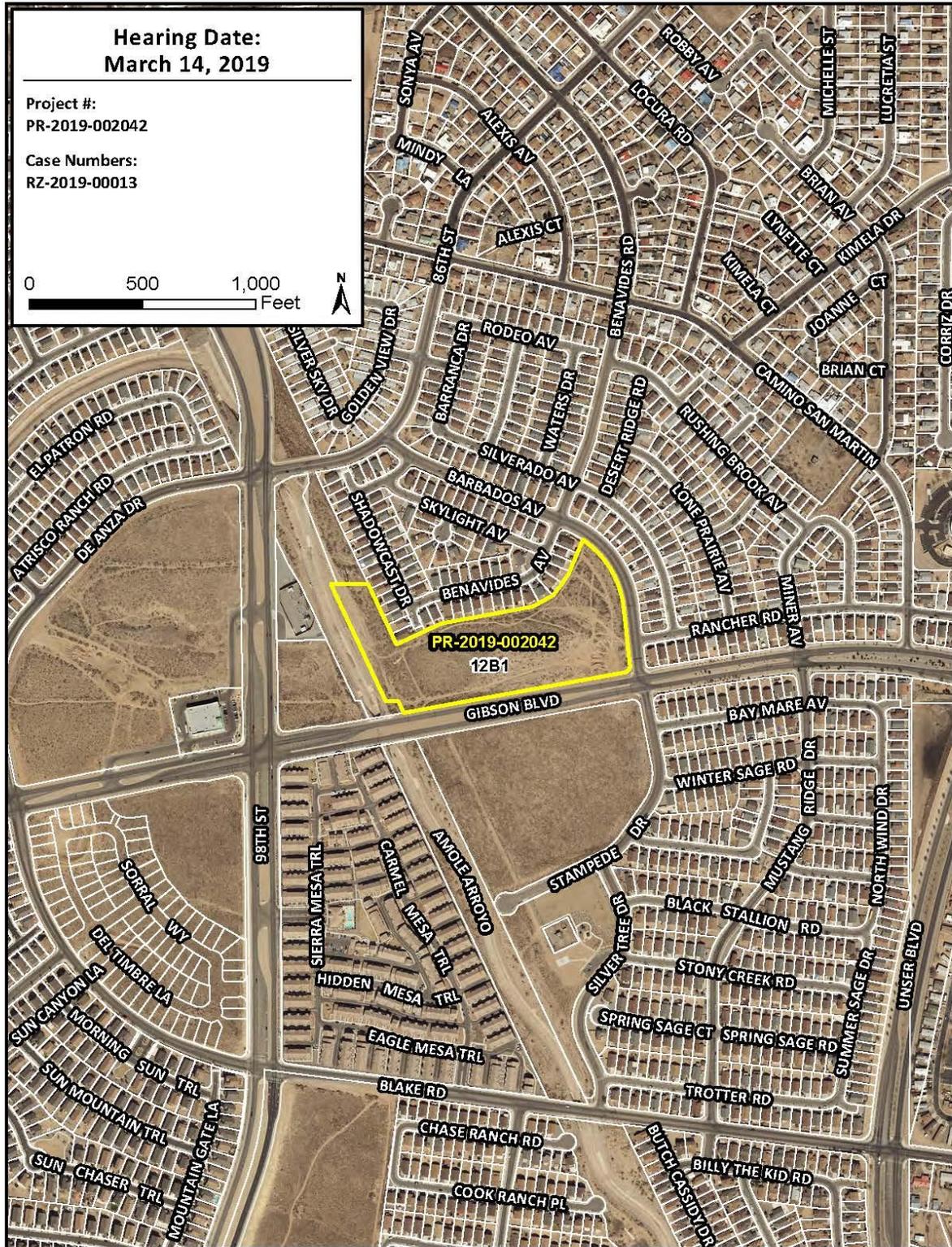
**Summary of Analysis**

The request is to re-zone the property from the existing PD, Planned Development Zone District, to MX-M, Mixed-Use Moderate Intensity Zone District.

The applicant's initial intention is to develop approximately 5 acres of the subject site into a charter school for 5<sup>th</sup> through 8th grader, and the remaining will be developed per the MX-M zone, if approved.

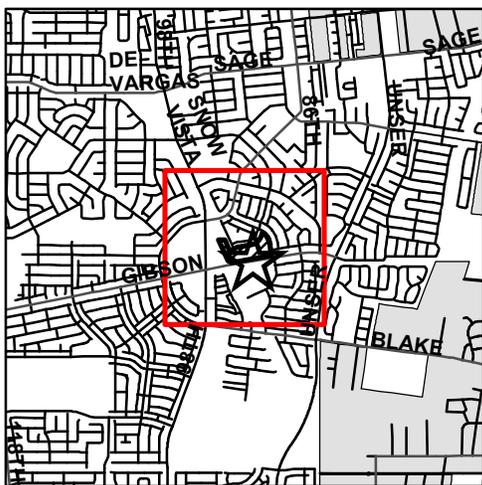
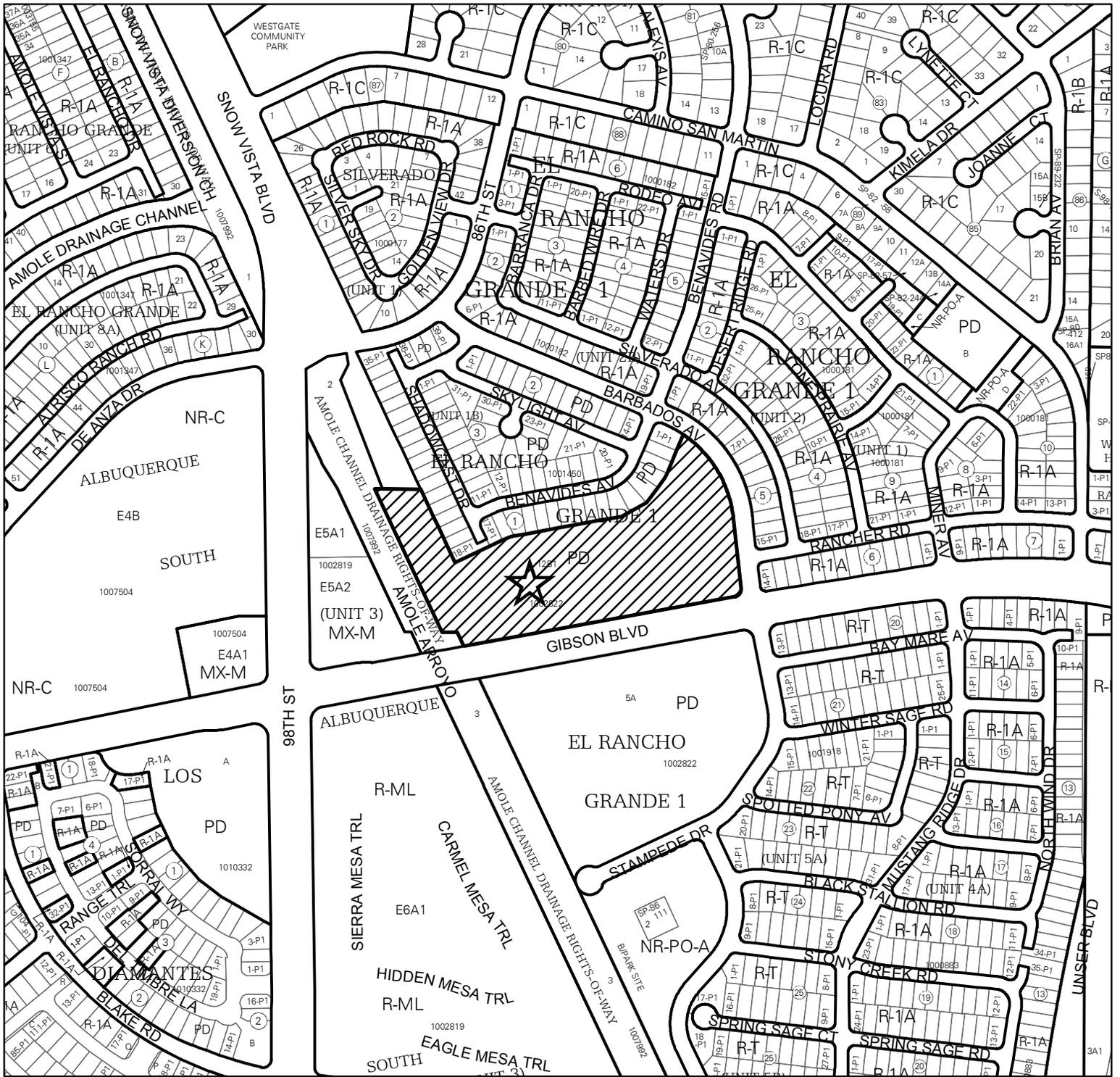
The applicant notified property owners within 100 feet of the subject site as well as the South West Area Neighborhood Association (SWAN), the West Side Coalition, and the South Valley Coalition as required. The applicant met with SWAN three times.





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# IDO ZONING MAP

Note: Gray shading indicates County.



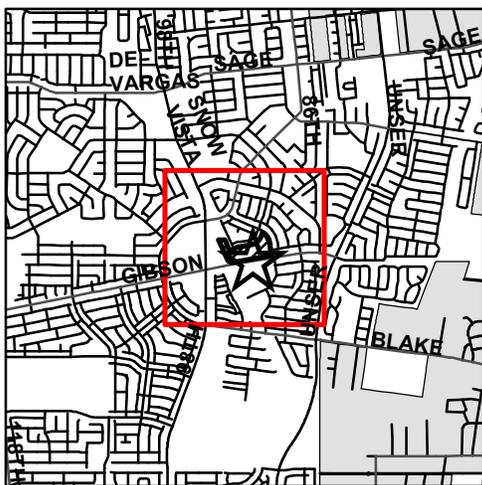
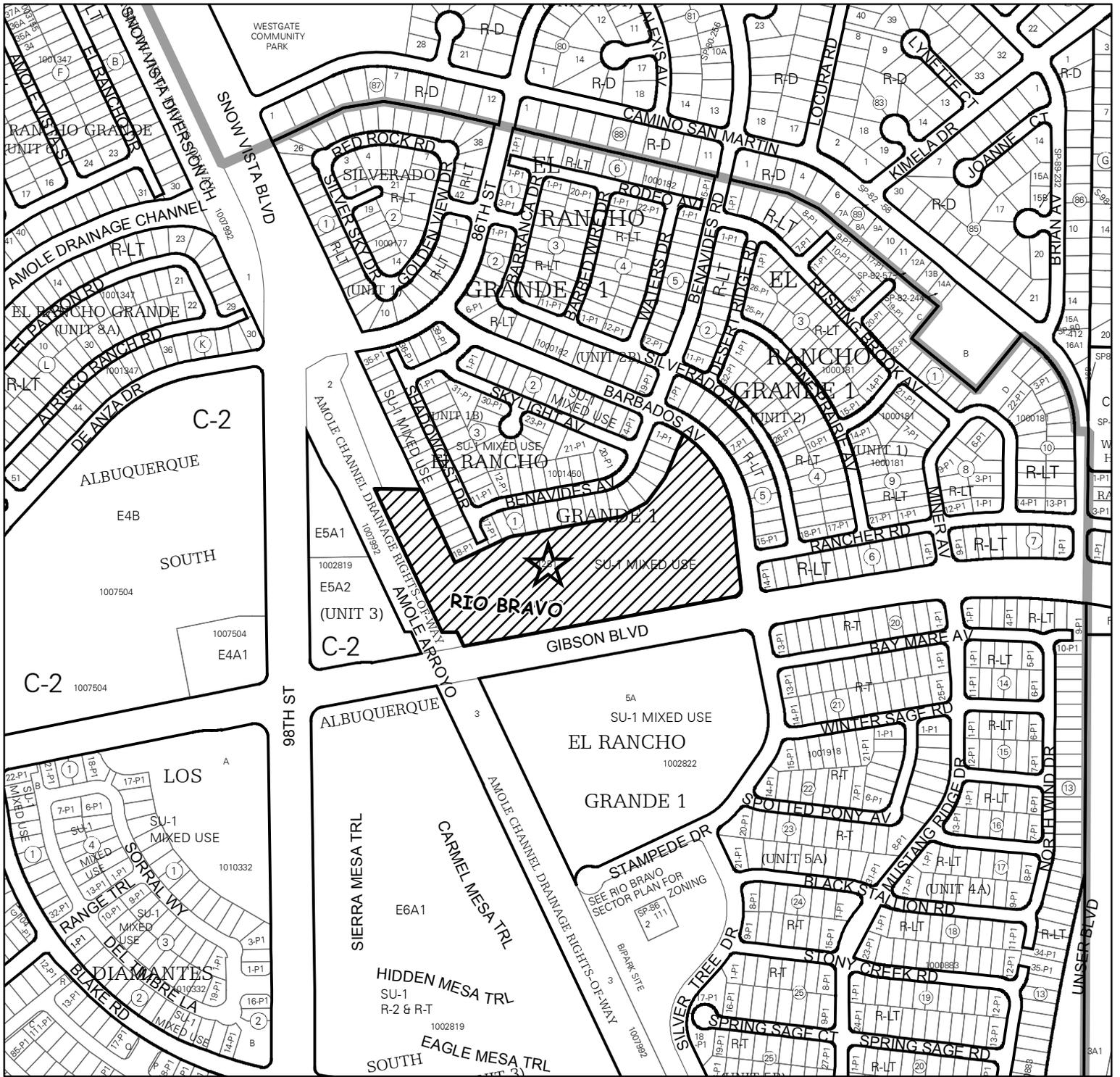
1 inch = 500 feet

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## OLD ZONING MAP

Note: Gray shading indicates County.



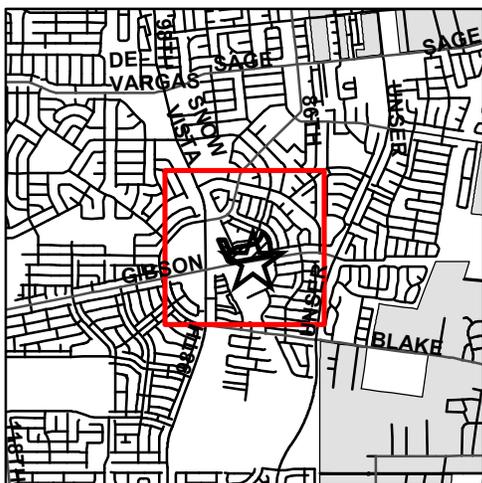
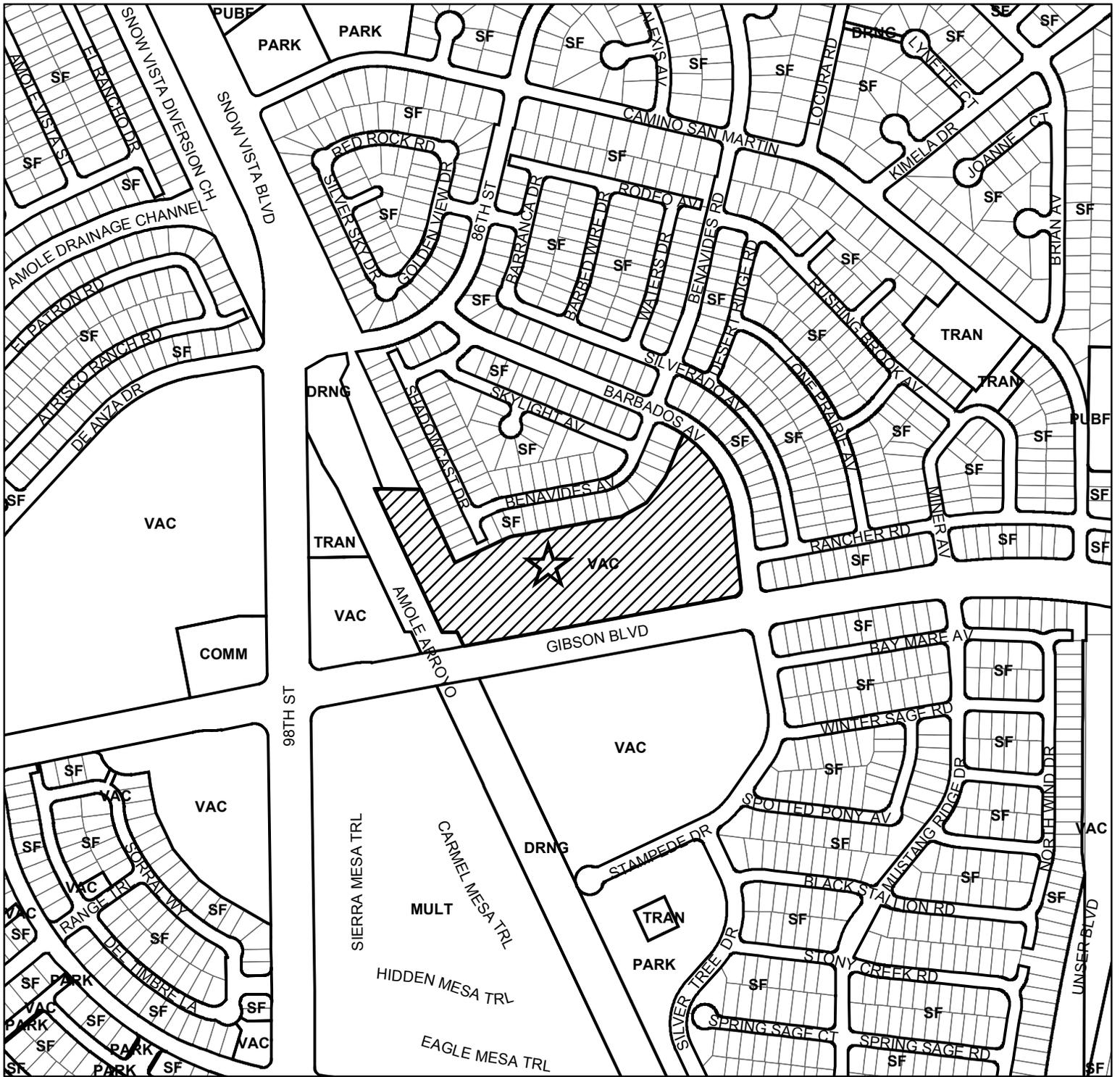
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# LAND USE MAP

Note: Gray 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



1 inch = 500 feet

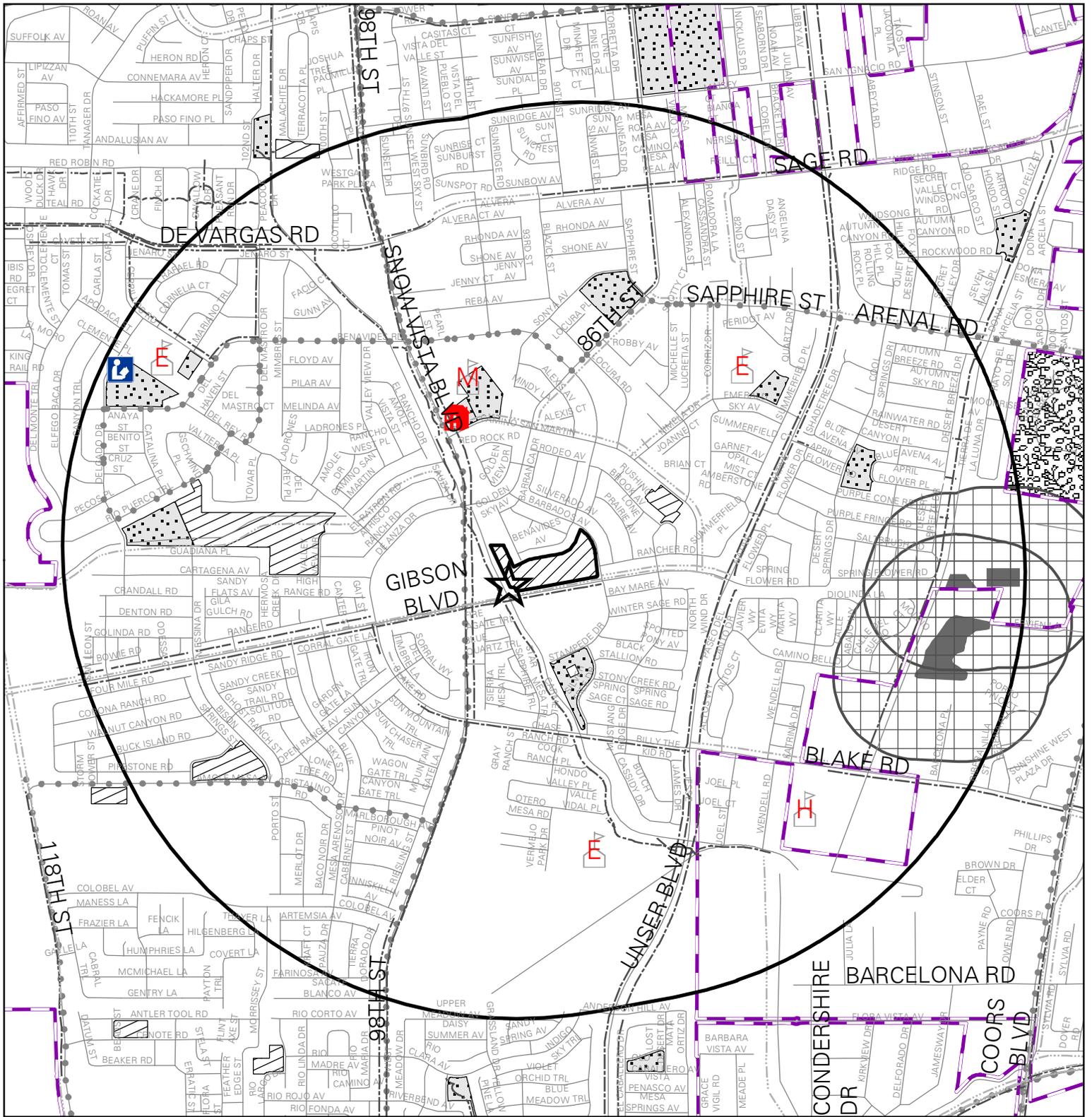
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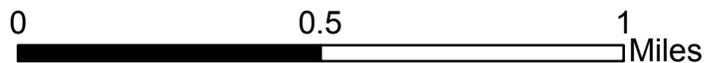


## Public Facilities Map with One-Mile Buffer



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

Project Number: PR-2019-002042



## Introduction

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	PD	Change	Vacant/Other
<i>North</i>	PD	Consistency	Single Family
<i>South</i>	PD	Change	Vacant/Other
<i>East</i>	R-1A	Consistency	Single Family
<i>West</i>	MX-M	Change	Vacant/Other

## Proposal

This is a request for a Zone Map Amendment (Zone Change) for approximately 11 acres located on Gibson Boulevard SW to the east of 98th Street SW / Snow Vista Boulevard SW and to the west of Barbados Avenue SW.

The request is to re-zone the property from the existing PD Planned Development Zone District, to the proposed MX-M Mixed-Use Moderate Intensity Zone District. The existing PD zone does not limit uses but requires EPC-Site Plan approval for development, whereas the MX-M zone permits a wide array of moderate-intensity retail, commercial, and moderate-density residential uses by right; and if approved would be reviewed administratively or by the Development Review Board (DRB) depending on certain thresholds and governed by IDO regulations. The applicant's initial intention is to develop approximately 5 acres of the subject site into a charter school for 5<sup>th</sup> through 8th grade, and the remainder of the 11 acres will be developed under the proposed MX-M zone.

The applicant notified property owners within 100 feet of the subject site as well as the South West Area Neighborhood Association (SWAN), the West Side Coalition, and the South Valley Coalition as required. The applicant met with SWAN several times (described under the *Neighborhood/Public* heading below).

## EPC Role

The EPC is hearing this case because the IDO gives the EPC authority to hear all zone change cases in the City pursuant to Section 6-7(F) Zoning Map Amendment. The EPC is the final decision-making body unless the decision is appealed. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to City Council. The City Council would make the final administrative decision. This request is a quasi-judicial matter.

## History/Background

In 1959, there were efforts to master plan a large portion of the SW mesa area, south of Central Ave., west of Coors Blvd. and north of a then-envisioned loop road into "Hoffman City" with schools, open space, and residential areas. In September 1960, the City Commission approved the "Snow Vista Master Plan" (Ordinance No. 1810,

AX-29, Z-986), which included a lot of the Hoffman City area. The core area inside the loop road (Redondo Dr.) roughly corresponds to the 98th/Gibson Community Activity Center, and was to contain a high school, junior high and elementary school, a church, park, garden apartments, shopping and office uses. Outside of the loop road, six villages of single-family homes were planned. Upon annexation, the area received zoning to allow the above-mentioned uses. The area NW and NE of Gibson Boulevard SE/98th Street SW including the subject site is shown as C-2 at that time. The area outside of the core was zoned R-1 for single-family home development. Though single-family homes have developed in the area, the vision for the core area has not come to fruition.

The Rio Bravo Sector Development Plan was adopted in 2000 (Council Bill NO. R-280, Enactment No. 4-2000), and amended in 2009 (Council Bill No R-08-170, Enactment No R-2009\_036) to bring the plan into conformance with the Southwest Albuquerque Strategic Action Plan and the West Side Strategic Plan. The subject site was re-zoned from O-1 and C-2 to SU-1 Mixed Use to keep the “spirit” of the original urban center while slightly de-intensifying the anticipated land use and accommodating the “community scale” organization of lands and connectivity suggested in the Westside Strategic Plan.

In 2001, a Site Development for Subdivision including the subject site zoned SU-1 for Mixed Use zoning was approved by the EPC. The Site Plan for Subdivision shows a single family development to the north of the subject site and does not show any buildings or uses on the subject site (see attached).

In 2007, the Environmental Planning Commission (EPC) approved a request for a site development plan for subdivision and a site development plan for building permit for an ≈ 30 acre, shopping center site that was adjacent west of the subject site at the time (Project #1007504, 08EPC-40115/40116). Since then, 98th Street SW was extended northward, across the Amole Arroyo, to connect with Snow Vista Boulevard SW.

The 2001 Site Plan for Subdivision mentions that the uses for the subject site were to be mixed with a maximum of 64% C-2 (commercial) uses. The Integrated Development Ordinance (IDO) established rules to convert each parcel in the City of Albuquerque to a new corresponding zone. The subject site followed Rule 6, which stated that SU-1 zones for uses not listed in the IDO or that are unknown, convert to PD.

Since the property is formerly a Special Use zone and is undeveloped, it is eligible for the Voluntary Conversion process; however the applicant is interested in an expedited process via this EPC Zone Map Amendment request in order to open the proposed charter school in Fall of 2019.

### ***Context***

The subject site, which is vacant, is located on Albuquerque’s SW mesa and part of a larger area known as the 98<sup>th</sup>/Gibson Community Activity Center that extends in a circular shape along Blake Road SW, across Gibson Boulevard SE to De Anza Drive SW. The subject property is located within the Southwest Mesa Community Planning

Area, the 98th/Gibson Activity Center, and in an Area of Change, as designated by the ABC Comprehensive Plan. It is on Gibson Boulevard SW, a designated Community Principal Arterial, and just east of 98th Street SW, also a designated Community Principal Arterial.

The area is characterized predominantly by single-family homes on small lots. To the north and to the east are subdivisions of single-family homes. The southern property line is bounded by Gibson Boulevard SW and across is another large vacant tract. The western property line is bounded by the Amole Arroyo Trail and across the trail lies the PNM Snow Vista Substation. Across 98<sup>th</sup> Street SW/Snow Vista Boulevard SW to the west lies a commercial pharmacy/retail.

### ***Roadway System***

The Long Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), includes existing roadways and future recommended roadways along with their regional role.

The LRRS designates Gibson Boulevard SW a Community Principal Arterial. The LRRS designates 98<sup>th</sup> Street SW/Snow Vista Boulevard SW a Community Principal Arterial.

### ***Comprehensive Plan Designations***

Gibson Boulevard SW is not a Comprehensive Plan designated corridor. The subject site lies approximately a half mile from a Comprehensive Plan designated Major Transit Corridor that connects to Coors Boulevard SW to the east; therefore, the subject site lies near but not adjacent to major transit.

The subject site is located in the designated 98<sup>th</sup>/Gibson Activity Center. Activity Centers are intended to incorporate a mix of residential and convenient services at a neighborhood scale, serving neighborhoods within a 20-minute walk or short bike ride.

### ***Trails/Bikeways***

The Long Range Bikeway System (LRBS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies existing and proposed trails.

Gibson Boulevard SW shows an Existing Bicycle Lane and a Proposed Paved Trail. 98<sup>th</sup> Street SW / Snow Vista Boulevard SW shows an Existing Bicycle Lane. The adjacent Amole Arroyo shows an Existing Paved Trail.

### ***Transit***

The project is located on Fixed Route 198, which runs from a turn-around at Rio Bravo and Prince to the Central and Unser Transit Center (CUTC) which gives access to multiple east-west and north-south routes. The nearest stop pair is on 98th Street either side of the 98th and Gibson intersection, about 1400 feet from the centroid of the site.

The Transit Department supports the change as the proposed land uses and land use intensity are more conducive to transit operations than the current zoning.

***Public Facilities/Community Services***

Please refer to the Public Facilities Map in the packet for a complete listing of public facilities and community services located within one mile of the subject site.

***Analysis of City Plans and Ordinances***

***Integrated Development Ordinance (IDO)***

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

***Existing IDO Zoning***

The purpose of the existing PD Planned Development Zone District (2-6(A)) is to accommodate small and medium-scale innovative projects that cannot be accommodated through the use of other base zone districts, provided that those projects are consistent with the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended and include standards that would not otherwise be required of the applicant in order to provide significant public, civic, or natural resource benefits. This zone district is applied on a case-by-case basis to reflect a negotiated agreement for uses and standards with the applicant. Allowable uses are negotiated but may not include any use that is not included in Table 4-2-1. Therefore, the PD zone does not have a set of uses but must submit a Site Plan for EPC review and approval prior to development. All IDO uses are potential uses in the PD zone.

***Proposed IDO Zoning***

The purpose of the requested MX-M Mixed Use – Moderate Intensity Zone District (2-4(C)) is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors.

***Permitted Uses are:***

- |  |                       |
|--|-----------------------|
| Dwelling, townhouse                      | High school           |
| Dwelling, live-work                      | Hospital              |
| Dwelling, multi-family                   | Museum or art gallery |
| Assisted living facility or nursing home | Parks and open space  |
| Community residential facility, small    | Religious institution |
| Community residential facility, medium   | Sports field          |
| Community residential facility, large    | University or college |
| Group home, small                        | Vocational school     |
| Group home, medium                       | Community garden      |
| Group home, large                        | Veterinary hospital   |
| Sorority or fraternity                   | Other pet services    |
| Adult or child day care facility         | Auditorium or theater |
| Community center or library              | Bar                   |
| Elementary or middle school              | Catering service      |

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Health club or gym	Office
Nightclub	Personal and business services, small
Residential community amenity	Personal and business services, large
Restaurant	Research or testing facility
Tap room or tasting room	Residential community amenity
Other indoor entertainment	Bakery goods or confectionery shop
Hotel or motel	Farmers' market
Car wash	General retail, small
Light vehicle fueling station	General retail, medium
Light vehicle repair	Grocery store
Light vehicle sales and rental	Liquor retail
Paid parking lot	Pawn shop
Parking structure	Park-and-ride lot
Bank	Transit facility
Club or event facility	Artisan manufacturing
Commercial services	Solar energy generation
Medical or dental clinic	Utility, electric
Mortuary	Utility, other major

The applicant proposes to develop the charter school on an approximately 5 acre portion of the subject site, and subdivide the remaining land for uses as described above, depending on demand and compatibility with the school.

Further development is subject to IDO regulations for process and development standards (process per Section 6-5(G) Site Plan – Administrative). Properties of less than 5 acres under certain thresholds such as: low-density residential development (townhouses), multi-family development of less than 50 units, and non-residential development of less than 50,000 square feet are eligible for the Site Plan Administrative process, whereas larger development will be reviewed by the Development Review Board (DRB).

The area is largely characterized by residential uses and it would be advantageous to the existing residents for commercial services to be located in close proximity. Staff notes that the NR-C Non-Residential Commercial would allow similar uses yet eliminate the option for residential uses as the requested MX-M zone. Staff supports the requested MX-M, because in general the Comprehensive Plan and IDO encourages mixed-use communities and options in development to support market demand, especially in designated Activity Centers.

#### *Overlays*

The subject site is not within the boundaries of a Character Protection Overlay (CPO), a Historic Protection Overlay (HPO), or a View Protection Overlay (VPO).

**Definitions:**

**Mixed-Use Development:** Properties with residential development and non-residential development on a single lot or premises. For the purposes of this IDO, mixed-use development can take place in the same building (i.e. vertical mixed-use) or separate buildings on the same lot or premises (i.e. horizontal mixed-use).

**Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)**

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

The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities. Applicable policies include:

CHAPTER 5: LAND USE

GOAL 5.1 Centers and Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

POLICY 5.1.1(c): Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

*The Zone Map Amendment will further this goal and policy by providing the appropriate zoning for property located within a designated Activity Center (98th/Gibson) and along 98th Street, a Principal Arterial, and Gibson Boulevard, a Major Collector. The overall property (Parcels 12-A and 12-B) has always been intended for mixed use development. The residential portion to the north has been built in accordance with the zoning established by the Rio Bravo Sector Development Plan and the land use established by the EPC-approved Site Plan for Subdivision.*

***The request furthers Goal 5.1 and Policy 5.1.1(c) because permitting the range of mixed uses permitted by the requested MX-M zone at the 98th/Gibson Activity Center and near the intersection of two Community Principle Arterials will contribute toward the growth of the surrounding community. The existing PD zone will also permit a range of uses, however the requested MX-M zone will permit the property owners to develop per IDO regulations in an efficient process rather than requiring an EPC-Site Plan. The requested MX-M zone will encourage employment density, compact development, redevelopment, and infill in an Activity Center.***

POLICY 5.1.1 (h): Encourage all new development, especially in designated Centers and Corridors, to address transit connections, linkages, and opportunities within the proposed development.

*The subject site has excellent access to 98th Street and the ABO Ride Bus Route 198 (98th/Dennis Chavez), which has four routes and runs on Monday, Wednesday, Thursday, and Friday. The nearest bus stops are located on 98th Street just north and south of the Gibson Boulevard intersection.*

*The request furthers Policy 5.1.1(h) because the MX-M zone will encourage opportunities for new development by permitting an efficient process for a property in the designated 98th/Gibson Activity Center. The project is located on Fixed Route 198, which gives access to multiple east-west and north-south routes. (The Transit Department supports the change since their view is that the proposed land uses and land use intensity are more conducive to transit operations than the current zoning.)*

POLICY 5.1.6: Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

POLICY 5.1.6 (b) : Provide neighborhood-oriented commercial, retail, institutional, and public services.

*This policy is furthered by the MX-M zone and the Applicant's plan of providing an institutional use on a portion of this property. The requested MX-M Zone will allow for a wide range of moderate intensity, commercial, retail, institutional, and public services. Located along two major corridors and within the 98th/Gibson Activity Center and an Area of Change, this site is an ideal location for an MX-M zone. The current zone of PO provides more uncertainty in future land use and requires unnecessary site plan review and approvals, contrary to the purpose and intent of the IDO.*

*The request furthers Policy 5.1.6 and Policy 5.1.6 (b) because the subject site is located in the 98<sup>th</sup>/Gibson Activity Center, and the request for MX-M, a mixed-use zone, permits a range of services and amenities near a trail system that will support a healthy lifestyle. The requested MX-M zone will permit neighborhood-oriented commercial, retail, institutional, and public services, and will permit an efficient process for development.*

POLICY 5.1.6 (d): Ensure that Activity Centers are pedestrian-friendly and provide convenient pedestrian connections to nearby residential areas.

POLICY 5.1.6 (e): Provide good connectivity via bicycle between Activity Centers and nearby residential areas and multi-use trails.

*Development of this site as a charter school will require pedestrian accessibility and connections via sidewalks and crosswalks to residential neighborhoods to the north, east, and south where they currently are lacking along Gibson Boulevard and the section of Barbados Avenue abutting the site.*

*One of the key attractions and strengths of this property is its excellent bicycle connectivity. It is adjacent to the Amole Arroyo Multi-Use Trail and designated bike lanes on 98th Street and Gibson Boulevard. The Amole Arroyo Multi-Use Trail to the west of the property is part of an extensive trail system that connects to Central Avenue to the north and Dennis Chavez Boulevard to the south.*

*Pedestrian and bicycle improvements listed on the 2040 Mid-Region Council of Governments MTP that will expand the connectivity of this property to the regional*

*trail system include:*

- *98th Street Improvements from Rio Clara Avenue to Gibson Boulevard: Additional driving lanes, bicycle facilities, sidewalks, landscaping, and other appurtenances. This project has a near-term time frame of 2015-2025.*
- *Gibson Boulevard West Bike Trail from 98th Street to Unser Boulevard: Construction of bike/multi-purpose trail. This project has a late-term time frame of 2025-2040.*
- *Amole Arroyo Trail from Atrisco Vista Boulevard to 98th Street: Construct bicycle/pedestrian facilities. This has a late-term time frame of 2025-2040.*

***The request furthers Policy 5.1.6 (d) and Policy 5.1.6 (e) because it is located in the 98<sup>th</sup>/Gibson Activity Center adjacent to the Amole Arroyo multi-use trail on the western edge of the subject site, which is part of an extensive trail system that connects APS schools to the north and south as well as Central Avenue to the north and Dennis Chavez Boulevard to the south. Infrastructure improvements will include the completion of the sidewalks and street trees thereby encouraging pedestrian activity on Gibson Boulevard SW.***

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

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

*The requested MX-M zone furthers this goal and policy by allowing for a wide range of uses that are lacking in this predominantly residential area, including food, beverage, and indoor entertainment; institutional and civic; commercial retail and services; offices and services; telecommunications, towers, and utilities; etc. The addition of a school in this area will help further a better mix of land uses than is currently existing. The location of the subject property along Gibson Boulevard near 98th Street provides excellent access and connectivity for surrounding neighborhoods.*

***The request furthers Goal 5.2 and Policy 5.2.1 because the requested MX-M zone will permit a mix of uses including live, work, learn, shop and play to create a healthy activity center conveniently accessible to the surrounding neighborhoods. The requested MX-M zone will eliminate the EPC-Site Plan requirement in the existing PD zone, making it a more efficient development process and encouraging smaller individual businesses to locate on the remaining parcel.***

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

*This policy is furthered by the property's excellent access to pedestrian and bicycle access along 98th Street, Gibson Boulevard, Barbados Avenue, and the Amole Arroyo Multi-Use Trail as previously described above. The MX-M zone will ensure*

*opportunities for commercial and institutional development that will bring goods and services to the nearby residential neighborhoods.*

*This goal is furthered by the request for MX-M zoning, which will ensure the property can develop with a mix of uses that will provide the surrounding neighborhoods with needed services. The vast majority of this area is single-family residential, with some higher density residential (townhomes).*

*Schools in the general area include Rudolfo Anaya and Mary Ann Binford Elementary Schools and Truman Middle School. These schools have high enrollment and are currently over capacity. The Applicant plans to develop a portion of the property for a charter school, which will help alleviate the capacity issues at the public schools, and sell or lease the remaining acreage for commercial or institutional use, all of which is consistent with the City's plans and policies that have governed this area for years. Development of the subject property could spur other development in the area that would create a better mix of uses for surrounding neighborhoods.*

***The request furthers Policy 5.2.1 (a) because the requested MX-M zone permits a range of uses including the proposed charter school, providing an opportunity to learn. The subject site is in a conveniently accessible location to surrounding neighborhoods, therefore services are within walking and bicycling distances along the Amole Arroya multi-use trail as well as the neighborhood bike-lanes and sidewalks.***

POLICY 5.2.1 (g): Locate quality commercial development and redevelopment in existing commercial zones and designated Centers and Corridors as follows:

POLICY 5.2.1 (g) i.: In Activity Centers with development to serve adjacent neighborhoods with an emphasis on pedestrian and bicycle connections to nearby residential areas;

POLICY 5.2.1 (g) ii.: In larger area-wide shopping centers located near intersections of arterial streets and provided with access via transit;

*The subject property is located in the 98th/Gibson Activity Center and has excellent pedestrian and bicycle connections to nearby residential area via the Amole Arroyo Multi-Use Trail, 98th Street, Gibson Boulevard, and surrounding local street grid, as well as planned bicycle and pedestrian improvements in the 2040 MTP as previously discussed above.*

*The proposed zone change to MX-M will further this policy as it is located within a designated Activity Center and in close proximity to a 22-acre property that is zoned NR-C west of 98th Street. With conversion to an MX-M zone, the subject property would help advance the Activity Center goals and intents.*

***The request furthers Policy 5.2.1 (g) i and ii because the requested MX-M zone will permit a more efficient development process than the existing PD zone, and new development will be located in the existing 98<sup>th</sup>/Gibson Activity Center adjacent to the Amole Arroyo Multi-Use Trail providing pedestrian and bicycle activity. In***

*addition, the subject site is located near the intersection of 98<sup>th</sup> Street/Snow Vista Boulevard SW and Gibson Boulevard SW, two Community Principle Arterials with access to transit, but currently lacks a wide range of services.*

POLICY 5.2.1 (h): Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

*The requested MX-M zone furthers this policy by allowing for institutional use in an area dominated by single-family development and lacking non-residential services. Children from the surrounding neighborhoods will have an opportunity to attend the Solare Collegiate Charter School. The MX-M zone and the intended use by the Applicant are compatible in form and scale to the surrounding development, which includes single family, one-story detached houses and townhouses, and limited commercial at the intersection (Walgreens).*

*The request furthers Policy 5.2.1 (h) because the requested MX-M zone will encourage development on an infill property with uses that are compatible in form and scale to the mix of uses partially constructed and zoned for the immediate area including the commercially zoned area on the west side of 98<sup>th</sup> Street SW / Snow Vista Boulevard SW. Much of the existing construction is single-family housing, and the MX-M zone will offer complementary uses.*

POLICY 5.2.1 (k) Discourage zone changes to detached single-family residential uses on the West Side.

*Staff notes that the Comprehensive Plan generally encourages job growth and commercial development on the West Side in place of residential. Although the requested MX-M zone would permit townhouse and multi-family versus a non-residential zone such as NR-C, the requested MX- M zone does not permit single-family residential development, which is specifically discouraged by this policy. The request furthers Policy 5.2.1 (k).*

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

POLICY 5.3.2: Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

*The goal and policy are furthered by growth and development in an area with existing infrastructure, including water, sewer, and transportation facilities. City park facilities in the area include Silver Tree Park located along the Amole Arroyo and Westgate Community Park.*

*The request furthers Goal 5.3 and Policy 5.3.2 because this property is well serviced by existing infrastructure and other public facilities including access roads, water, sewer, and community parks. In addition, the subject site is surrounded by existing residential zoning; therefore the requested MX-M zone will maximize an efficient development pattern of mixed uses on an infill property.*

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

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

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

POLICY 5.4.2 (b): Prioritize employment opportunities within Centers.

*The requested MX-M zone will further this goal and policy by allowing for development that will create jobs on the West Side. The Applicant's plan to develop the eastern portion of the subject property as a charter school will add a range of jobs for educators, administration, and support staff. Development of Solare Collegiate Charter School could spur further development on surrounding sites which have remained undeveloped for years.*

*The requested MX-M zone at this location in the 981h/Gibson Activity Center is far more suited to further this goal and policy than the current undefined PD zone by providing jobs for educators, administrators, and support staff related to the school and further employment opportunities on the remaining property.*

***The request partially furthers Goal 5.4, Policy 5.4.2, and Policy 5.4.2 (a) because the requested MX-M zone will encourage employment near residential on the West Side of the Rio Grande in the 98<sup>th</sup>/Gibson Activity Center. There is no guarantee that the remaining parcel will not be developed as townhouse or multi-family, but the proposed charter school will provide local jobs.***

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

*The proposed MX-M zone furthers this goal by directing growth and development within an Area of Change and bringing institutional and commercial services to an area that has been undeveloped for years. The Area of Consistency residential neighborhoods near the subject property are of mixed density, which is consistent with the intensity of development allowed in MX-M zone.*

***The request furthers Goal 5.6 because the subject site is in an Area of Change and the requested MX-M zone will offer an efficient development process for the subject site, thereby directing growth where it is expected and desired as well as reinforcing the character and intensity of the surrounding area.***

POLICY 5.6.2 (b): Encourage development that expands employment opportunities.

*As mentioned before, the designation of MX-M zoning will encourage commercial and institutional development that will expand employment opportunities in the area. Solare Collegiate Charter School will provide jobs to educators, administrators, and support staff.*

***The applicant's response is sufficient.***

POLICY 5.6.2 (g): Encourage development where adequate infrastructure and community services exist.

*The policy is furthered by promoting appropriate zoning and development in an area with existing water and sewer services, transportation facilities (98th Street, Gibson Boulevard, and Barbados), transit (ABQ Bus Route 198--), community parks (Silver Tree and Westgate), and multi-use trails (Amole Arroyo).*

***The applicant's response is sufficient.***

POLICY 5.6.2 (h): Encourage development in areas with a highly connected street grid and ---frequent transit service.

*The policy is furthered by zoning that will encourage development located along or near two major roadways, Gibson Boulevard and 98th Street. The ABQ Ride Route 198 (98th/Dennis Chavez) runs every 30 minutes, Monday-Sunday with bus stops on 98th Street at the intersection with Gibson Boulevard.*

***The applicant's response is sufficient.***

CHAPTER 7: URBAN DESIGN

GOAL 7. 2: Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

POLICY 7.2.1: Walkability: Ensure convenient and comfortable pedestrian travel.

*Currently, this vacant site located along Gibson Boulevard and Barbados lacks sidewalks. Development within the MX-M zone will require sidewalk construction by the developer along the property's street frontage, creating better pedestrian connectivity to surrounding residents. Pedestrian access is currently provided via the Am ole Arroyo Multi-Use Trail and 98th Street, which has public sidewalks near the Gibson Boulevard intersection.*

***The request furthers Goal 7.2 and Policy 7.2.1 because the requested MX-M zone is expected to lead to development that will install sidewalks and street trees on Gibson Boulevard SW, and denser development with a mix of uses, creating more comfortable pedestrian travel on City Streets as well as the adjacent Amole Arroyo Multi-Use Trail.***

POLICY 7.3.3: Place-making: Encourage efforts to establish and strengthen district identity within Centers, business districts, and neighborhoods.

*Commercial development within the 98th/Gibson Activity Center has not materialized with the exception of a Walgreens on the northwest corner of 98th Street and Gibson Boulevard. The requested MX-M zone will further this policy in a more direct and consistent manner than the current zone of PD, which relies upon negotiating the land uses and is intended for development that cannot be accommodated in one of the IDO's base zones.*

*The MX-M zone will encourage commercial and institutional development within the 98th/Gibson Activity Center as intended by the City's plans and policies contained in the ABC Comprehensive Plan, Rio Bravo Sector Development Plan, and the Site Plan for Subdivision approved by the EPC in 2001.*

***The request furthers Policy 7.3.3 because the requested MX-M zone will permit a more efficient development process while still permitting a mix of commercial uses appropriate for an Activity Center, which will strengthen both the existing center and surrounding neighborhoods.***

POLICY 7.3.4: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

POLICY 7.3.4 (a): For Activity and Village Centers, ensure that infill and redevelopment is compatible with the character of the surrounding context and similar in height mass and volume to adjacent development.

POLICY 7.3.4 (b): Promote buildings and massing of commercial and office uses adjacent to single-family neighborhoods that is neighborhood scale.

*Moderate-intensity development allowed in the MX-M zone is appropriate for the subject property located within an Activity Center. The original residential portion of the 24-acre property has long been developed. This is an opportunity to finally see a project develop that is not single family, but rather, will provide appropriate institutional development in an area with available infrastructure and municipal services. The IDO Development Standards will ensure that commercial use will be developed in a sensitive and thoughtful way that complements the adjacent homes.*

***The request furthers Policy 7.3.4, Policy 7.3.4 (a), and Policy 7.3.4 (b) because the requested MX-M zone will permit a more efficient development process with mixed-uses in an infill location. IDO regulations will encourage development that enhances the built environment and is compatible with the character of the surrounding context and similar in height mass and volume to adjacent development.***

### ***Zone Map Amendment (Zone Change) Criteria***

Pursuant to section 14-16-6-7(F)(3) of the Integrated Development Ordinance, Review and Decision Criteria, "An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria".

There are several criteria 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.

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

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

*The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, as shown in the section above.*

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

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

*Not applicable, the subject property is located in an Area of Change.*

*The applicant's response is sufficient.*

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

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

*The requested Zone Map Amendment from PO to MX-M is more advantageous to the community because it will provide consistency of land uses in an area that lacks commercial, retail, and institutional development and is dominated by residential use. The MX-M Zone is appropriate and will provide a mix of uses land uses consistent*

*with its pre-IDO zoning. If the Applicant had more time to wait, it is without doubt that this property previously zoned SU-1 for Mixed Use would be appropriate for a Phase 2 IDO conversion to MX-M.*

*The subject property's location on Gibson Boulevard and near 98th Street is an ideal location for mixed-use moderate intensity, is more advantageous to the community than the PO zone, and furthers the goals and policies in the Comprehensive Plan as follows:*

- The subject property is located in an Area of Change;*
- The subject property is located within the 98th/Gibson Activity Center, intended for higher density and institutional and commercial development;*
- Development will be located near two major roadways (98th Street and Gibson Boulevard) and served by transit;*
- Development on this site will add jobs on the West Side and further City goals for a jobs/housing balance;*
- Base zones contained in the IDO, in particular the MX-M zone, can accommodate the intended development of institutional use on this property;*
- The Amole Arroyo Multi-Use Trail, and bike lanes in 98th Street and Gibson Boulevard provide excellent pedestrian and bicycle connectivity to the subject property; and*
- Surrounding commercial zoning is MX-M and NR-C, consistent with the requested zone change for this property.*

*There is a long history of this subject property being seen as appropriate for mixed-use development. The Rio Bravo Sector Development Plan first identified the property for O-1 and C-2 uses. In 1999, the SDP was amended and rezoned this property to SU-1 for Mixed-Use. The EPC subsequently approved a Site Plan for Subdivision and associated design standards in 2001 that further delineated how the uses would function together.*

*As previously mentioned, this property would be appropriate for the IDO Phase 2 conversion process due to its prior Special Use zoning. However, the Applicant wants to move forward in a more expedited Zone Map Amendment process.*

***The applicant refers to sub-criterion 3, that a different zone district is more advantageous to the community as articulated by the ABC Comp Plan, including implementation of patterns of land use, development density and intensity, and connectivity. The applicant justifies the request by stating it will provide consistency of land uses in an area that lacks commercial, retail, and institutional development and is dominated by residential use. The applicant has shown in criterion a) that the request furthers a preponderance of applicable Comprehensive Plan Goals and Policies. The uses permitted by the requested MX-M zone are shown to be advantageous to the community. Staff finds the requested MX-M zone more advantageous in process than the existing PD zone.***

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

*None of the uses allowed within the MX-M zone district will have harmful effects on adjacent properties, neighborhood, or community. These include: moderate intensity residential; community facilities such as schools, libraries, or churches; restaurants and food service; retail sales; medical and professional offices; telecommunications and towers; etc. Again, this property has long been intended for commercial development that would serve the surrounding residential development. Use specific standards and development standards for properties adjacent to residential development contained in the IDO provide protection from any negative impacts.*

***All uses permitted in the requested MX-M zone are also permitted in the existing PD zone. PD uses are determined on a case-by-case basis; however, the negotiated uses are required to be shown on a Site Plan, reviewed and approved by the EPC, prior to development. The requested MX-M zone permits a variety of commercial uses plus the potential for residential uses from townhouse to higher density multi-family, as well as an efficient process of development.. The area is largely characterized by residential uses and it would be advantageous to the existing residents for commercial services to be located in close proximity.***

***Staff supports the requested MX-M zone because the Comprehensive Plan and IDO generally encourage mixed-use communities and responding to market demand rather than exerting restrictions as long as the permitted uses are not harmful to the adjacent communities. In addition, IDO regulations will provide design controls for both high-density residential and commercial development.***

- (e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:
1. Have adequate capacity to serve the development made possible by the change of zone.
  2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
  3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.
  4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City- approved Development Agreement between the City and the applicant.

*The subject property has primary access from Gibson Boulevard, a designated Major Collector, and Barbados Avenue, a local street. Gibson Boulevard has four traffic lanes, bicycle lanes, and pedestrian crossings. 98th Street and Gibson Boulevard have adequate capacity to handle vehicular traffic coming to and from this property. This property is also well served by bicycle and pedestrian facilities, including bike lanes and a multi-use regional trail.*

***The applicant refers to sub-criterion 1, that the subject site has adequate infrastructure capacity to serve the proposed development. This area has sufficient infrastructure to support the uses of the requested MX-M zone on the approximately 11 acre subject site.***

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

*The Applicant chose this property to develop a charter school based on its location to surrounding neighborhoods, which include families with school-aged children that would benefit from a school at this site and help address capacity issues at APS schools.*

***Gibson Boulevard SW and 98<sup>th</sup> Street SW are both Community Principal Arterials, which contribute to the viability of the MX-M zone to provide goods and services to the surrounding residential neighborhoods. However, the request is not completely based on the property's location on a major street, because the first intended project, a charter school, would not necessarily require access to a major street, rather other factors such as the existing trail system make the site attractive for this use. The request furthers a preponderance of applicable Comprehensive Plan Goals and Policies for Land Use and Urban Design.***

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

*The Applicant chose this location for its proximity to local neighborhoods and strong potential to develop this site for a charter school and other uses. The cost of land is not the primary determining factor in the pursuit of appropriate zoning.*

***While economic considerations are a factor to changing the zone from PD to MX-M due to the different development processes, the applicant's justification is not based completely on economic considerations. Rather, the applicant has demonstrated that the request furthers a preponderance of applicable Comprehensive Plan policies regarding Land Use and Urban Design. In addition, the applicant states the subject parcel's location near convenient pedestrian, bicycle, and transit options is a positive attribute for the requested MX-M zone and the initial charter school project.***

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

*This request for a Zone Map Amendment to MX-M is will not create a "spot or strip zone". The subject property is located just east of other properties zoned MX-M within the 98th Street/Gibson Activity Center.*

*This zone change request does not apply a zone district different from surrounding districts to the subject parcel, because the requested MX-M zone is also located across the Amole Arroyo to the west.*

## **Agency & Neighborhood Concerns**

### **Reviewing Agencies**

Albuquerque Public Schools verbally commented that relief from public school overcrowding should not be used for justification of the zone change because the proposed charter is state issued, and it is not an APS charter. Charter school students may be accepted from any area, and therefore existing public school enrollment may or may not be affected by charter school enrollment. Staff notes that the applicant appropriately justifies the MX-M zone and all of its potential uses above with the understanding that any MX-M use could occupy the site in the future, if approved.

Refer to the remaining agency comments at the end of the staff report.

### **Neighborhood/Public**

The applicant notified the Southwest Alliance of Neighborhoods, the Westside Coalition of Neighborhood Associations, and the South Valley Coalition of Neighborhood Associations as well as property owners within 100-feet of the subject site as required. Rachael Sowards, Founder and Head of Solare Collegiate Charter School, provided various newsletters and updates to SWAN as part of the School's communication with the greater community, and met with SWAN on the following dates:

- March 6, 2018 - Presentation to SWAN on the idea of the school
- January 8, 2019 - Attended SWAN meeting
- February 5, 2019 - Presentation to SWAN

The project team attended SWAN's February 5, 2019 neighborhood meeting to further discuss the zone map amendment and project for Solare Collegiate Charter School (meeting notes or minutes were not submitted with this request).

## **Conclusion**

This is a request for a Zone Map Amendment (Zone Change) for an approximately 11 acre property located at on Gibson Boulevard SW to the east of 98th Street SW / Snow Vista Boulevard SW and to the west of Barbados Avenue SW.

The primary difference between the existing PD zone and the requested MX-M zone is that the existing PD zone requires an EPC approved Site Plan and the requested MX-M zone would proceed to either administrative approval or the Development Review Board (DRB) depending on thresholds. Therefore, the EPC will not review the Site Plan.

In conclusion, staff finds that the request furthers and is not in conflict with a preponderance of Comprehensive Plan Goals and Policies regarding Land Use and Urban Design. In addition the request will not result in a spot zone and will continue to meet the intent of the original zoning. The project would have been eligible for the Voluntary Zone Conversion process, however, the applicant wished to pursue an EPC Zone Map Amendment for expediency.

Staff has not received public comment in support or opposition to the request although the project team has mentioned that SWAN is in support.

***Findings, Zoning Map Amendment (Zone Change)***

***Project #: 2018-002042, RZ: 2018-00013***

1. This is a request for a Zone Map Amendment (Zone Change) for Tract 12-B-1, Bulk Land Plat for El Rancho Grande located on Gibson Boulevard SW, east of 98th Street SW, and west of Barbados Avenue SW, and containing approximately 11 acres
2. The request is to re-zone the property from the existing PD, Planned Development Zone District, to MX-M, Mixed-Use Moderate Intensity Zone District.
3. The applicant's initial intention is to develop approximately 5 acres of the subject site into a charter school for 5<sup>th</sup> through 8th grade, and the remainder of the 11 acres will develop under the MX-M zone.
4. In 2000, the Rio Bravo Sector Development Plan re-zoned the subject site from O-1 and C-2 to SU-1 Mixed Use to keep the “spirit” of the original urban center while slightly de-intensifying the anticipated land use and accommodating the “community scale” organization of lands and connectivity suggested in the Westside Strategic Plan.
5. In 2001, a Site Development for Subdivision including the subject site zoned SU-1 for Mixed Use zoning was approved by the EPC. The Site Plan for Subdivision shows the single family development to the north of the subject site, which is currently built-out, and does not show any buildings or uses on the subject site (see attached).
6. The 2001 Site Plan for Subdivision mentions that the uses for the subject site were to be mixed with a maximum of 64% C-2 (commercial) uses.
7. Upon effectiveness of the Integrated Development Ordinance (IDO) in March of 2018, the subject site followed Rule 6, which stated that SU-1 zones for uses not listed in the IDO or that are unknown, convert to PD.
8. Since the property is formerly a Special Use zone and is undeveloped, it is eligible for the Voluntary Conversion process; however the applicant is interested in an expedited process via this EPC Zone Map Amendment request in order to open the proposed charter school in Fall of 2019.
9. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
10. The subject site is within an Area of Change as designated by the Comprehensive Plan and the following policies apply:
  - a) The request furthers Goal 5.1 and Policy 5.1.1(c) because permitting the range of mixed uses permitted by the requested MX-M zone at the 98th/Gibson Activity Center and near the intersection of two Community Principle Arterials will contribute toward the growth of the surrounding community. The existing PD zone will also permit a range of uses, however the requested MX-M zone will permit the property owners to develop per IDO regulations in an efficient process rather than requiring an

- EPC-Site Plan. The requested MX-M zone will encourage employment density, compact development, redevelopment, and infill in an Activity Center.
- b) The request furthers Policy 5.1.1(h) because the MX-M zone will encourage opportunities for new development by permitting and an efficient process for a property in the designated 98th/Gibson Activity Center. The project is located on Fixed Route 198, which gives access to multiple east-west and north-south routes. (The Transit Department supports the change since their view is that the proposed land uses and land use intensity are more conducive to transit operations than the current zoning.)
  - c) The request furthers Policy 5.2.1 (h) because the requested MX-M zone will encourage development on an infill property with uses that are compatible in form and scale to the mix of uses partially constructed and zoned for the immediate area including the commercially zoned area on the west side of 98th Street SW / Snow Vista Boulevard SW. Much of the existing construction is single-family housing, and the MX-M zone will offer complementary uses.
  - d) The request furthers Policy 5.1.6 and Policy 5.1.6 (b) because the subject site is located in the 98<sup>th</sup>/Gibson Activity Center, and the request for MX-M, a mixed-use zone, permits a range of services and amenities near a trail system that will support a healthy lifestyle. The requested MX-M zone will permit neighborhood-oriented commercial, retail, institutional, and public services, and will permit an efficient process for development.
  - e) The request furthers Policy 5.1.6 (d) and Policy 5.1.6 (e) because it is located in the 98th/Gibson Activity Center adjacent to the Amole Arroyo multi-use trail on the western edge of the subject site, which is part of an extensive trail system that connects APS schools to the north and south as well as Central Avenue to the north and Dennis Chavez Boulevard to the south. Infrastructure improvements will include the completion of the sidewalks and street trees thereby encouraging pedestrian activity on Gibson Boulevard SW.
  - f) The request furthers Goal 5.2 and Policy 5.2.1 because the requested MX-M zone will permit a mix of uses including live, work, learn, shop and play to create a healthy activity center conveniently accessible to the surrounding neighborhoods. The requested MX-M zone will eliminate the EPC-Site Plan requirement in the existing PD zone, making it a more efficient development process and encouraging smaller individual businesses to locate on the remaining parcel.
  - g) The request furthers Policy 5.2.1 (a) because the requested MX-M zone permits a range of uses including the proposed charter school, providing an opportunity to learn. The subject site is in a conveniently accessible location to surrounding neighborhoods, therefore services are within walking and bicycling distances along the Amole Arroya multi-use trail as well as the neighborhood bike-lanes and sidewalks.

- h) The request furthers Policy 5.2.1 (g) i and ii because the requested MX-M zone will permit a more efficient development process than the existing PD zone, and new development will be located in the existing 98<sup>th</sup>/Gibson Activity Center adjacent to the Amole Arroyo Multi-Use Trail providing pedestrian and bicycle activity. In addition, the subject site is located near the intersection of 98<sup>th</sup> Street / Snow Vista Boulevard SW and Gibson Boulevard SW, two Community Principle Arterials with access to transit, but currently lacks a wide range of services.
- i) The request furthers Policy 5.2.1 (h) because the requested MX-M zone will encourage development on an infill property with uses that are compatible in form and scale to the mix of uses partially constructed and zoned for the immediate area including the commercially zoned area on the west side of 98th Street SW / Snow Vista Boulevard SW. Much of the existing construction is single-family housing, and the MX-M zone will offer complementary uses.
- j) Staff notes that the Comprehensive Plan generally encourages job growth and commercial development on the West Side in place of residential. Although the requested MX-M zone would permit townhouse and multi-family versus a non-residential zone such as NR-C, the requested MX- M zone does not permit single-family residential development, which is specifically discouraged by this policy. The request furthers Policy 5.2.1 (k).
- k) The request furthers Goal 5.3 and Policy 5.3.2 because this property is well serviced by existing infrastructure and other public facilities including access roads, water, sewer, and community parks. In addition, the subject site is surrounded by existing residential zoning; therefore the requested MX-M zone will maximize an efficient development pattern of mixed uses on an infill property.
- l) The request partially furthers Goal 5.4, Policy 5.4.2, and Policy 5.4.2 (a) because the requested MX-M zone will encourage employment near residential on the West Side of the Rio Grande in the 98th/Gibson Activity Center. There is no guarantee that the remaining parcel will not be developed as townhouse or multi-family, but the proposed charter school will provide local jobs.
- m) The request furthers Goal 5.6 because the subject site is in an Area of Change and the requested MX-M zone will offer an efficient development process for the subject site, thereby directing growth where it is expected and desired as well as reinforcing the character and intensity of the surrounding area.
- n) The request furthers Policy 5.6.2 (b) because the requested MX-M zone will encourage commercial and institutional development that will expand employment opportunities in the area. Solare Collegiate Charter School will provide jobs to educators, administrators, and support staff.
- o) The request furthers Policy 5.6.2(g) because the requested MX-M zone will promote appropriate zoning and development in an area with existing water and sewer services, transportation facilities (98th Street, Gibson Boulevard, and Barbados),

- transit (ABQ Bus Route 198--), community parks (Silver Tree and Westgate), and multi-use trails (Amole Arroyo).
- p) The request furthers Policy 5.6.2 (h) because the requested MX-M zone will encourage development located along or near two major roadways, Gibson Boulevard and 98th Street. The ABQ Ride Route 198 (98th/Dennis Chavez) runs every 30 minutes, Monday-Sunday with bus stops on 98th Street at the intersection with Gibson Boulevard.
  - q) The request furthers Goal 7.2 and Policy 7.2.1 because the requested MX-M zone is expected to lead to development that will install sidewalks and street trees on Gibson Boulevard SW, and denser development with a mix of uses, creating more comfortable pedestrian travel on City Streets as well as the adjacent Amole Arroyo Multi-Use Trail.
  - r) The request furthers Policy 7.3.3 because the requested MX-M zone will permit a more efficient development process while still permitting a mix of commercial uses appropriate for an Activity Center, which will strengthen both the existing center and surrounding neighborhoods.
  - s) The request furthers Policy 7.3.4, Policy 7.3.4 (a), and Policy 7.3.4 (b) because the requested MX-M zone will permit a more efficient development process with mixed-uses in an infill location. IDO regulations will encourage development that enhances the built environment and is compatible with the character of the surrounding context and similar in height mass and volume to adjacent development.
11. Pursuant to section 14-16-6-7(F)(3) of the Integrated Development Ordinance, Review and Decision Criteria, "An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria".
- a) The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, as shown in the section above.
  - b) Not applicable, the subject property is located in an Area of Change.
  - c) The applicant refers to sub-criterion 3, that a different zone district is more advantageous to the community as articulated by the ABC Comp Plan, including implementation of patterns of land use, development density and intensity, and connectivity. The applicant justifies the request by stating it will provide consistency of land uses in an area that lacks commercial, retail, and institutional development and is dominated by residential use. The applicant has shown in criterion a) that the request furthers a preponderance of applicable Comprehensive Plan Goals and Policies. The uses permitted by the requested MX-M zone are shown to be advantageous to the community. Staff finds the requested MX-M zone more advantageous in process than the existing PD zone.

- d) All uses permitted in the requested MX-M zone are also permitted in the existing PD zone. PD uses are determined on a case-by-case basis; however, the negotiated uses are required to be shown on a Site Plan, reviewed and approved by the EPC, prior to development. The requested MX-M zone permits a variety of commercial uses plus the potential for residential uses from townhouse to higher density multi-family, as well as an efficient process of development.. The area is largely characterized by residential uses and it would be advantageous to the existing residents for commercial services to be located in close proximity.

Staff supports the requested MX-M zone because the Comprehensive Plan and IDO generally encourage mixed-use communities and responding to market demand rather than exerting restrictions as long as the permitted uses are not harmful to the adjacent communities. In addition, IDO regulations will provide design controls for both high-density residential and commercial development.

- e) The applicant refers to sub-criterion 1, that the subject site has adequate infrastructure capacity to serve the proposed development. This area has sufficient infrastructure to support the uses of the requested MX-M zone on the approximately 11 acre subject site.
- f) Gibson Boulevard SW and 98th Street SW are both Community Principal Arterials, which contribute to the viability of the MX-M zone to provide goods and services to the surrounding residential neighborhoods. However, the request is not completely based on the property's location on a major street, because the first intended project, a charter school, would not necessarily require access to a major street, rather other factors such as the existing trail system make the site attractive for this use. The request furthers a preponderance of applicable Comprehensive Plan Goals and Policies for Land Use and Urban Design.
- g) While economic considerations are a factor to changing the zone from PD to MX-M due to the different development processes, the applicant's justification is not based completely on economic considerations. Rather, the applicant has demonstrated that the request furthers a preponderance of applicable Comprehensive Plan policies regarding Land Use and Urban Design. In addition, the applicant states the subject parcel's location near convenient pedestrian, bicycle, and transit options is a positive attribute for the requested MX-M zone and the initial charter school project.
- h) This zone change request does not apply a zone district different from surrounding districts to the subject parcel, because the requested MX-M zone is also located across the Amole Arroyo to the west.
12. The applicant notified property owners within 100 feet of the subject site as well as the South West Area Neighborhood Association (SWAN), the West Side Coalition, and the South Valley Coalition as required. The applicant met with SWAN several times. Staff has not received comments in support or opposition.

***Recommendation***

***APPROVAL of Project #: 2018-002042, RZ-2018-00013, a request for Zoning Map Amendment from PD to MX-M for Tract 12-B-1, Bulk Land Plat for El Rancho Grande, based on the preceding Findings.***

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***Cheryl Somerfeldt  
Current Planner***

***Notice of Decision cc list:***

List will be finalized subsequent to the EPC hearing on March 14, 2019.

## Agency Comments

(Delete heading if no comments received.)

### PLANNING DEPARTMENT

#### *Long Range Planning*

This request is for a zone map amendment from PD to MX-M. The property was previously zoned SU-1 for Mixed Uses and has an existing site plan approved by the Environmental Planning Commission. The applicant intends to develop a charter school at this location. The applicant could develop pursuant to the existing site plan. A zone change to MX-M would allow the applicant to develop pursuant to IDO standards and processes. The proposed use is permissive in the MX-M zone. A new site plan approval would be required to replace the existing site plan. The new site plan would either be approved administratively by staff or by the DRB, pursuant to the size thresholds established in the IDO in Subsection 14-16-6-5(G).

This property qualifies to participate in the City's Voluntary Zoning Conversion process under the Prior Special Use criterion, because it is undeveloped land that was previously zoned SU-1.

This site is in an Area of Change and is within the 98th/Gibson Activity Center. The approved Site Plan allows C-2 and O-1 uses to develop at this location. A zone map amendment to MX-M would be consistent with the current entitlements for this property. The MX-M zone allows a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses. The MX-M zone is appropriate in this location and would allow the undeveloped land to be used in a way consistent with its prior site plan approvals while developing per the new IDO zoning and dimensional standards.

The following policies are applicable to this request:

**ABC Comprehensive Plan Goal 5.1 Centers & Corridors** Grow as a community of strong Centers connected by a multi-modal network of Corridors.

**ABC Comprehensive Plan Policy 5.1.1 Desired Growth:** Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

**ABC Comprehensive Plan Policy 5.1.6 Activity Centers:** Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

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

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

- a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.
- b) Encourage development that offers choice in transportation, work areas, and lifestyles.
- e) Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

*Transportation Development Services*

No objection to the request.

**MUNICIPAL DEVELOPMENT DEPARTMENT (DMD) TRANSPORTATION**

No comment.

**PARKS AND RECREATION**

No comment.

**SOLID WASTE MANAGEMENT DEPARTMENT**

No comment.

**TRANSIT DEPARTMENT**

<b>Case Number</b>	<b>Brief Description of Request</b>	<b>Transit Corridor? *</b>	<b>Transit Route?</b>	<b>Current Service/Stops</b>	<b>Comments/Support/Requests</b>
Project #2019-002042, 1000152, 1002822, 1000152 RZ-2019-00013 – Zone Map Amendment	Zone Map Amendment from PD to MX-M for Solaire Charter School; 11 acres at 98th Street and Gibson Boulevard	Not on a Corridor	On Fixed Route 198, which runs from a turn-around at Rio Bravo and Prince to the Central and Unser Transit Center (CUTC) which gives access to multiple east-west and north-south routes.	The nearest stop pair is on 98th Street either side of the 98th and Gibson intersection, about 1400 feet from the centroid of the site.	The Transit Department supports the change as the proposed land uses and land use intensity are more conducive to transit operations than the current zoning.

**ALBUQUERQUE PUBLIC SCHOOLS**

Applicant claims building a charter school at this location will alleviate crowding at nearby public schools. Albuquerque Public Schools requests the applicant discuss this matter with the District before making any future claims implying representation. Albuquerque Public Schools also reserves the right to comment at such time in the future if and when the site is further developed.

**ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)**

Reviewed, no objections.

**MID-REGION COUNCIL OF GOVERNMENTS (MRCOG)**

MRMPO has no adverse comments.

**PUBLIC SERVICE COMPANY OF NEW MEXICO**

Zone map Amendment – Zone Change (Solare Collegiate Charter School located at Gibson Blvd SW between 98th St SW and Barbados Ave SW)

1. Two existing electric overhead 115kV transmission lines are located on the west side of the subject site east of the Amole Arroyo which is in a protected corridor as referenced in the Rank II Facility Plan Electric System Transmission and Generation (2010-2020). There is an existing underground distribution line located on the property that parallels the east side of the transmission lines and an existing substation is located west of the property west of the arroyo. It is the applicant's obligation to abide by any conditions or terms of these easements or rights-of-way.

2. Any potential encroachment to existing rights-of-way must be reviewed by PNM for compliance with National Electric Safety Code (NESC) requirements, as well as PNM access for maintenance or future use. This includes any proposed changes to the existing grade, existing or proposed signs, walls or fences, landscaping, lighting, access, parking and driveway.

3. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications.

4. It will be necessary for the developer to contact the PNM New Service Delivery Department when the site is to be developed in order to coordinate electric service. Contact: Andrew Gurule, PNM Service Center, 4201 Edith Boulevard NE, Albuquerque, NM 87107

**NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)**

NMDOT has no comments at this time.



Looking east at the subject site from the adjacent PNM site to the west with the Amole Arroyo Multi-Use Trail in the foreground.



Looking north at the subject site from Gibson Boulevard SW.



Looking west at the subject site from Barbados Avenue SW.



Looking west at the subject site from the intersection of Gibson Boulevard SW  
and Barbados Avenue SW.



Looking south from the subject site.



Looking east from the subject site.

APPLICATION INFORMATION



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

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

**APPLICATION INFORMATION**

Applicant: Solare Collegiate Charter School		Phone: 505-917-6442
Address: 1623 La Vega Drive SW		Email: rsewards@solarecollegiate.org
City: Albuquerque	State: NM	Zip: 87105
Professional/Agent (if any): Consensus Planning		Phone: 505-764-9801
Address: 302 Eighth Street NW		Email: fishman@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Contract Purchaser		List all owners: Thai Pham

**BRIEF DESCRIPTION OF REQUEST**

Zone Map Amendent from PD to MX-M

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

Lot or Tract No.: 12 B-1	Block:	Unit:
Subdivision/Addition: El Rancho Grande	MRGCD Map No.:	UPC Code: 100905538003040125
Zone Atlas Page(s): M-09	Existing Zoning: PD	Proposed Zoning: MX-M
# of Existing Lots: 1	# of Proposed Lots: N/A	Total Area of Site (acres): 10.9992

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: Gibson Boulevard SW Between: 98th Street and: Barbados Avenue

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

1001450, 1000152, 1002822, 1000152

Signature:	Date: January 31, 2019
Printed Name: Jacqueline Fishman, AICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

**FOR OFFICIAL USE ONLY**

Case Numbers	Action	Fees
-		
-		
-		

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project #

**Form Z: Policy Decisions**

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

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

**INFORMATION REQUIRED FOR ALL POLICY DECISIONS (Except where noted)**

- NO Interpreter Needed for Hearing?  if yes, indicate language: \_\_\_\_\_
- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- Letter of authorization from the property owner if application is submitted by an agent
- Traffic Impact Study (TIS) form (not required for Amendment to IDO Text)
- Zone Atlas map with the entire site/plan amendment area clearly outlined and labeled (not required for Amendment to IDO Text) NOTE: For Annexation of Land, the Zone Atlas must show that the site is contiguous to City limits.

**ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN**

**ADOPTION OR AMENDMENT OF FACILITY PLAN**

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

**AMENDMENT TO IDO TEXT**

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

**ZONING MAP AMENDMENT – EPC**

**ZONING MAP AMENDMENT – COUNCIL**

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

**ANNEXATION OF LAND**

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

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_  Applicant or  Agent

**FOR OFFICIAL USE ONLY**

Project Number: \_\_\_\_\_ Case Numbers \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Staff Signature: \_\_\_\_\_

Date: \_\_\_\_\_



# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Solare Collegiate Charter School DATE OF REQUEST: 1 / 31 / 2019 ZONE ATLAS PAGE(S): M-09

CURRENT: ZONING PD LEGAL DESCRIPTION: LOT OR TRACT # 12 B-1 BLOCK # \_\_\_\_\_  
PARCEL SIZE (AC/SQ. FT.) 10.9992 SUBDIVISION NAME El Rancho Grande

REQUESTED CITY ACTION(S):  
ANNEXATION [ ] SITE DEVELOPMENT PLAN:  
ZONE CHANGE [ x ]: From PD To MX-M SUBDIVISION\* [ ] AMENDMENT [ ]  
SECTOR, AREA, FAC, COMP PLAN [ ] BUILDING PERMIT [ ] ACCESS PERMIT [ ]  
AMENDMENT (Map/Text) [ ] BUILDING PURPOSES [ ] OTHER [ ]  
\*includes platting actions

PROPOSED DEVELOPMENT: GENERAL DESCRIPTION OF ACTION:  
NO CONSTRUCTION/DEVELOPMENT [ x ] # OF UNITS: \_\_\_\_\_  
NEW CONSTRUCTION [ ] BUILDING SIZE: \_\_\_\_\_ (sq. ft.)  
EXPANSION OF EXISTING DEVELOPMENT [ ]

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

APPLICANT OR REPRESENTATIVE [Signature] DATE 1/31/19  
(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -  
2<sup>ND</sup> Floor West, 600 2<sup>ND</sup> 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:  
A NIA (Neighborhood Impact Assessment) will be required at DRB.

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] DATE 1/31/19  
TRAFFIC ENGINEER

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 1/1/19 \_\_\_\_\_  
-FINALIZED 1/1/19 \_\_\_\_\_  
TRAFFIC ENGINEER DATE



January 7, 2019

Derek Bohannon, Chairman  
Environmental Planning Commission  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

Dear Mr. Chair:

As the property owner, I authorize Consensus Planning to act as agent on a request for Zoning Map Amendment for the property located at the northeast corner of 98<sup>th</sup> Street and Gibson Boulevard N.W. The legal description for the property is: TR 12-B-1 BULK LAND PLAT FOR EL RANCHO GRANDE 1 PARCELS5-A AND 12-B-1.

Sincerely,

*Thai Pham*

*1/9/2019*

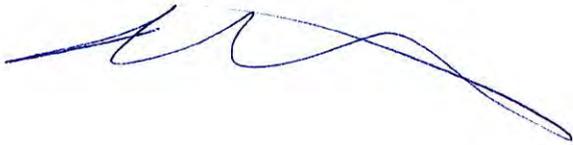
January 4, 2019

Derek Bohannon Chairman  
Environmental Planning Commission  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

Dear Mr. Chair:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as the agent on this request for a Zoning Map Amendment for the property located at 98<sup>th</sup> Street and Gibson Boulevard N.W. Homewise Collegiate Charter School is the contract purchaser for the property. The legal description of this property is: TR 12-B-1 BULK LAND PLAT FOR EL RANCHO GRANDE 1 PARCELS5-A AND 12-B-1.

Sincerely,

A handwritten signature in blue ink, consisting of several fluid, overlapping loops and a long horizontal stroke extending to the right.

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING REQUEST

Pre-application Review Team (PRT) Meetings are available to help applicants identify and understand the allowable uses, development standards, and processes that pertain to their request. ***PRT Meetings are for informational purposes only; they are non-binding and do not constitute any type of approval.*** Any statements regarding zoning at a PRT Meeting are not certificates of zoning. The interpretation of specific uses allowed in any zone district is the responsibility of the Zoning Enforcement Officer (ZEO).

When you submit PRT notes to meet a Pre-application Meeting requirement in Table 6-1-1, you will be charged a \$50 PRT fee.

PA#: <u>18-350</u>	Received By: <u>J. Delgado</u> <span style="float: right; font-size: small;">Official Use only</span>	Date: <u>12-4-18</u>
<b>APPOINTMENT DATE &amp; TIME:</b> <u>Dec 11, 2018 @ 2:00pm</u>		

Applicant Name: Mullen Heller Architecture Phone#: 505-268-4144 Email: doug@mullenheller.com

**PROJECT INFORMATION:**

***For the most accurate and comprehensive responses, please complete this request as fully as possible and submit any relevant information, including site plans, sketches, and previous approvals.***

Size of Site: 10.99 acres Existing Zoning: PD  Proposed Zoning: PD

Previous case number(s) for this site: Project Number 1001154 and 1001450

Applicable Overlays or Mapped Areas: NA

Residential – Type and No. of Units: NA

Non-residential – Estimated building square footage: ±100,000 sf complete No. of Employees: \_\_\_\_\_

Mixed-use – Project specifics: 50,000sf charter school and future commercial uses

**LOCATION OF REQUEST:**

Physical Address: no address per Zoning Zone Atlas Page (Please identify subject site on the map and attach) M-09

**BRIEFLY DESCRIBE YOUR REQUEST (What do you plan to develop on this site?)**

Legal Description: TRACT 12-B-1 BULK LAND PLAT FOR EL RANCHO GRANDE 1 PARCELS5-A AND 12-B-1 CONT  
Development includes a phased charter school and potential commercial spaces, first phase is a perm modular building.

**QUESTIONS OR CONCERNS (Please be specific so that our staff can do the appropriate research)**

What is the approval process for the site plan, i.e. EPC since the site is zoned PD?

How do we confirm that an Elementary/Middle School is an Allowable Use in the PD?

How is the 'case-by-case' basis determined for Allowable Uses per 2-6(A)(1)?

What Development Standard are applicable to this PD as noted in Table 2-6-1?

Is the maximum area limited to 4-3(C)(9)(b) or 4-3(C)(9)(c)?

Do we assume we are in the Non-Residential Zone district for Development Standards per Section 5-1(E)?

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 18-350 Date: 11 Dec 2018 Time: 2:00

Address: \_\_\_\_\_

**AGENCY REPRESENTATIVES AT MEETING:**

Planning: Russell Brito

Code Enforcement: \_\_\_\_\_

Fire Marshall: \_\_\_\_\_

Transportation: \_\_\_\_\_

Other: \_\_\_\_\_

**PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!**

**THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL..**

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

REQUEST: Zone Map Amendment

**SITE INFORMATION:**

Zone: \_\_\_\_\_ Size: \_\_\_\_\_

Use: \_\_\_\_\_ Overlay Zone: \_\_\_\_\_

Comp Plan Area Of: \_\_\_\_\_ Comp Plan Corridor: \_\_\_\_\_

Comp Plan Center: \_\_\_\_\_ MPOS or Sensitive Lands: \_\_\_\_\_

Parking: \_\_\_\_\_ MR Area: \_\_\_\_\_

Landscaping: \_\_\_\_\_ Street Trees: \_\_\_\_\_

Use Specific Standards: \_\_\_\_\_

Dimensional Standards: \_\_\_\_\_

\*Neighborhood Organization/s: \_\_\_\_\_

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

**PROCESS:**

Type of Action: Zone Map Amendment

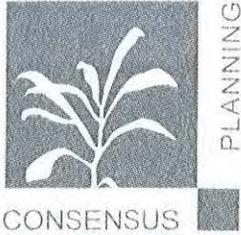
Review and Approval Body: EPC Is this PRT a requirement? yes

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 18-350 Date: 11 Dec 2018 Time: 2:00 pm

Address: \_\_\_\_\_

- NOTES:
- PD requires EPC site plan approval
  - Zone change to MX-M or NR-C would remove PD and site plan requirement
  - MX-M and NR-C both allow school permissively.
  - Subdivision at DRB
    - Sketch Plat
    - Infrastructure improvements



January 31, 2019

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

**Re: Zone Map Amendment – Solare Collegiate Charter School**

Landscape Architecture  
Urban Design  
Planning Services

Dear Mr. Chairman:

302 Eighth St. NW  
Albuquerque, NM 87102

(505) 764-9821  
Fax 505-549-5495  
cp@consensusplanning.com  
www.consensusplanning.com

The purpose of this letter is to provide justification for a Zone Map Amendment (ZMA) for property located on Gibson Boulevard just east of 98<sup>th</sup> Street S.W., on behalf of Solare Collegiate Charter School. The property is legally described as Tract 12-B-1 Bulk Land Plat for El Rancho Grande 1 and is approximately 11 acres in size. The property is currently zoned PD (Planned Development). The Applicant's request is to change the zoning to MX-M (Mixed Use-Moderate Intensity). The Applicant intends to use a portion of the property for a 5-8 grade charter school and provide the area with other future non-residential opportunities.



Figure 1: Subject Property

**HISTORY**

1999: The zoning for the subject parcel (SU-1 for Mixed Use) was established with an amendment to the Rio Bravo Sector Development Plan (SD-87-4-1/Z-99-58). The purpose of the 1999 amendment was to make the Rio Bravo Sector Development Plan more closely aligned with the West Side Strategic Plan.

The Rio Bravo Sector Development Plan described mixed use as follows:

“In an effort to maintain the spirit of the original Plan’s design philosophy, areas containing a combination of Commercial, Office, and Residential zoning designations in close proximity are prescribed in Parcels 1 [12], 5, and 34, allowing intensities to C-2 and R-2 (SU-1 zoned). Likewise, Parcels 6 and 16 are more akin to “Adjacent” areas found in the West Side Strategic Plan and are planned for SU-1, mixed use to C-1 and RT intensities”.

**PRINCIPALS**

James K. Storer, AICP  
Christopher L. Green, P.L.A.  
A.S.L.A., F.I.D.P.  
Jacqueline Eastman, AICP

2001: A Site Development Plan for Subdivision for 24 acres (including the subject property) of mixed use was approved by the EPC (01128-01250). The Site Plan delineated land uses as follows: Parcel 12-A, R-2 Land Use (13.10 acres) and Parcel 12-B, C-2 and O-1 Land Uses (10.84 acres). The land use designations allowed for permissive and conditional uses in all three of the referenced zones. The EPC's Finding #5 stated "The submittal meets the intent of the Rio Bravo Sector Development Plan's design philosophy by providing areas containing a combination of Commercial, Office, and Residential zoning designations in close proximity to each other". The EPC's Condition #1 stated: "The office use and the commercial use on Parcel 12 shall be combined to form one bulk tract for mixed C-2 and O-1 uses with a maximum of 64% of C-2 uses and 36% of O-1 uses". The Site Plan for Subdivision limited Parcel 12-A (to the north of the subject property) to a maximum of 84 residential units, and was subsequently platted and developed. Parcel 12-A (subject property) has remained vacant.



Figure 2: Approved Site Plan for Subdivision, 2001

2018: On May 17, 2018, the Integrated Development Ordinance (IDO) converted the zoning on the subject property from SU-1 Mixed-Use to PD-Planned Development. The PD zone requires negotiation of land uses on a case-by-case basis and EPC approval of a site plan. It is not the preferred zone going forward by either the Planning Department staff or the Applicant. The requested Zone Map Amendment to MX-M is more consistent with the original SU-1 Mixed-Use zoning established by the Rio Bravo Sector Development Plan and the Site Development Plan for Subdivision. The Applicant's project, a charter school, can be accommodated through other base zones, including the MX-M zone.

*PD Zone Purpose:* "The purpose of the PD zone district is to accommodate small- and medium-scale innovative projects that cannot be accommodated through the use of other base zone districts, provided that those projects are consistent with the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as

amended and include standards that would not otherwise be required of the applicant in order to provide significant public, civic, or natural resource benefits. This zone district is applied on a case-by-case basis to reflect a negotiated agreement for uses and standards with the applicant. Allowable uses are negotiated on a case-by-case basis but may not include any use that is not included in Table 4-2-1.”

**EXISTING CONDITIONS**

The subject property is located within the Southwest Mesa Community Planning Area, the 98<sup>th</sup>/Gibson Activity Center, and in an Area of Change, as designated by the ABC Comprehensive Plan. It is just east of 98<sup>th</sup> Street, a designated Principal Arterial and Gibson Boulevard, a designated Major Collector. CABQ Ride Bus Local Route 198 runs along 98<sup>th</sup> Street with bus stops near the subject property. Both 98<sup>th</sup> Street and Gibson Boulevard have designated bike lanes and Gibson Boulevard has designated bicycle or pedestrian crossings near the subject property. The Amole Arroyo Trail, a paved Multiple Use Trail, runs along the western edge of the property.

Adjacent properties are zoned PD to the north and the land use is single family residential; PD, R-ML, R-T to the south and the land use is townhomes (Diamond Mesa), vacant, and single family; R-1A to the east and the land use is single family residential; and MX-M and NR-C to the west and the land use is drainage facility (Amole Arroyo), vacant, and commercial (Walgreens).

Area	Zoning	Land Use
North	PD	Single-Family Residential
South	R-ML, PD, R-T	Vacant, Single Family Townhomes
East	R-1A	Single-Family Residential
West	MX-M	Amole Arroyo, Vacant

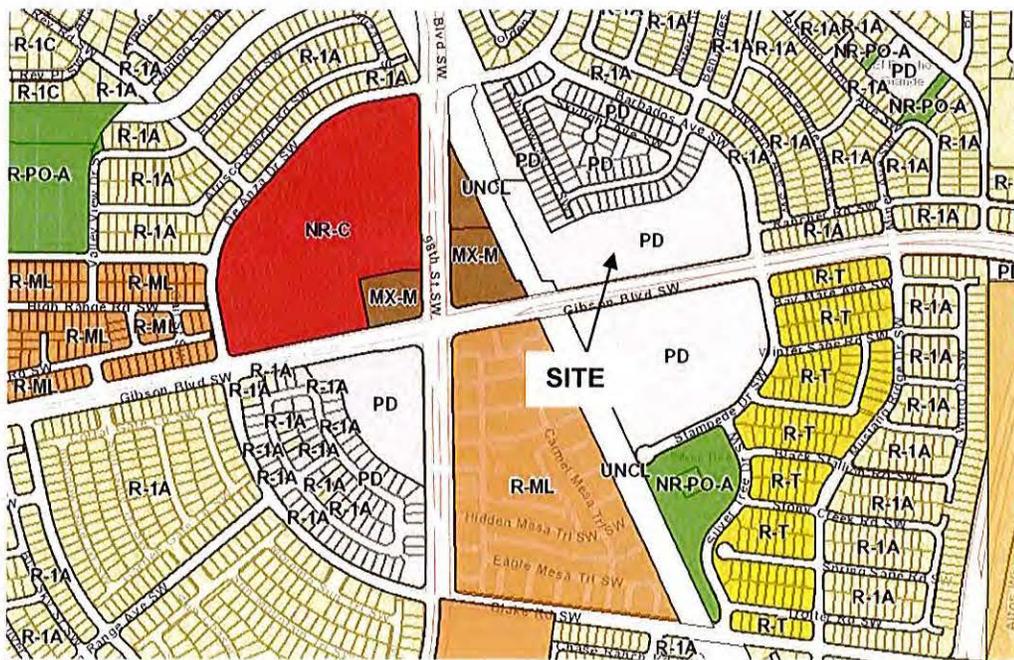


Figure 3: Existing Zoning

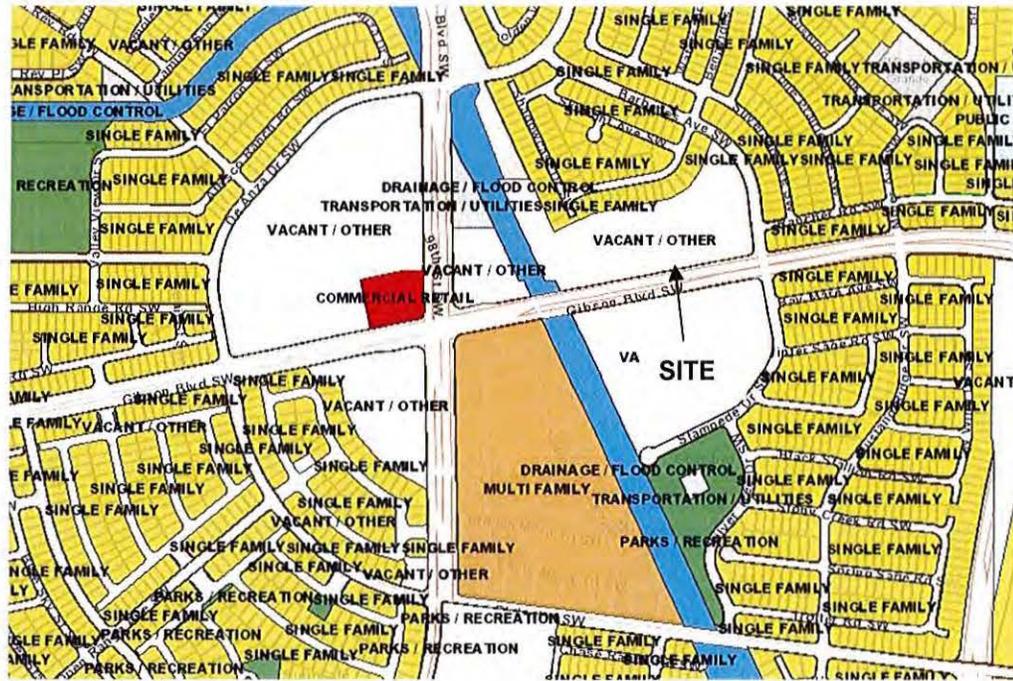


Figure 4: Existing Land Use

**RESPONSE TO 6-7(F)(3)-REVIEW AND DECISION CRITERIA**

This request for a Zone Map Amendment meets the Review and Decision Criteria outlined in the IDO, Section 6-7(F)(3) as follows:

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

The proposed Zone Map Amendment is consistent with the health, safety, and general welfare of the City by furthering the ABC Comprehensive Plan in the following goals and policies:

Land Use Goal 5.1 Centers and Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

*Policy 5.1.1(c): Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.*

Applicant Response: The Zone Map Amendment will further this goal and policy by providing the appropriate zoning for property located within a designated Activity Center (98<sup>th</sup>/Gibson) and along 98<sup>th</sup> Street, a Principal Arterial, and Gibson Boulevard, a Major Collector. The overall property (Parcels 12-A and 12-B) has always been intended for mixed use development. The residential portion to the north has been built in accordance with the zoning established by the Rio Bravo Sector Development Plan and the land use established by the EPC-approved Site Plan for Subdivision.

*(h): Encourage all new development, especially in designated Centers and Corridors, to address transit connections, linkages, and opportunities within the proposed development.*

Applicant Response: The subject site has excellent access to 98<sup>th</sup> Street and the ABQ Ride Bus Route 198 (98<sup>th</sup>/Dennis Chavez), which has four routes and runs on Monday, Wednesday, Thursday, and Friday. The nearest bus stops are located on 98<sup>th</sup> Street just north and south of the Gibson Boulevard intersection.

*Policy 5.1.6: Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses. [ABC]*

*(b): Provide neighborhood-oriented commercial, retail, institutional, and public services.*

Applicant Response: This policy is furthered by the MX-M zone and the Applicant's plan of providing an institutional use on a portion of this property. The requested MX-M Zone will allow for a wide range of moderate intensity, commercial, retail, institutional, and public services. Located along two major corridors and within the 98<sup>th</sup>/Gibson Activity Center and an Area of Change, this site is an ideal location for an MX-M zone. The current zone of PD provides more uncertainty in future land use and requires unnecessary site plan review and approvals, contrary to the purpose and intent of the IDO.

*(d): Ensure that Activity Centers are pedestrian-friendly and provide convenient pedestrian connections to nearby residential areas.*

*(e): Provide good connectivity via bicycle between Activity Centers and nearby residential areas and multi-use trails.*

Applicant Response: Development of this site as a charter school will require pedestrian accessibility and connections via sidewalks and crosswalks to residential neighborhoods to the north, east, and south where they currently are lacking along Gibson Boulevard and the section of Barbados Avenue abutting the site.

One of the key attractions and strengths of this property is its excellent bicycle connectivity. It is adjacent to the Amole Arroyo Multi-Use Trail and designated bike lanes in 98<sup>th</sup> Street and Gibson Boulevard. The Amole Arroyo Multi-Use Trail to the west of the property is part of an extensive trail system that connects to Central Avenue to the north and Dennis Chavez Boulevard to the south.

Pedestrian and bicycle improvements listed on the 2040 Mid-Region Council of Governments MTP that will expand the connectivity of this property to the regional trail system include:

- 98<sup>th</sup> Street Improvements from Rio Clara Avenue to Gibson Boulevard: Additional driving lanes, **bicycle facilities, sidewalks,** landscaping, and other appurtenances. This project has a near-term time frame of 2015-2025.



- Gibson Boulevard West Bike Trail from 98<sup>th</sup> Street to Unser Boulevard: Construction of **bike/multi-purpose trail**. This project has a late-term time frame of 2025-2040.
- Amole Arroyo Trail from Atrisco Vista Boulevard to 98<sup>th</sup> Street: Construct **bicycle/pedestrian facilities**. This has a late-term time frame of 2025-2040.

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

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

Applicant Response: The requested MX-M zone furthers this goal and policy by allowing for a wide range of uses that are lacking in this predominantly residential area, including food, beverage, and indoor entertainment; institutional and civic; commercial retail and services; offices and services; telecommunications, towers, and utilities; etc. The addition of a school in this area will help further a better mix of land uses than is currently existing. The location of the subject property along Gibson Boulevard near 98<sup>th</sup> Street provides excellent access and connectivity for surrounding neighborhoods.

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

Applicant Response: This policy is furthered by the property's excellent access to pedestrian and bicycle access along 98<sup>th</sup> Street, Gibson Boulevard, Barbados Avenue, and the Amole Arroyo Multi-Use Trail as previously described above. The MX-M zone will ensure opportunities for commercial and institutional development that will bring goods and services to the nearby residential neighborhoods.

*(d): Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.*

Applicant Response: This goal is furthered by the request for MX-M zoning, which will ensure the property can develop with a mix of uses that will provide the surrounding neighborhoods with needed services. The vast majority of this area is single-family residential, with some higher density residential (townhomes).

Schools in the general area include Rudolfo Anaya and Mary Ann Binford Elementary Schools and Truman Middle School. These schools have high enrollment and are currently over capacity. The Applicant plans to develop a portion of the property for a charter school, which will help alleviate the capacity issues at the public schools, and sell or lease the remaining acreage for commercial or institutional use, all of which is consistent with the City's plans and policies that have governed this area for years. Development of the subject property could spur other development in the area that would create a better mix of uses for surrounding neighborhoods.

*(g): Locate quality commercial development and redevelopment in existing commercial zones and designated Centers and Corridors as follows:*

- i. In Activity Centers with development to serve adjacent neighborhoods with an emphasis on pedestrian and bicycle connections to nearby residential areas;*

Applicant Response: The subject property is located in the 98<sup>th</sup>/Gibson Activity Center and has excellent pedestrian and bicycle connections to nearby residential area via the Amole Arroyo Multi-Use Trail, 98<sup>th</sup> Street, Gibson Boulevard, and surrounding local street grid, as well as planned bicycle and pedestrian improvements in the 2040 MTP as previously discussed above.

- ii. In larger area-wide shopping centers located near intersections of arterial streets and provided with access via transit;*

Applicant Response: The proposed zone change to MX-M will further this policy as it is located within a designated Activity Center and in close proximity to a 22-acre property that is zoned NR-C west of 98<sup>th</sup> Street. With conversion to an MX-M zone, the subject property would help advance the Activity Center goals and intents.

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

Applicant Response: The requested MX-M zone furthers this policy by allowing for institutional use in an area dominated by single-family development and lacking non-residential services. Children from the surrounding neighborhoods will have an opportunity to attend the Solare Collegiate Charter School. The MX-M zone and the intended use by the Applicant are compatible in form and scale to the surrounding development, which includes single family, one-story detached houses and townhouses, and limited commercial at the intersection (Walgreens).

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

*Policy 5.3.2: Infill Development: Support additional growth in areas with existing infrastructure and public facilities.*

Applicant Response: The goal and policy are furthered by growth and development in an area with existing infrastructure, including water, sewer, and transportation facilities. City park facilities in the area include Silver Tree Park located along the Amole Arroyo and Westgate Community Park.

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

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

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

Applicant Response: The requested MX-M zone will further this goal and policy by allowing for development that will create jobs on the West Side. The Applicant's plan to develop the eastern portion of the subject property as a charter school will add a range of jobs for educators, administration, and support staff. Development of Solare Collegiate Charter School could spur further development on surrounding sites which have remained undeveloped for years.

*(b): Prioritize employment opportunities within Centers.*

Applicant Response: The requested MX-M zone at this location in the 98<sup>th</sup>/Gibson Activity Center is far more suited to further this goal and policy than the current undefined PD zone by providing jobs for educators, administrators, and support staff related to the school and further employment opportunities on the remaining property.

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

Applicant Response: The proposed MX-M zone furthers this goal by directing growth and development within an Area of Change and bringing institutional and commercial services to an area that has been undeveloped for years. The Area of Consistency residential neighborhoods near the subject property are of mixed density, which is consistent with the intensity of development allowed in MX-M zone.

*Policy 5.6.2(b): Encourage development that expands employment opportunities.*

Applicant Response: As mentioned before, the designation of MX-M zoning will encourage commercial and institutional development that will expand employment opportunities in the area. Solare Collegiate Charter School will provide jobs to educators, administrators, and support staff.

*(g): Encourage development where adequate infrastructure and community services exist.*

Applicant Response: The policy is furthered by promoting appropriate zoning and development in an area with existing water and sewer services, transportation facilities (98<sup>th</sup> Street, Gibson Boulevard, and Barbados), transit (ABQ Bus Route 198), community parks (Silver Tree and Westgate), and multi-use trails (Amole Arroyo).

*(h): Encourage development in areas with a highly connected street grid and frequent transit service.*

Applicant Response: The policy is furthered by zoning that will encourage development located along or near two major roadways, Gibson Boulevard and 98<sup>th</sup> Street. The ABQ Ride Route 198 (98<sup>th</sup>/Dennis Chavez) runs every



30 minutes, Monday-Sunday with bus stops on 98<sup>th</sup> Street at the intersection with Gibson Boulevard.

Urban Design Goal 7.2: Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

*Policy 7.2.1: Walkability: Ensure convenient and comfortable pedestrian travel.*

Applicant Response: Currently, this vacant site located along Gibson Boulevard and Barbados lacks sidewalks. Development within the MX-M zone will require sidewalk construction by the developer along the property's street frontage, creating better pedestrian connectivity to surrounding residents. Pedestrian access is currently provided via the Amole Arroyo Multi-Use Trail and 98<sup>th</sup> Street, which has public sidewalks near the Gibson Boulevard intersection.

*Policy 7.3.3: Placemaking: Encourage efforts to establish and strengthen district identity within Centers, business districts, and neighborhoods.*

Applicant Response: Commercial development within the 98<sup>th</sup>/Gibson Activity Center has not materialized with the exception of a Walgreens on the northwest corner of 98<sup>th</sup> Street and Gibson Boulevard. The requested MX-M zone will further this policy in a more direct and consistent manner than the current zone of PD, which relies upon negotiating the land uses and is intended for development that cannot be accommodated in one of the IDO's base zones.

The MX-M zone will encourage commercial and institutional development within the 98<sup>th</sup>/Gibson Activity Center as intended by the City's plans and policies contained in the ABC Comprehensive Plan, Rio Bravo Sector Development Plan, and the Site Plan for Subdivision approved by the EPC in 2001.

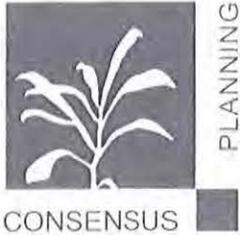
*Policy 7.3.4: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.*

*(a): For Activity and Village Centers, ensure that infill and redevelopment is compatible with the character of the surrounding context and similar in height mass and volume to adjacent development.*

*(b): Promote buildings and massing of commercial and office uses adjacent to single-family neighborhoods that is neighborhood scale.*

Applicant Response: Moderate-intensity development allowed in the MX-M zone is appropriate for the subject property located within an Activity Center. The original residential portion of the 24-acre property has long been developed. This is an opportunity to finally see a project develop that is not single family, but rather, will provide appropriate institutional development in an area with available infrastructure and municipal services. The IDO Development Standards will ensure that commercial use will be developed in a sensitive and thoughtful way that complements the adjacent homes.

**6-7(F)(3)(b)** *Not applicable, the subject property is located in an Area of Change.*



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

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

Applicant Response: The requested Zone Map Amendment from PD to MX-M is more advantageous to the community because it will provide consistency of land uses in an area that lacks commercial, retail, and institutional development and is dominated by residential use. The MX-M Zone is appropriate and will provide a mix of uses land uses consistent with its pre-IDO zoning. If the Applicant had more time to wait, it is without doubt that this property previously zoned SU-1 for Mixed Use would be appropriate for a Phase 2 IDO conversion to MX-M.

The subject property's location on Gibson Boulevard and near 98<sup>th</sup> Street is an ideal location for mixed-use moderate intensity, is more advantageous to the community than the PD zone, and furthers the goals and policies in the Comprehensive Plan as follows:

- The subject property is located in an Area of Change;
- The subject property is located within the 98<sup>th</sup>/Gibson Activity Center, intended for higher density and institutional and commercial development;
- Development will be located near two major roadways (98<sup>th</sup> Street and Gibson Boulevard) and served by transit;
- Development on this site will add jobs on the West Side and further City goals for a jobs/housing balance;
- Base zones contained in the IDO, in particular the MX-M zone, can accommodate the intended development of institutional use on this property;
- The Amole Arroyo Multi-Use Trail, and bike lanes in 98<sup>th</sup> Street and Gibson Boulevard provide excellent pedestrian and bicycle connectivity to the subject property; and
- Surrounding commercial zoning is MX-M and NR-C, consistent with the requested zone change for this property.

There is a long history of this subject property being seen as appropriate for mixed-use development. The Rio Bravo Sector Development Plan first identified the property for O-1 and C-2 uses. In 1999, the SDP was amended and rezoned this property to SU-1 for Mixed-Use. The EPC subsequently approved a Site Plan for Subdivision and associated design standards in 2001 that further delineated how the uses would function together.

As previously mentioned, this property would be appropriate for the IDO Phase 2 conversion process due to its prior Special Use zoning. However, the Applicant wants to move forward in a more expedited Zone Map Amendment process.



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

Applicant Response: None of the uses allowed within the MX-M zone district will have harmful effects on adjacent properties, neighborhood, or community. These include: moderate intensity residential; community facilities such as schools, libraries, or churches; restaurants and food service; retail sales; medical and professional offices; telecommunications and towers; etc. Again, this property has long been intended for commercial development that would serve the surrounding residential development. Use specific standards and development standards for properties adjacent to residential development contained in the IDO provide protection from any negative impacts.

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

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

Applicant Response: The subject property has primary access from Gibson Boulevard, a designated Major Collector, and Barbados Avenue, a local street. Gibson Boulevard has four traffic lanes, bicycle lanes, and pedestrian crossings. 98<sup>th</sup> Street and Gibson Boulevard have adequate capacity to handle vehicular traffic coming to and from this property. This property is also well served by bicycle and pedestrian facilities, including bike lanes and a multi-use regional trail.

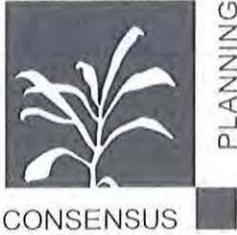
**6-7(F)(3)(f)** *The applicant's justification for the requested zone change is not completely based on the property's location on a major street.*

Applicant Response: The Applicant chose this property to develop a charter school based on its location to surrounding neighborhoods, which include families with school-aged children that would benefit from a school at this site and help address capacity issues at APS schools.

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

Applicant Response: The Applicant chose this location for its proximity to local neighborhoods and strong potential to develop this site for a charter school and other uses. The cost of land is not the primary determining factor in the pursuit of appropriate zoning.

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



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

Applicant Response: This request for a Zone Map Amendment to MX-M is will not create a "spot or strip zone". The subject property is located just east of other properties zoned MX-M within the 98<sup>th</sup> Street/Gibson Activity Center.

### **NEIGHBORHOOD COORDINATION**

The project team has coordinated with the SouthWest Area Neighborhood Association (SWAN) regarding the project. Rachael Swards, Founder and Head of Solare Collegiate Charter School, has met with and communicated with SWAN as follows:

- March 6, 2018 - Presentation to SWAN - Idea of the school
- April 26, 2018 - Letter of Support for application from SWAN
- January 8, 2019 - Attended SWAN meeting
- February 5, 2019 - Presentation to SWAN

Ms. Swards has also provided various newsletters and updates to SWAN as part of the School's communication with the greater community. In addition, Consensus Planning provided pre-application notification to SWAN, West Side Coalition, South Valley Coalition in accordance with IDO requirements. We are scheduled to attend SWAN's February 5, 2019 meeting to further discuss the zone map amendment and project for Solare Collegiate Charter School.

We respectfully request that the Environmental Planning Commission approve the request for this Zone Map Amendment. Thank you for your consideration.

Sincerely,

Jacqueline Fishman, AICP  
Principal



January 31, 2019

Jerry Gallegos  
5921 Central Avenue NW  
Albuquerque, NM 87105

Johnny Peña  
6525 Sunset Gardens SW  
Albuquerque, NM 87121

Landscape Architecture  
Urban Design  
Planning Services

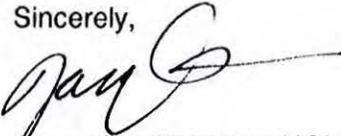
Dear Mr. Gallegos, Mr. Peña, and the South West Association of Neighborhoods Coalition:

This letter is notification that Consensus Planning has submitted a request for a Zone Map Amendment to the Environmental Planning Commission (EPC) on behalf of Solare Collegiate Charter School.

The site is located on the north side of Gibson Boulevard SW, east of 98<sup>th</sup> Street and west of Barbados Avenue. The site is currently zoned PD (Planned Development) and is within the 98<sup>th</sup>/Gibson Activity Center, which is intended for mixed-use development. The applicant is requesting to change the zoning to MX-M (Mixed-Use Moderate Intensity). The Applicant intends to develop the eastern portion of the property as a 5<sup>th</sup>-8<sup>th</sup> grade Charter School. The remaining western section would be available for other commercial, institutional, or residential uses.

The EPC hearing for this application will be held on **March 14, 2019** 8:30 a.m. at the Plaza del Sol Building, located at 600 2<sup>nd</sup> Street NW.

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Please note, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at [thummell@cabq.gov](mailto:thummell@cabq.gov), by phone at (505) 768-4660. A facilitated meeting request must be received by ADR by February 15, 2019.

Sincerely,  
  
Jacqueline Fishman, AICP  
Principal

Enclosed: Zone Atlas M-09

PRINCIPALS

Principal  
Manager  
Assistant  
Secretary



LOCATION MAP

ZONE ATLAS N-9  
SCALE: NONE

PRJ 1001450

APPROVED AND ACCEPTED BY:

Project No. 1001450  
01128-00000-01250  
EPC Application No. 01400-00000-01611  
DRB Application No.

*Drudly de Bingham* 3/13/02  
City Engineer

*Richard Dent* 11/14/01  
Transportation Development

*Roger A. Dean* 3-04-02  
Utility Development

*Thomas E. Cordova* 11-14-01  
Parks and Recreation

*[Signature]* 2/28/02  
EPC Case Planner

DEVELOPER

CURB, INC.  
6301 INDIAN SCHOOL RD. NE  
ALBUQUERQUE, NEW MEXICO 87110  
(505) 881-9190

PLANNERS

CONSENSUS PLANNING  
924 PARK AVE. S.W.  
ALBUQUERQUE, NEW MEXICO 87102  
(505) 764-9801

ENGINEERS

D. MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505) 828-2200

SITE PLAN FOR SUBDIVISION

THIS SITE PLAN FOR SUBDIVISION COVERS ALL OF PARCEL 12 OF THE BULK LAND PLAT OF EL RANCHO GRANDE 1, FORMERLY CALLED PARCEL 1A OF THE RIO BRAVO SECTOR DEVELOPMENT PLAN. THE GROSS SITE AREA IS 24.49 ACRES PRIOR TO R/W DEDICATION AND R/W VACATION. AREA REMAINING FOR PROPOSED DEVELOPMENT IS 23.94 ACRES

PROPOSED USE

AS SHOWN, THE SITE IS ZONED SU-1 FOR MIXED USES TO INCLUDE R-2, O-1 AND C-2 USES.

PARCEL	LAND USE	NET AREA
12-A	R-2	13.10 ACRES
12-B	C-2 & O-1	10.84 ACRES
		23.94 ACRES

EACH LAND USE CATEGORY IS TO INCLUDE BOTH PERMISSIVE AND CONDITIONAL USES IN EACH OF THE RESPECTIVE DESIGNATIONS.

PARCEL 12-B

USES ARE MIXED C-2 AND O-1 WITH MAXIMUM OF 64% OF C-2 USES AND 36% OF O-1 USES. SITE PLANS FOR BUILDING PERMIT ARE REQUIRED TO BE REVIEWED AND APPROVED BY THE EPC.

PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS

**TRAILS:**  
PEDESTRIANS ARE TO ACCESS PARCEL 12-B VIA A CONNECTION THROUGH THE SW PORTION OF PARCEL 12-A, ALONG THE WEST SIDE OF PARCEL 12, THE SNOW VISTA ARROYO IS PROPOSED TO CONTAIN A TRAIL RUNNING NW-SE. DIRECT CONNECTION TO THIS TRAIL IS TO BE THROUGH PARCEL 12-B. \* SEE BELOW

**VEHICULAR ACCESS:**  
FOR VEHICLES A SITE PLAN FOR BUILDING SHALL IDENTIFY AN INTERNAL CIRCULATION SYSTEM OF LOCAL ROADS ACCORDING TO A RECIPROCAL EASEMENT BETWEEN THE NON-RESIDENTIAL PARCELS. CONCEPTUAL ACCESS POINTS HAVE BEEN IDENTIFIED WITH FINAL LOCATIONS, WIDTH, AND CONFIGURATION TO BE DETERMINED IN ACCORDANCE WITH CITY IMPOSED CONDITIONS OF APPROVAL, IF ANY.

**PEDESTRIAN ACCESS:**  
PEDESTRIANS SHALL ACCESS PARCELS 12-B FROM SEVERAL POINTS AROUND THE PERIMETER OF THE SITE AND THROUGH THE PARCEL 12-A SUBDIVISION. PEDESTRIAN ACCESS SHALL ALSO BE PROVIDED THROUGH PARCEL 12-B TO GIBSON BLVD.

**BICYCLE ACCESS:**  
A BICYCLE TRAIL IS PLANNED ALONG THE WEST SIDE OF THE SNOW VISTA CHANNEL WEST OF THE SUBJECT PROPERTY. ACCESS TO THE TRAIL WILL BE ACROSS A FUTURE CROSSING OF THE SNOW VISTA CHANNEL BY GIBSON BLVD.

**TRANSIT:**  
AS PROPERTY DEVELOPS ALONG THIS PORTION OF GIBSON BLVD., COORDINATION SHALL BE WITH THE CITY TRANSIT DEPARTMENT REGARDING PLACEMENT OF TRANSIT STOPS IN ORDER TO PROVIDE ACCESS AND SERVICE TO THIS AREA.

**LANDSCAPE PLAN:**  
THE DESIGN GUIDELINES OUTLINE THE LANDSCAPE REQUIREMENTS FOR THE SITE. \* TRAIL ALONG THE SNOW VISTA CHANNEL IS SHOWN ON THE WEST SIDE OF THE CHANNEL PER THE RIO BRAVO SECTOR DEVELOPMENT PLAN, HOWEVER, THE PHYSICAL CONDITION OF THE CHANNEL NEEDS TO BE EVALUATED BEFORE A FINAL ALIGNMENT CAN BE DETERMINED.

MAXIMUM BUILDING HEIGHT AND SETBACK REQUIREMENTS

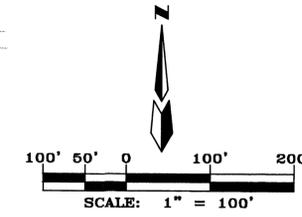
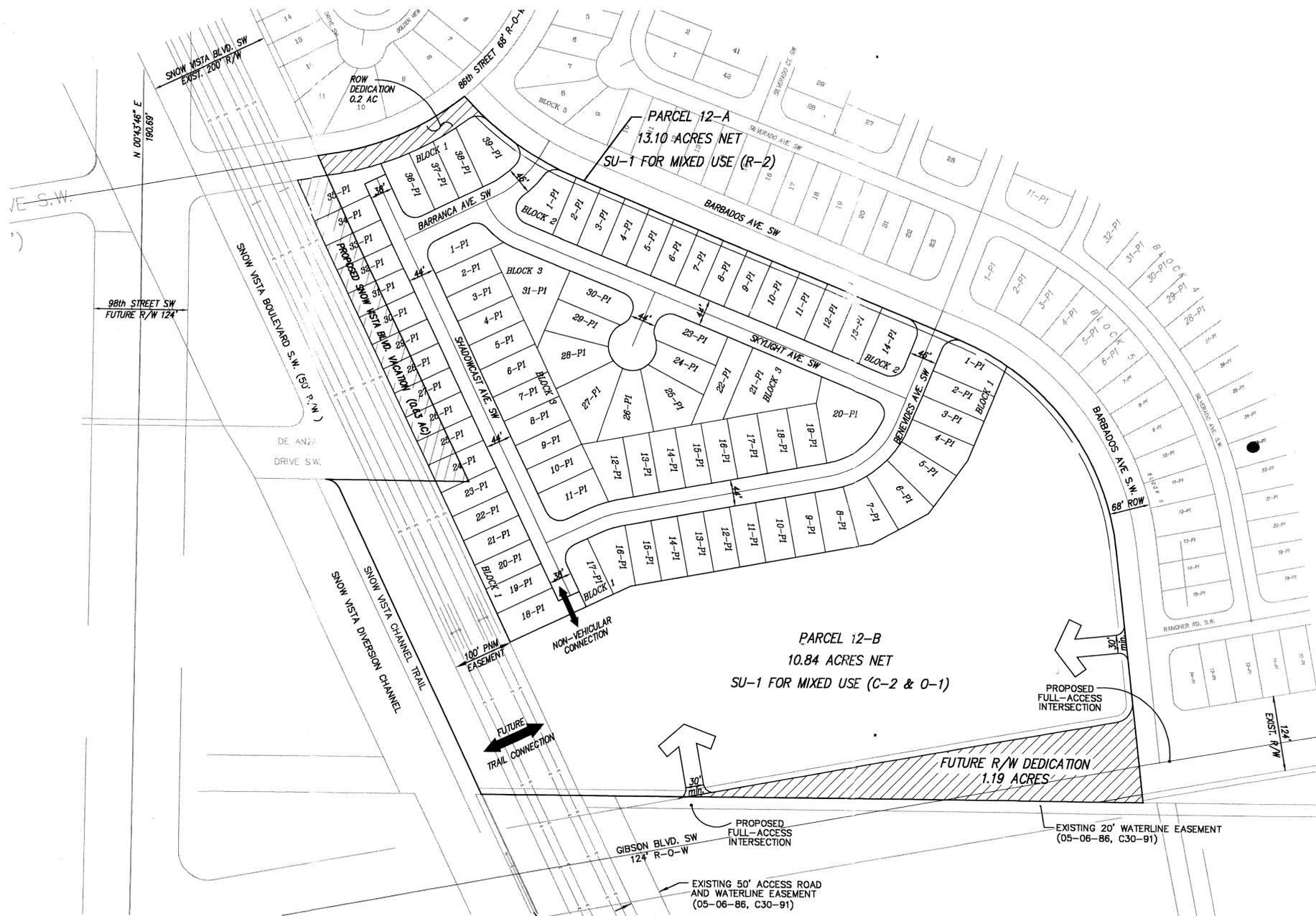
MAXIMUM BUILDING HEIGHT AND SETBACK REQUIREMENTS ARE CONTAINED IN THE DESIGN GUIDELINES.

MAXIMUM TOTAL NUMBER OF DWELLING UNITS OR NON-RESIDENTIAL F.A.R.

WITHIN PARCEL 12-A, THE MAXIMUM NUMBER OF UNITS SHALL BE 84.  
WITHIN PARCEL 12-B THE MAXIMUM F.A.R. SHALL BE 0.35

GENERAL NOTES

- IN ORDER TO ACHIEVE THE GOALS OF THIS PLAN, A PLAT IS REQUIRED TO ESTABLISH ZONE BOUNDARIES, VACATE R/W, AND DEDICATE R/W.
- THE SU-1 FOR R-2 ZONED AREA (PARCEL 12-A) IS DELEGATED TO THE DEVELOPMENT REVIEW BOARD IF IT IS DEVELOPED AT RT DENSITIES OR LESS (PER R-T ZONING REGULATIONS).



**SITE PLAN FOR SUBDIVISION**  
**PARCEL 12, EL RANCHO GRANDE I**

**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS  
P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505)828-2200, FAX (505)797-9539

Drawing:	Drawn: STEPHAN	Checked: DMG	Sheet 1 of 3
Scale: 1" = 100'	Date: 11/12/01	Job: A01084	

# DESIGN GUIDELINES

The purpose of these Design Guidelines is to provide a framework to assist developers and designers in understanding the development goals and objectives for Parcel 12, El Rancho Grande I. These standards address the issues of landscape, setbacks, pedestrian amenities, screening, lighting, signage, and architecture that will create the visual image desired for this property. They are designed to be consistent with the West Side Strategic Plan and the Rio Bravo Sector Development Plan.

Each category is organized in terms of Standards (items which are required) and Guidelines (items which are encouraged). Where there is a conflict between City Codes or Ordinances and the Design Guidelines, the more restrictive requirements shall apply.

## 1. SITE DESIGN

The creation of a pedestrian-friendly environment is dependent upon close attention to the relationship between buildings and streets. Pedestrian activity is discouraged where the buildings are placed in the center of the site, surrounded by parking, and without pedestrian connections between the structure and the street. The following standards and guidelines apply to commercial, office, and apartment developments, and were created to encourage the use of pedestrian, bicycle, and transit modes and the opportunity for reduced automobile use:

### General

#### Standards:

- Cluster buildings on the site. A concentrated density of buildings will offer a greater sense of community activity area than a one-building per lot configuration.

- A public plaza or courtyard space around which buildings can be clustered and linked to one another shall be created. Plaza areas shall allow outdoor dining.

- Building access and entries must be easily accessible from the surrounding buildings and should be visible from the street.

- Entryways shall be clearly defined, by either a canopy or inset (minimum 4 feet), and linked to the pedestrian pathways.

- Parking located adjacent to Gibson Boulevard and all internal streets shall be screened by buildings or a combination of landscaping, walls/fences, and earthen berms to a minimum height of 2.5 feet. Screening shall be compatible with edge treatments at adjacent properties.

- The adopted City Wall Design Guidelines shall apply.

- All loading docks shall be screened and architecturally integrated with the building architecture.

- Any exterior storage and sales areas shall be architecturally integrated to the main building by use of walls, roofs, and fencing.

- No chainlink, razor-wire, or vinyl plastic fencing shall be permitted.

- The plaza area shall have a minimum dimension of 30 feet in depth and shall be a minimum square footage of 1,000 square feet.

- Buildings shall be oriented to front on internal streets to reinforce the street edge.

#### Guidelines:

- Plazas, courtyards, and other outdoor activity or seating areas shall be shaded by tree canopies or architectural devices.



SHADED PEDESTRIAN AREAS

- Public entries to the project shall be designed to:
  - be compatible with one another
  - create a sense of arrival
  - provide strong visual impact
  - provide a unified project identification

### Accessibility & Safety

Design for accessibility at all facilities and outdoor public areas. For the safety and ease of use by all modes of travel, it is important to separate cars, pedestrians and bicycles to the extent possible. The planning and design phases of the project need to include sufficient design consideration to separate circulation and provide visitor convenience.

#### Standards:

- The Americans with Disabilities Act, the American National Standards for Accessible and Usable Buildings and Facilities, and the New Mexico Building Codes for accessibility criteria for places of public use shall be consulted.

- Close attention shall be paid to ramps and to how the entire site may be traversed. Private pedestrian linkages shall align with public paths to connect and integrate all building sites. The maximum gradient of any ramp shall not exceed 8.33 percent.

- Entrances and exits to buildings shall be flush.

- A constant elevation shall be maintained at all curb cuts and junctions between driveways and pedestrian sidewalks for compliance with ADA standards.



PLANNING  
CONSENSUS

- All exterior landscape, streetscape, and building elements shall be designed to have minimal visual obstruction to their surrounding areas in order to maintain a safe degree of visual surveillance.

- Interior public areas shall have visual access to exterior activity areas for additional surveillance.

#### Guidelines:

- Exterior children's play areas shall be located where surveillance can occur from multiple directions.

### Circulation

#### Standards:

- Pedestrian access shall be separated from vehicular access. Driveways shall not be considered an acceptable form of pedestrian access to buildings or outdoor activity areas.

- All sidewalks designated as 4 feet or 6 feet shall be a minimum of 4 feet clear or 6 feet clear with shade trees at 25 feet on center in 5x5 planters or landscaping areas.

- All buildings shall be connected to the internal street and external street with pedestrian ways with 6 foot or 4 foot clear sidewalks with 5x5 planters.

- Private driveways into the commercial or office sites shall not exceed a width of 32 feet for two way traffic, or 20 feet for one way traffic.

- Bicycle parking shall be provided to promote alternative vehicle use as follows:

- Office & commercial: for employees, one bicycle rack space per 20 parking spaces

- Six foot sidewalks shall be provided along Gibson. All other sidewalks shall be a minimum of 4 feet in width.

- Parking areas shall be designed to include a pedestrian link to the street sidewalk network and pedestrian access shall be provided to link structures to the public sidewalk.

- Trail connections shall be provided within the interior roadways and pathway network to the Amole Arroyo Trail along the Snow Vista Diversion Channel.

- Pedestrian connections shall be provided to transit stops.

- A different paving material, color, and/or patterning shall be provided at all crosswalks to bring attention to them visually and tactically for safe pedestrian crossing.

- Per the City Zoning Code, 1 parking space per 200 square feet of leasable space is required for commercial parcels. For office parcels, 1 parking space per 200 square feet of leasable space is required for ground floor area and 1 parking space per 300 square feet of leasable space is required for all other floor area. The minimum off-street parking requirement for apartments is 1 parking space per bath, but no less than 1.5 spaces per unit. Parking for single family or townhouse developments shall be per the R-T zoning requirements and the Development Process Manual.

- There shall be no parking requirement applied to any second floor housing above retail.

- The parking requirement shall be the minimum is the maximum, plus 10 percent.

- Residential areas shall be designed with pedestrian connections to the commercial and office areas.

### Setbacks

#### Standards:

- The use of building and parking area setbacks is required to provide space for the creation of visually attractive streetscapes. Required within these setbacks will be pedestrian walkways and screening materials, including landscaping, earthen berms, and walls.

- Perimeter awnings, arcades/portals, garden court walls and overhangs shall be allowed within setbacks.

Buildings in commercial and office zones shall have minimum setbacks as follow:

- 20 feet from the R.O.W. line of Gibson Boulevard.
- 15 feet from R.O.W. line of the interior road (the maximum setback of building entries from internal streets to the front entry of the building shall be 40 feet) and/or property line of a residential zone.
- 10 feet from the property line of a commercial zone.

Parking areas shall have minimum setbacks as follow:

- 25 feet from the R.O.W. line of Gibson Boulevard
- 15 feet from the R.O.W. of interior roads

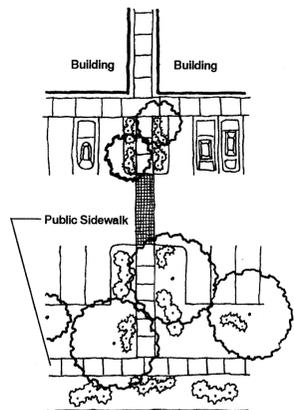
## 2. TRANSPORTATION DEMAND MANAGEMENT (TDM)

Future employers that locate within the commercial portion of Parcel 12 who have more than 50 employees will be required to set up a TDM program. The purpose of the TDM plan is to provide employees with alternatives to the single-occupancy vehicle as a means to commute from home.

- On parcels with businesses that have more than 50 employees, lockers, showers, and bike racks must be available on each parcel for those employees who wish to jog, walk, or bicycle to work via the Amole Arroyo bike trail.

- Businesses with more than 50 employees should consider appointing a Commuter Management Coordinator (CMC) for the purposes of facilitating carpools and providing premium parking spaces for those employees who participate.

- Businesses with more than 50 employees shall provide bulletin board space in their employee breakroom as an "information center" where material, particularly relevant City Transit information, policies, and plans can be posted.



PEDESTRIAN LINK TO PUBLIC SIDEWALK

- The CMC Coordinator for each employer with more than 50 employees will also be the contact person with City Transit and Environmental Health Departments for updates, technical assistance, etc.

- A Transportation Demand Management Plan shall be developed with the Transit Department once a threshold of 100 employees at the office and commercial development is reached on Parcel 12.

As a part of the TDM Program, City Transit should:

- Provide bus routes along Gibson Boulevard.

- Sun Tran shall work with the residential and non-residential projects to provide efficient routes and schedules to Parcel 12 that address their specific needs.

## 3. PERIMETER WALLS, SCREENING WALLS & FENCES

The effective use of screening devices for parking lots, loading areas, refuse collection, and delivery/storage areas is essential to limit their adverse visual impact on surrounding developments. The site orientation of service functions shall be away from any street or pedestrian area. The intent is to keep walls and fences as low as possible while performing their screening and security functions.

#### Standards:

- Perimeter walls shall be provided for commercial and office development. Perimeter walls may be provided for single family development. Walls shall have a maximum height of 6 feet and are encouraged to meander within the landscape setback.

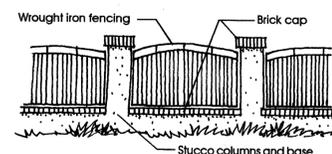
- Pedestrian openings shall be provided for access at key locations within single family residential developments.

- Visual openings shall be provided in perimeter walls every 100 feet at commercial, office, and apartment properties for visual relief.

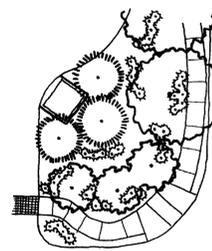
- Areas for the storage of high profile delivery/transport vehicles shall be screened from adjacent streets and properties with a wall/fence of no less than 6 feet in height above finish grade.

- Mechanical equipment for commercial, office, and apartment properties shall be fully screened from public view. Screening shall be compatible with materials and design of the building. Loading areas shall be screened from public view by walls, trellises, or landscaping.

- All outdoor refuse containers shall be screened within a minimum 6 foot tall enclosure and large enough to contain all refuse generated between collections. Design and materials of enclosures shall be compatible with the architectural theme of the site.



PERIMETER WALL / Commercial and Office



SCREENED REFUSE CONTAINER

## 4. ARCHITECTURAL DESIGN

Specific architectural style shall not be dictated. The design shall, however, demonstrate a high quality aesthetic character throughout the property. Architectural design should respond to climate, views, solar access, and aesthetic considerations, with the architectural design being in harmony with adjoining projects. The following shall apply to all commercial and office uses within Parcel 12:

#### Standards:

- The height for commercial, office, and residential development can be greater than 26 feet provided that the height falls within the 45 degree angle drawn from the property line and adjacent public right-of-way centerline or drainage right-of-way center line.

- No generic franchise elevation design shall be allowed within the commercial and office areas of Parcel 12.

- Commercial and office uses shall be horizontally connected in a variety of ways through the use of arcades or portals, controlled plaza elements, outdoor cafes, pavement, or sitting areas.

#### Guidelines:

- Buildings shall employ a variety of structural forms to create visual character and interest. Columns, arcades, corner articulation, overhangs, marquees, gutters and scuppers, breezeways, vertical fins, wall recesses, soffits, and deciduous tree canopies should be carefully dimensioned and detailed to provide a human-scale, visual interest, and a means of shading building facades while lending color and formal articulation to the buildings.

- Roof forms including vaulted roofs, compound roofs, or sloping roofs may be considered for particular uses. The massing of roof expanses should be distributed among a variety of volumes, introducing the use of dormers, extended vertical forms, and the use of a combination of flat roofs and sloped roofs.

- Mixed-use development (i.e. residential with commercial, commercial with office, etc.) is permissible.

### Roofs & Parapets

#### Guidelines:

- Roof structures shall vary in type, profile and/or scale according to the dissimilarity of use or function.

- Roofs shall drain water to areas which are landscaped appropriately for such run-off, and shall drain to areas which are not heavily-travelled.

- The top of the parapet shall be greater than or equal to the top of all HVAC equipment and that should include screen walls.

- All canopies, roof structures, and design elements of related buildings shall be architecturally integrated to the main building design.

- The parapets of flat roofs shall maintain a consistent character, but shall vary in height in accordance with overall facade variations and individual building articulation. Building edge treatments shall step down, reducing the scale of the building towards the street, to relate to the scale of the pedestrian.

### Entryways

#### Standards:

- Entries shall be clearly defined and connect to pedestrian linkages.

- Entries shall be visually noticeable and obvious to pedestrians approaching from parking areas through the differentiation of form, scale, material & color.

- Extended overhangs, porticoes or substantial recesses shall be incorporated into the facades of the building in order to provide shade, shelter and a sense of arrival.

#### Guidelines:

- Building entries shall be substantially glazed for visual connection between interior and exterior, as well as to mediate the potentially high contrast between dark interior and bright exterior spaces.

- Entryways shall be accented with lighting to enhance the perception of surface variety.

### Fenestration & Shading

#### Guidelines:

- The scale, proportion, and composition of fenestration of facades shall be designed to give visual interest from the exterior, to provide variation in quality of light on the interior, and to coordinate with the lighting requirements for each activity area.

- Buildings shall be oriented to take advantage of heat gain in the winter while coordinating with shading strategies to inhibit solar gain in the summer.

### Facades

#### Standards:

- No plastic or vinyl building panels or awnings shall be permitted.

- Commercial and office buildings shall have windows on the front elevations. The windows may be a combination of shop windows or viewing windows on average of 30 feet on center maximum.

#### Facades SHALL:

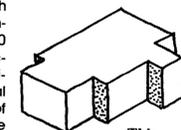
- vary in height, depth and articulation to create a pedestrian-scaled environment

- be articulated with a variety of architectural elements, colors and materials so as to lend familiarity, intimacy, and visual complexity to the buildings and to break down facades into manageable pieces

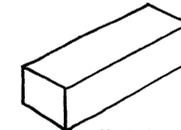
- have all accessory buildings and enclosures, whether attached or detached from the main building, treated with similar compatible design and materials as the main structure or structures

- be treated with a consistent level of detail at all sides of all buildings and structures

- have varied front setbacks with wall planes not running in one continuous direction for more than 50 feet without a change in architectural treatment (i.e. 3 foot minimum offset, fenestration, material change, etc.) The staggering of planes should be used to create pockets of light and shadow, providing relief from monotonous expanses of facade.



This



Not This

STAGGERED PLANES

#### Guidelines:

- Extended architectural detailing of the ground floor elevations from 0 to 10 feet, including color or texture variations, the architectural expression of expansion joints as reveals, door and window articulation and architectural accents, shall be used in order to enhance the pedestrian level experience.

### Building Materials & Colors

#### Standards:

Materials prohibited as the main architectural feature include the following:

- exposed, untreated precision block or wood walls within public view
- highly reflective surfaces
- chain link fence or barbed wire
- metal paneling
- materials with high maintenance requirements

#### Guidelines:

- The use of contrasting colors between roofs and walls shall be used to further differentiate the planes of building masses.

- Colors shall be the natural tone of materials (earthtones such as sands, tans, etc.) rather than applied color (painted), except where used as an accent color.

- Accent colors and materials can be used to bring out detailing which better articulates or gives scale to a building including the colors of glazed tile, wood trim, tile roofing, paint, metal, etc.

# SITE PLAN FOR SUBDIVISION Parcel 12 El Rancho Grande I

Prepared For:

Curb, Inc.  
6301 Indian School NE  
Suite 208  
Albuquerque, NM 87110

Prepared By:

Consensus Planning, Inc.  
924 Park Avenue SW  
Albuquerque, NM 87102

August 30, 2001

Sheet 2 of 3

## 5. LIGHTING

In order to enhance the safety, security, and visual aesthetics of the property, careful consideration must be given to selection of outdoor furniture, lighting design, site materials and other features. It is important to consider the daytime appearance of all materials.

### Standards:

- Placement of fixtures and standards shall conform to State and local safety and illumination requirements.

- A design objective of the site lighting system shall be to maximize public safety while not affecting adjacent properties, buildings, or roadways with unnecessary glare or reflection. All lights shall be shielded source to prevent spillage onto adjoining properties or light pollution of the existing "dark sky".

- Individual site lighting standards shall blend with the architectural character of the building and other site fixtures.

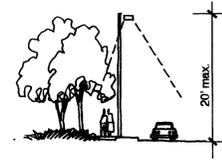
The maximum height for lighting fixtures shall be:

- 16 feet high for walkways and entry plazas
- 20 feet for street lights and parking area lights (restricted to 16 feet within 70 feet of residential; except residential located above retail shops)

- Sodium lighting is prohibited.

- Fixture style and design shall be compatible and consistent with the lighting design of other projects within the development. Exterior lighting fixtures should relate stylistically to the architecture of the adjacent buildings. Fixture color for street lighting should complement the architecture.

- In addition to lighting, the major transit stops shall include shelter facilities, benches, and bicycle storage.



LIGHTING

## 6. LANDSCAPE

The development of an overall landscape concept will establish a framework that unifies the entire property. To achieve a cohesive development, all areas of design need to be coordinated and responsive to existing environmental conditions and local building policies. These standards are to be used as a supplement to the City requirements in the Water Conservation Landscaping and Water Waste Ordinance, the Pollen Ordinance and other landscape regulations included in the City of Albuquerque Comprehensive City Zoning Code.

### Standards:

- Landscape materials shall be used as a transition between land uses, with specific attention given to the transition between residential and non-residential uses. A minimum landscape buffer of 10 feet shall be provided between a change in uses.

- Street trees shall be provided along Gibson Boulevard, and new interior roads at a rate of one tree per 30 linear feet. Street trees are defined as being within 20 feet of the back of curb. They may either be randomly or consistently placed. For single family or townhouse developments, there shall be one street tree provided per lot.

- Landscape design along the right-of-way shall be consistent throughout the development. Landscape elements that reinforce the street edge are encouraged.

- A minimum of 15 percent of the site area (minus the building square footage) shall be devoted to landscape materials with an emphasis placed on areas with streetside exposure.

- Shading of pedestrian ways with landscaping and the use of pedestrian-scaled lighting along the commercial/office roads is required.

- All interior pedestrian connections shall be lined with shade trees planted a maximum of 30 feet on center.

- Living, vegetative materials shall cover a minimum of 75 percent of the required landscape area. The area and percentage is calculated based on the mature canopy size of all plant materials.

- All planting areas not covered with turf shall have a ground topping of crushed rock, river rock, shredded bark, or another similar material which extends completely under the plant material, however, these materials shall not be used as a focal landscape element.

- Landscape headers shall be used to separate the turf and groundcover areas. Headers shall be either 6" x 6" concrete, brick (side by side), or 1/8" x 4" steel construction.

- To shade and mitigate the negative visual impact of large expanses of pavement, off-street parking areas shall have one tree for each 10 parking spaces with no space being more than 100 feet from a tree.

- Seventy-five percent of the required parking lot trees shall be deciduous and shall have a mature height and canopy of at least 25 feet.

- A landscape strip of no less than 10 feet shall be maintained between a parking area and the street right-of-way within all zones.

- An automatic underground irrigation system is required to support all landscaping. The system shall be designed to avoid overspraying of walks, buildings, fences, etc. Irrigation components should be checked periodically to ensure maximum efficiency.

- All plant material, including trees, shrubs, groundcovers, turf, wildflowers, etc. shall be maintained by the Owner in a living, attractive condition. All areas shall be maintained free of weeds through the use of pervious filter material. Each individual lot owner will be responsible for the installation and maintenance of the landscape on their property and within the adjacent public right-of-way.

- Landscape areas shall be a minimum of 36 square feet and a minimum width of 6 feet.

Minimum plant sizes at time of installation shall be as follows:

- Trees 2 inch caliper, or 10 to 12 feet in height
- Shrubs & Groundcovers 1 gallon
- Turf Grasses provide complete ground coverage within 1 growing season after installation

The following street trees shall be used at the respective locations:

- Gibson Boulevard Ash sp., Sycamore sp.
- Internal Streets Bradford Pear, Honey Locust sp.

## 7. SIGNAGE

The following signage standards were developed to regulate the size, location, type, and quality of sign elements within this property. A properly implemented signage program will serve four very important functions: to direct and inform employees and visitors; to provide circulation requirements and restrictions; to provide for public safety, and to complement the visual character of the development.

### Standards:

- The developer shall provide entry signs for the project to create a sense of arrival and to contribute to the unique identity of the project. These signs shall be on private property and shall be maintained by the property owner.

- Freestanding signs shall be designed that do not require any external bracing, angle-iron supports, guy wires or similar devices.

- No off-premise signs.

### Signage SHALL:

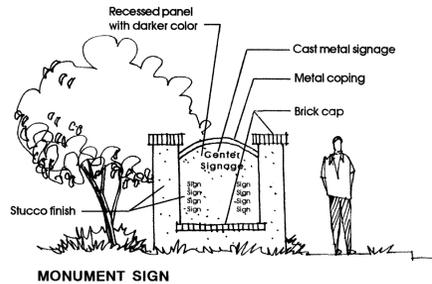
- be designed to be consistent with and complement the materials, color, and architectural style of the building or site location

- be illuminated in accordance with the City of Albuquerque General Sign Regulations as provided in Section 14-16-3-5 of the Zoning Code. Signs which are directly spotlighted may be used provided there is non-glare on the street or upon adjacent property or that the light does not distract motorists

### Signage SHALL NOT:

- use moving parts, make audible sounds, or have blinking or flashing lights
- overhang into the public right-of-way, property line, or extend above the building roof line
- intrude upon any architectural features, including windows, columns, moldings or any decorative features

- Two monument signs are allowed on Gibson Boulevard and one monument sign is allowed along Barabos Avenue as a "landmark" identifying the center and shall be of similar design and materials as the buildings, i.e. sculpture, tower, etc. The monument signs shall have a maximum height of 12 feet. The lower portion of this may identify no more than 10 tenants in an area not to exceed 75 square feet. The sign shall be of a similar style and material as the other entry signs in keeping with the project theme.



MONUMENT SIGN

- All freestanding signs shall be monument signs only.

- Monument signs are allowed for individual projects within Parcel 12. The sign shall be a maximum of 40 square feet with a maximum height of 4 feet. The sign shall be of a similar style and material as the other entry signs.

- Building-mounted signs shall not exceed 6 percent of the facade area, and shall not face abutting single-family residential.

- Wall mounted signs shall not project more than 1 foot from the display wall or exceed an area of 20 percent of that wall or 60 square feet, whichever is less. Canopy and marquee signs shall be included in the total area count allowed for wall signs. Individual channel and neon letters shall be permitted at a maximum height of 3 feet per letter.

- Signs perpendicular to an elevation shall only occur under an awning or canopy/portal and shall not be more than eight square feet. These signs may not project past the overhang.

- No backlit plastic/vinyl signage shall be permitted except for logo designs.

### Guidelines:

The following guidelines were developed to assist designers in understanding the signage program.

### Signs SHOULD:

- identify only the name and business of the occupant or of those offering the premises for sale or lease;

- be integrated into a cohesive system, sharing common colors, shapes, sizes, materials, locations, lettering, etc. where practicable;

- have a significant contrast between the background and the text (if the colors are too close in value or hue the sign will be difficult to read);

- should be sized so that pedestrian-oriented signs are smaller than vehicle-oriented signs (a pedestrian-oriented sign is usually read from a distance of 15-20 feet).

## 8. UTILITIES

### Standards:

- All electric distribution lines shall be placed underground.

- Transformers, utility pads, and telephone boxes shall be appropriately screened with walls and/or vegetation when viewed from the public right-of-way.

- When an above-ground backflow prevention device is required by the City of Albuquerque, the heated enclosure shall be constructed of materials compatible with the architectural materials used as the main elements of the building. If pre-fabricated fiberglass enclosures are used they shall be appropriately screened from view by walls and/or landscaping.

- Any wireless communication facilities shall be concealed and architecturally integrated.

# SITE PLAN FOR SUBDIVISION Parcel 12 El Rancho Grande I

Prepared For:

Curb, Inc.  
6301 Indian School NE  
Suite 208  
Albuquerque, NM 87110

Prepared By:

Consensus Planning, Inc.  
924 Park Avenue SW  
Albuquerque, NM 87102

August 30, 2001

Sheet 3 of 3

NEIGHBORHOOD INFORMATION

**From:** Quevedo, Vicente M.  
**To:** Charlene Johnson  
**Subject:** Public Notice Inquiry, Gibson Boulevard and 98th Street, EPC  
**Date:** Friday, December 14, 2018 2:26:49 PM  
**Attachments:** image001.png  
 image002.png  
 image003.png  
 IDO\_Zonemap\_Page\_M-9\_2\_Highlighted\_Site.pdf  
 Public Notice Inquiry, Gibson Boulevard and 98th Street, EPC.xlsx

Charlene,

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976
South West Alliance of Neighborhoods (SWAN Coalition)	Johnny	Pena	johnnyepena@comcast.net	6525 Sunset Gardens SW	Albuquerque	NM	87121	5053213551	5058390372
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard10@juno.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	hhhen@comcast.net	10592 Rio del Sol NW	Albuquerque	NM	87114	5052214003	5058903481
South Valley Coalition of Neighborhood Associations	Marcia	Fernandez	mbfernandez1@gmail.com	2401 Violet SW	Albuquerque	NM	87105		5058779727
South Valley Coalition of Neighborhood Associations	Rod	Mahoney	rmahoney01@comcast.net	1838 Sadora Road SW	Albuquerque	NM	87105	5056813600	5058425140

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

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

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

Respectfully,

**Vicente M. Quevedo, MCRP**  
 Neighborhood Liaison  
 Office of Neighborhood Coordination  
 City of Albuquerque – City Council  
 (505) 768-3332

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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**From:** webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov  
**Sent:** Friday, December 14, 2018 10:49 AM  
**To:** Office of Neighborhood Coordination <cjohnson@consensusplanning.com>  
**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Public Notice Inquiry Sheet Submission

**Public Notice Inquiry For:**  
 Environmental Planning Commission  
 If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:  
 Contact Name

Charlene Johnson  
 Telephone Number  
 5057649801

Email Address  
[johnson@consensusplanning.com](mailto:johnson@consensusplanning.com)

Company Name  
 Consensus Planning, Inc.

Company Address  
 302 Eighth Street NW

City  
 Albuquerque

State  
 NM

ZIP  
 87102

Legal description of the subject site for this project  
 TR 12-B-1 BULK LAND PLAT FOR EL RANCHO GRANDE | PARCELS-A AND 12-B-1 CONT 10.9992 AC

Physical address of subject site:  
 GIBSON BLVD SW ALBUQUERQUE NM 87121

Subject site cross streets:  
 Gibson Boulevard and 98th Street

Other subject site identifiers:  
 This site is located on the following zone atlas page:  
 M-9

=====  
 This message has been analyzed by Deep Discovery Email Inspector.

**From:** [Charlene Johnson](#)  
**To:** [Jackie Fishman](#)  
**Subject:** RE: Homewise SVCNA notification  
**Date:** Monday, December 17, 2018 10:40:00 AM  
**Attachments:** [IDO ZoneAtlas Page M-09-Z Highlighted Site.pdf](#)

---

[mbfernandez1@gmail.com](mailto:mbfernandez1@gmail.com)  
[rmahoney01@comcast.net](mailto:rmahoney01@comcast.net)

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

This email is notification that Consensus Planning is preparing an application for a zone map amendment to the Environmental Planning Commission (EPC) on behalf of Homewise/Solare Collegiate Charter School. This site is located at Gibson at 98<sup>th</sup> Street and Gibson Boulevard (please see attached Zone Atlas page) and is currently zoned PD (Planned Development). The applicant intends to develop the site for a charter school. As such, the applicant is requesting to rezone the property to MX-M (Mixed Use-Medium, which will allow for a school as a permissive use. Currently, the property is vacant.

Your association may request a meeting regarding this project by replying to this email at [fishman@consensusplanning.com](mailto:fishman@consensusplanning.com), or by phone at (505) 764-9801. A meeting request must be received by Tuesday January 1, 2019 and the meeting must be scheduled within 30 days of the request, per the IDO requirements.

**From:** [Jackie Fishman](#)  
**To:** [jgallegoswccd@gmail.com](mailto:jgallegoswccd@gmail.com); [johnnyepena@comcast.net](mailto:johnnyepena@comcast.net)  
**Cc:** [Charlene Johnson](#)  
**Subject:** Pre-Application Notification  
**Date:** Monday, December 17, 2018 10:35:01 AM

---

Dear Mr. Gallegos and Mr. Pena and the South West Alliance of Neighbors,

This email is notification that Consensus Planning is preparing an application for a zone map amendment to the Environmental Planning Commission (EPC) on behalf of Homewise/Solare Collegiate Charter School. The project site is located at Gibson at 98<sup>th</sup> Street and Gibson Boulevard, is currently vacant, and is zoned PD (Planned Development). The applicant intends to develop the site for a charter school. As such, the applicant is requesting to rezone the property to MX-M (Mixed Use-Medium, which will allow for a school as a permissive use.

Your association may request a meeting regarding this project by replying to this email at [fishman@consensusplanning.com](mailto:fishman@consensusplanning.com), or by phone at (505) 764-9801. A meeting request must be received by Tuesday January 1, 2019 and the meeting must be scheduled within 30 days of the request, per the IDO requirements.

Sincerely,

**Jacqueline Fishman, AICP**  
Principal  
Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102  
P: 505.764.9801  
f: 505.842.5495

**From:** [Jackie Fishman](#)  
**To:** [aboard10@juno.com](mailto:aboard10@juno.com); [hlhen@comcast.net](mailto:hlhen@comcast.net)  
**Cc:** [Charlene Johnson](#)  
**Subject:** Pre-Application Notification  
**Date:** Monday, December 17, 2018 10:45:09 AM  
**Attachments:** [IDO ZoneAtlas Page M-09-Z Highlighted Site.pdf](#)

---

Dear Ms. Horvath and Mr. Hendriksen and the Westside Coalition of Neighborhood Associations,

This email is notification that Consensus Planning is preparing an application for a zone map amendment to the Environmental Planning Commission (EPC) on behalf of Homewise/Solare Collegiate Charter School. The project site is located at Gibson at 98<sup>th</sup> Street and Gibson Boulevard, is currently vacant, and is zoned PD (Planned Development) (see attached Zone Atlas map). The applicant intends to develop the site for a charter school. As such, the applicant is requesting to rezone the property to MX-M (Mixed Use-Medium, which will allow for school as a permissive use.

Your association may request a meeting regarding this project by replying to this email at [fishman@consensusplanning.com](mailto:fishman@consensusplanning.com), or by phone at (505) 764-9801. A meeting request must be received by Tuesday January 1, 2019 and the meeting must be scheduled within 30 days of the request, per the IDO requirements.

Sincerely,

**Jacqueline Fishman, AICP**  
Principal  
Consensus Planning, Inc.  
302 Eighth Street NW  
Albuquerque, NM 87102  
P: 505.764.9801  
f: 505.842.5495

**From:** Jackie Fishman [<mailto:fishman@consensusplanning.com>]  
**Sent:** Monday, January 07, 2019 5:01 PM  
**To:** Doug Heller <[Doug@mullenheller.com](mailto:Doug@mullenheller.com)>; [rsewards@solarecollegiate.org](mailto:rsewards@solarecollegiate.org)  
**Cc:** Charlene Johnson <[Johnson@consensusplanning.com](mailto:Johnson@consensusplanning.com)>  
**Subject:** SWAN

I got a call today from Jerry Gallegos (SWAN) who would like to meet with us. He said they've met with Rachel a while ago, but would like to further discuss. I don't think there's a problem, they just seem to want more info.

He asked if we are willing to meet with them even though it wasn't within the 15 day notice period. I told him we would be willing to meet. Their next meeting is tomorrow night, so he's going to ask the board if he can put us on the agenda for the Tuesday, February 5<sup>th</sup> meeting. Are you both available that night?

**Jacqueline Fishman, AICP**

Principal

Consensus Planning, Inc.

[302 Eighth Street NW](#)

[Albuquerque, NM 87102](#)

P: 505.764.9801

f: 505.842.5495

--

Rachael Sowards | Founder and Head of School | Solare Collegiate Charter School | 505. 917. 6442 | [www.solarecollegiate.org](http://www.solarecollegiate.org)

**From:** [Rachael Sowards](#)  
**To:** [Jackie Fishman](#)  
**Cc:** [Antonio Vigil](#); [Charlene Johnson](#); [Doug Heller](#); [Michele Mullen](#)  
**Subject:** Re: SWAN  
**Date:** Monday, January 07, 2019 5:56:35 PM

---

I am free and will plan to be there.

On Mon, Jan 7, 2019 at 5:11 PM Jackie Fishman <[fishman@consensusplanning.com](mailto:fishman@consensusplanning.com)> wrote:

I'm not sure of the time, but let's assume 6 pm for now and then I will confirm when he calls me back

**Jacqueline Fishman, AICP**

Principal

Consensus Planning, Inc.

[302 Eighth Street NW](#)

[Albuquerque, NM 87102](#)

P: 505.764.9801

f: 505.842.5495

**From:** Doug Heller <[Doug@mullenheller.com](mailto:Doug@mullenheller.com)>  
**Sent:** Monday, January 7, 2019 5:09 PM  
**To:** Jackie Fishman <[fishman@consensusplanning.com](mailto:fishman@consensusplanning.com)>; [rsewards@solarecollegiate.org](mailto:rsewards@solarecollegiate.org)  
**Cc:** Charlene Johnson <[Johnson@consensusplanning.com](mailto:Johnson@consensusplanning.com)>; Antonio Vigil <[Antonio@mullenheller.com](mailto:Antonio@mullenheller.com)>; Michele Mullen <[Michele@mullenheller.com](mailto:Michele@mullenheller.com)>  
**Subject:** RE: SWAN

Sorry for the confusion...Michele had checked into their next board meeting which is tomorrow. I made the assumption they wanted us at that one. 2/5 looks fine.

7016 0360 0000 1718 9931

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.85



Ser. Harry Hendriksen  
St. 10592 Rio del Sol NW  
City Albuquerque, NM 87114

Instructions

7015 0640 0001 5404 9326

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.85



Sent To Johnny Pencia  
Street and Apt. No. or PO Box No. 4525 Sunset Gardens SW  
City, State, ZIP+4® Alb NM 87121

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

7015 0640 0001 5404 9316

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.85



Ser. Rod Mahoney  
St. 1838 Sadora Road SW  
City Albuquerque, NM 87105

Instructions

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.85



Sent To Jerry Gallegos  
Street and Apt. No. or PO Box No. 5921 Central Ave NW  
City, State, ZIP+4® Alb, NM 87105

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

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.85



Ser. Marcia Fernandez  
2401 Violet SW  
Albuquerque, NM 87105

for instructions

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postage and Fees	\$6.85



Sent To Rene Halath  
Street and Apt. No. or PO Box No. 5515 Palomita Dr. NW  
City, State, ZIP+4® Albuquerque NM 87120

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

7015 0640 0001 5404 9323

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
<b>Total Postage and Fees</b>	<b>\$6.85</b>

Sent To: **Johnny Pence**  
 Street and Apt. No. or PO Box No.: **6525 Sunset Gardens SW**  
 City, State, ZIP+4®: **Alb NM 87121**

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



7015 0640 0001 5404 9316

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
<b>Total Postage and Fees</b>	<b>\$6.85</b>

Sent To: **Rod Mahoney**  
 Street and Apt. No. or PO Box No.: **1838 Sadora Road SW**  
 City, State, ZIP+4®: **Albuquerque, NM 87105**

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



7018 0360 0000 1718 9917

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
<b>Total Postage and Fees</b>	<b>\$6.85</b>

Sent To: **Marcia Fernandez**  
 Street and Apt. No. or PO Box No.: **2401 Violet SW**  
 City, State, ZIP+4®: **Albuquerque, NM 87105**

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
<b>Total Postage and Fees</b>	<b>\$6.85</b>

Sent To: **Rene Harath**  
 Street and Apt. No. or PO Box No.: **5515 Palomito Dr. NW**  
 City, State, ZIP+4®: **Albuquerque NM 87120**

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



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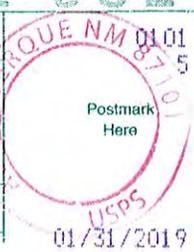
ALBUQUERQUE, NM 87114

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
<b>Total Postage and Fees</b>	<b>\$6.85</b>

Sent To: **Harry Hendriksen**  
 Street and Apt. No. or PO Box No.: **10592 Rio del Sol NW**  
 City, State, ZIP+4®: **Albuquerque, NM 87114**

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



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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
<b>Total Postage and Fees</b>	<b>\$6.85</b>

Sent To: **Larry Gallegos**  
 Street and Apt. No. or PO Box No.: **5921 Central Ave NW**  
 City, State, ZIP+4®: **Alb, NM 87105**

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



From: Vicente, M.  
 To: Charlene Johnson  
 Subject: Public Notice Inquiry, Gibson Boulevard and 98th Street, EPC  
 Date: Friday, December 14, 2018 2:26:49 PM  
 Attachments: image001.png  
 image002.png  
 image003.png  
 IDO ZoneAtlas Page\_M-09\_Z1 Highlighted Site.pdf  
 Public Notice Inquiry, Gibson Boulevard and 98th Street, EPC.xlsx

Charlene,

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976
South West Alliance of Neighborhoods (SWAN Coalition)	Johnny	Pena	johnnypena@comcast.net	6525 Sunset Gardens SW	Albuquerque	NM	87121	5053213551	5058390372
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard10@juno.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	hihen@comcast.net	10592 Rio del Sol NW	Albuquerque	NM	87114	5052214003	5058903481
South Valley Coalition of Neighborhood Associations	Marcia	Fernandez	mbfernandez1@gmail.com	2401 Violet SW	Albuquerque	NM	87105		5058779727
South Valley Coalition of Neighborhood Associations	Rod	Mahoney	rmahoney01@comcast.net	1838 Sadora Road SW	Albuquerque	NM	87105	5056813600	5058425140

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

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

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

Respectfully,

**Vicente M. Quevedo, MCRP**  
 Neighborhood Liaison  
 Office of Neighborhood Coordination  
 City of Albuquerque – City Council  
 (505) 768-3332

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf of** webmaster@cabq.gov  
 Sent: Friday, December 14, 2018 10:49 AM  
 To: Office of Neighborhood Coordination <johnson@consensusplanning.com>  
 Cc: Office of Neighborhood Coordination <onc@cabq.gov>  
 Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:  
 Environmental Planning Commission  
 If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:  
 Contact Name

Charlene Johnson  
 Telephone Number  
 5057649801

Email Address  
[johnson@consensusplanning.com](mailto:johnson@consensusplanning.com)

Company Name  
 Consensus Planning, Inc.  
 Company Address  
 302 Eighth Street NW

City  
 Albuquerque  
 State  
 NM

ZIP  
 87102

Legal description of the subject site for this project:  
 TR 12-B-1 BULK LAND PLAT FOR EL RANCHO GRANDE 1 PARCELSS-A AND 12-B-1 CONT 10.9992 AC

Physical address of subject site:  
 GIBSON BLVD SW ALBUQUERQUE NM 87121

Subject site cross streets:  
 Gibson Boulevard and 98th Street

Other subject site identifiers:  
 This site is located on the following zone atlas page:  
 M-9

-----  
 This message has been analyzed by Deep Discovery Email Inspector.



# Gibson Blvd. and 98th Street PD Property 100 Feet Buffer

## Legend

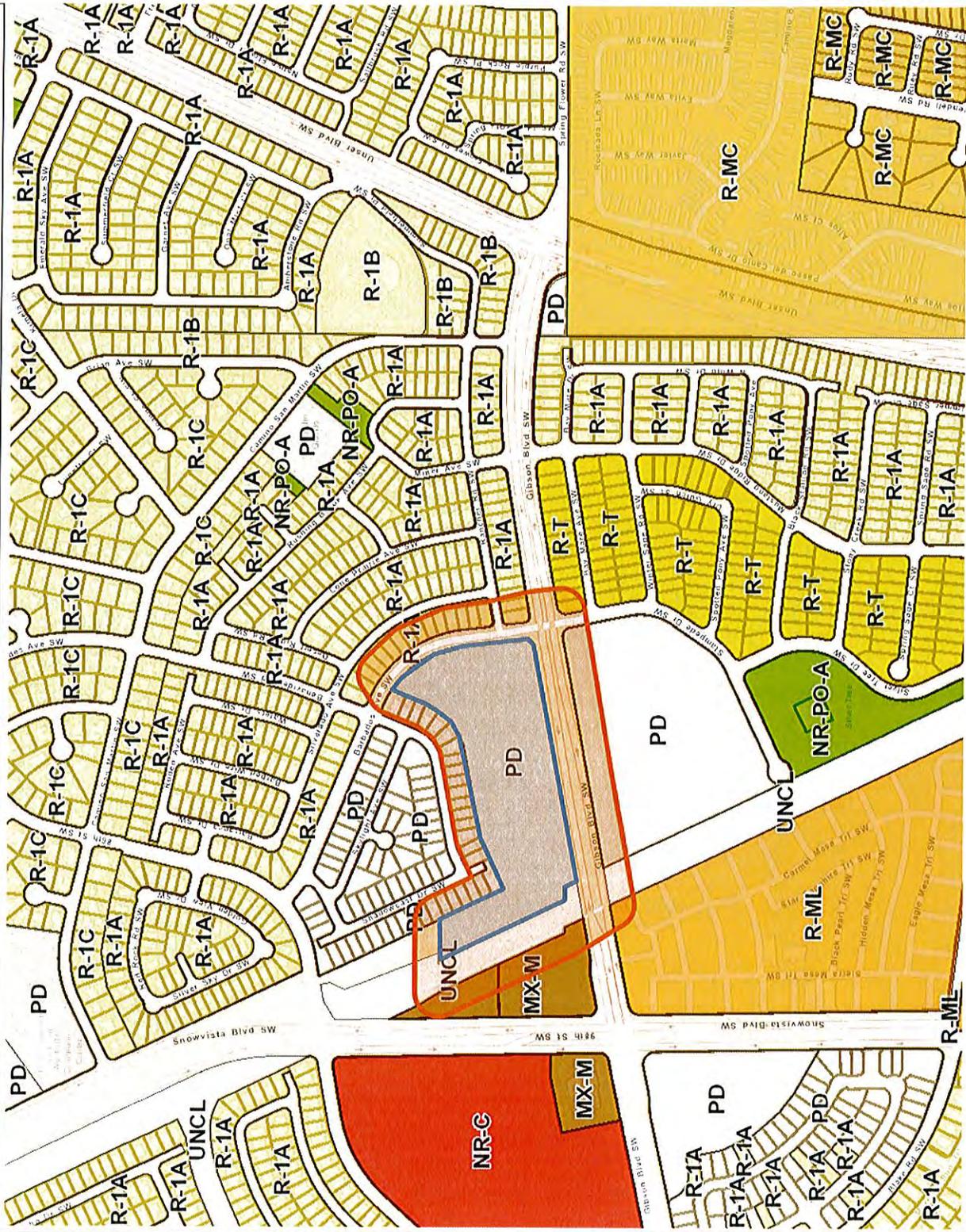
### IDO Zoning

- R-A
- R-1A
- R-1B
- R-1C
- R-1D
- R-T
- R-MC
- R-ML
- R-MH
- MX-T
- MX-L
- MX-M
- MX-H
- MX-FB-ID
- MX-FB-FX
- MX-FB-UD
- NR-C
- NR-BP
- NR-LM
- NR-GM
- NR-SU
- NR-PO-A
- NR-PO-B
- NR-PO-C
- NR-PO-D
- PD
- PC
- UNCL

- Bernalillo County Parcels
- Municipal Limits

## Notes

Prepared by Consensus Planning, Inc.  
January 25, 2019



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
1/25/2019  
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1:7,213

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

**Buffer Map Property Owner Addresses**

<b>Owner</b>	<b>Owner Address</b>	<b>Owner Address 2</b>
RIVERA ANGEL	8928 BENAVIDES AVE SW	ALBUQUERQUE NM 87121
SALAS VALDEZ JESUS & DELGADO ORTIZ JUANA	1859 SHADOWCAST DR SW	ALBUQUERQUE NM 87121-2098
ALIRES TIMOTHY E & MELISSA R	8740 BENAVIDES AVE SW	ALBUQUERQUE NM 87121-7432
SOUTHBAY INVESTMENTS LLC	1195 CLEAR LAKE CT	MILPITAS CA 95035-7015
CORDOVA JULIAN I & YVETTE G	8408 SILVERADO AVE SW	ALBUQUERQUE NM 87121
BANK OF AMERICA	7105 CORPORATE DR	PLANO TX 75024-4100
PULIDO GERARDO & CARLENE	8504 SILVERADO AVE SW	ALBUQUERQUE NM 87121-5802
LOVATO ERICA	8608 SILVERADO AVE SW	ALBUQUERQUE NM 87121
GRIMES MATTHEW	8748 BENAVIDES AVE SW	ALBUQUERQUE NM 87121
CHACON MARISOL MORALES & LUJAN CESAR DAVID RIVERA	8744 BENAVIDEZ AVE SW	ALBUQUERQUE NM 87121-7432
BAYLON ELEUTERIO	8756 BENAVIDES AVE SW	ALBUQUERQUE NM 87121
ROGERS MARTHA L	8724 BENAVIDES AVE SW	ALBUQUERQUE NM 87121
MARES THOMAS & JOLENE	1851 SHADOWCAST DR SW	ALBUQUERQUE NM 87121
LARA MARIO A & ORTEGA MINERVA I	101 HOWARD DR	MIDLAND TX 79703-6505
CHAVEZ COSME C & ROSA I	1871 SHADOWCAST DR SW	ALBUQUERQUE NM 87121
ROCHA M ARTURO	1855 SHADOWCAST AVE SW	ALBUQUERQUE NM 87121
GYORGY WILHELM	4304 RIO COLORADO RD NW	ALBUQUERQUE NM 87120
CAVAZOS ESTHER	8600 SILVERADO AVE SW	ALBUQUERQUE NM 87121-5804
ARMENDARIZ JUAN M & MANUELA	8736 BENAVIDES AVE SW	ALBUQUERQUE NM 87121
HERRERA CLAUDIA A & HERRERA JOSE	8719 BAY MARE AVE SW	ALBUQUERQUE NM 87121
MONTOYA ADRIANA A	8708 SILVERADO AVE SW	ALBUQUERQUE NM 87121-5004
CASTILLO JOSE OCTAVIO & ERCILIA	8704 SILVERADO AVE SW	ALBUQUERQUE NM 87121
PARRA SUSANA	8400 SILVERADO AVE SW	ALBUQUERQUE NM 87121
GARCIA BARBRA	8709 BAY MARE AVE SW	ALBUQUERQUE NM 87121-9335
CHAVEZ MARIO	8720 BENAVIDES AVE SW	ALBUQUERQUE NM 87121-7432
MOLINAR VERONICA	8760 BENAVIDES AVE SW	ALBUQUERQUE NM 87121
ORTIZ ROBERT J & HERRERA CRYSTAL LEE ANN	8808 SILVERADO AVE SW	ALBUQUERQUE NM 87121
MOLINAR RUBEN & CLAUDIA	8712 BENAVIDES AVE SW	ALBUQUERQUE NM 87121
HERNANDEZ OMAR J ORTEGA & HERNANDEZ MANUEL DE JESUS ORT	8708 BENAVIDES AVE SW	ALBUQUERQUE NM 87121
QUINTANA SAMANTHA M	8404 SILVERADO AVE SW	ALBUQUERQUE NM 87121-5800
ROMERO LORETTA M	8700 SILVERADO AVE SW	ALBUQUERQUE NM 87121
EARL DALE R	1863 SHADOWCAST DR SW	ALBUQUERQUE NM 87121
SANDOVAL MATTHEW	8732 BENAVIDES AVE SW	ALBUQUERQUE NM 87121

RUIZ GERARDO C & ELISA A & VERONICA A RUIZ  
GIBSON-STAMPEDE LLC  
GALLARDO VICKY  
ARROYO URIEL G & SOFIA  
LEE EDWARD S & CHACON-LAUPER ROSALINDA M  
CAMPOS JOYLENE HOPE  
PEREZ JOSE GILBERTO MALDONADO  
MEZA BERNADETTE R  
ALCALA CARMEN A  
COBOS SAHARA & EDWARD M  
RUBIO LENA S & EVAN W JACOBSON  
GONZALES DEBRA L  
MARRUFO AMADO  
COLMENERO SANDRA  
RAEL ALBERT A  
HERRERA ESTEBAN C & CHAVEZ ELISHA M  
98TH STREET LLC  
PUBLIC SERVICE CO OF NM  
CFH DIAMOND PARTNERS LP SUITE 320

8704 BENAVIDES AVE SW  
PO BOX 11591  
1523 SILENT MEADOW PL SW  
8716 RANCHER RD SW  
8508 SILVERADO AVE SW  
1847 SHADOWCAST DR SW  
1839 SHADOWCAST DR SW  
8800 SILVERADO AVE SW  
8500 SILVERADO AVE SW  
8804 SILVERADO AVE SW  
8752 BENAVIDES AVE SW  
8604 SILVERADO AVE SW  
8964 BENAVIDES AVE SW  
8716 BENAVIDES AVE SW  
1843 SHADOWCAST DR SW  
8715 BAY MARE AVE SW  
6300 JEFFERSON ST NE  
ALVARADO SQUARE M/S 2101  
901 MOPAC EXPRESSWAY BLDG 3

ALBUQUERQUE NM 87121-7432  
ALBUQUERQUE NM 87192-0591  
ALBUQUERQUE NM 87121  
ALBUQUERQUE NM 87121-8623  
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ALBUQUERQUE NM 87121  
ALBUQUERQUE NM 87121-5048  
ALBUQUERQUE NM 87121  
ALBUQUERQUE NM 87109-3482  
ALBUQUERQUE NM 87158-2101  
AUSTIN TX 78746-5776

January 31, 2019

Dear Property Owner:

#### NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on March 14, 2019 at 9:00 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following item.

#### EPC RULES OF CONDUCT OF BUSINESS

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

Staff reports and supplemental materials are posted on the City website, <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-staff-reports>, on March 7, 2019 at 3:00 p.m.

#### REQUEST

Consensus Planning, agent for Solare Collegiate Charter School, requests approval of a Zone Map Amendment from PD (Planned Development) to MX-M (Mixed-Use Moderate Intensity) for *Tract 12-B-1 Bulk Land Plat for El Rancho Grande 1 Parcels 5-A and 12-B-1* (see attached Zone Atlas page). The property is located on the north side of Gibson Boulevard S.W., east of 98<sup>th</sup> Street and west of Barbados Avenue. For more information on the uses allowed in the MX-M Zone District, please refer to the City of Albuquerque Integrated Development Ordinance at [www.cabq.gov/planning](http://www.cabq.gov/planning).

If you have questions or need additional information regarding this request contact Jacqueline Fishman, Principal at (505) 764-9801 or at [fishman@consensusplanning.com](mailto:fishman@consensusplanning.com).

Sincerely,

Consensus Planning, Inc.

Attached: Zone Atlas M-09-Z



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To: ORTIZ ROBERT J & HERRERA CRYSTAL  
LEE ANN  
8808 SILVERADO AVE SW  
ALBUQUERQUE NM 87121

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To: \_\_\_\_\_  
 MONTOYA ADRIANA A  
 8708 SILVERADO AVE SW  
 ALBUQUERQUE NM 87121-5004

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To: \_\_\_\_\_  
 GYORGY WILHELM  
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 8760 BENAVIDES AVE SW  
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ALBUQUERQUE, NM 87102

To: **PEREZ JOSE GILBERTO MALDONADO**  
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ALBUQUERQUE, NM 87102

To: **RUIZ GERARDO C & ELISA A & VERONICA A RUIZ**  
8704 BENAVIDES AVE SW  
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To: **ARROYO URIEL G & SOFIA**  
8716 RANCHER RD SW  
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ALBUQUERQUE, NM 87102

To: **COBOS SAHARA & EDWARD M**  
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ALBUQUERQUE NM 87121-5048

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ALBUQUERQUE, NM 87102

To: **PUBLIC SERVICE CO OF NM**  
ALVARADO SQUARE M/S 2101  
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ALBUQUERQUE, NM 87102

To: SANDOVAL MATTHEW  
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To: RUBIO LENA S & EVAN W JACOBSON

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ALBUQUERQUE NM 87121

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To: 98TH STREET LLC  
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To: COLMENERO SANDRA  
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ALBUQUERQUE, NM 87102

To: LEE EDWARD S & CHACON-LAUPER  
ROSALINDA M  
8508 SILVERADO AVE SW  
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To: \_\_\_\_\_  
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PO BOX 11591  
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Albuquerque, NM 87102

To: \_\_\_\_\_  
CHAVEZ COSME C & ROSA I  
1871 SHADOWCAST DR SW  
ALBUQUERQUE NM 87121

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302 EIGHTH ST. NW  
ALBUQUERQUE, NM 87102

To: EARL DALE R  
1863 SHADOWCAST DR SW  
ALBUQUERQUE NM 87121

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302 8<sup>th</sup> Street NW  
Albuquerque, NM 87102

To: CHAVEZ MARIO  
8720 BENAVIDES AVE SW  
ALBUQUERQUE NM 87121-7432

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Albuquerque, NM 87102

To: PULIDO GERARDO & CARLENE  
8504 SILVERADO AVE SW  
ALBUQUERQUE NM 87121-5802

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From: Consensus Planning, Inc.  
302 8<sup>th</sup> Street NW  
Albuquerque, NM 87102

To: ARMENDARIZ JUAN M & MANUELA  
8736 BENAVIDES AVE SW  
ALBUQUERQUE NM 87121

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1195 CLEAR LAKE CT  
MILL PITAS CA 95035-7015

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ALBUQUERQUE, NM 87102

To: RIVERA ANGEL  
8928 BENAVIDES AVE SW  
ALBUQUERQUE NM 87121

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302 8th Street NW \_\_\_\_\_  
Albuquerque, NM 87102 \_\_\_\_\_

To: \_\_\_\_\_  
MOLINAR RUBEN & CLAUDIA \_\_\_\_\_  
8712 BENAVIDES AVE SW \_\_\_\_\_  
ALBUQUERQUE NM 87121 \_\_\_\_\_

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Albuquerque, NM 87102 \_\_\_\_\_

To: \_\_\_\_\_  
CORDOVA JULIAN I & YVETTE G \_\_\_\_\_  
8408 SILVERADO AVE SW \_\_\_\_\_  
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To: \_\_\_\_\_  
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To:

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To:

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ALBUQUERQUE NM 87121-5804

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Albuquerque, NM 87102 \_\_\_\_\_

To: \_\_\_\_\_  
ALIRES TIMOTHY E & MELISSA R \_\_\_\_\_  
8740 BENAVIDES AVE SW \_\_\_\_\_  
ALBUQUERQUE NM 87121-7432 \_\_\_\_\_

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Albuquerque, NM 87102 \_\_\_\_\_

To: \_\_\_\_\_  
MARES THOMAS & JOLENE \_\_\_\_\_  
1851 SHADOWCAST DR SW \_\_\_\_\_  
ALBUQUERQUE NM 87121 \_\_\_\_\_

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Consensus Planning, Inc. \_\_\_\_\_  
302 8<sup>th</sup> Street NW \_\_\_\_\_  
Albuquerque, NM 87102 \_\_\_\_\_

To: \_\_\_\_\_  
CHACON MARISOL MORALES & LUJAN \_\_\_\_\_  
CESAR DAVID RIVERA \_\_\_\_\_  
8744 BENAVIDEZ AVE SW \_\_\_\_\_  
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302 EIGHTH ST. NW \_\_\_\_\_  
ALBUQUERQUE, NM 87102 \_\_\_\_\_

To: \_\_\_\_\_  
GARCIA BARBRA \_\_\_\_\_  
8709 BAY MARE AVE SW \_\_\_\_\_  
ALBUQUERQUE NM 87121-9335 \_\_\_\_\_

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302 8<sup>th</sup> Street NW \_\_\_\_\_  
Albuquerque, NM 87102 \_\_\_\_\_

To: \_\_\_\_\_  
GRIMES MATTHEW \_\_\_\_\_  
8748 BENAVIDES AVE SW \_\_\_\_\_  
ALBUQUERQUE NM 87121 \_\_\_\_\_

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## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from \_\_\_\_\_ To \_\_\_\_\_

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

\_\_\_\_\_  
(Applicant or Agent)

\_\_\_\_\_  
(Date)

I issued \_\_\_\_\_ signs for this application, \_\_\_\_\_  
(Date) (Staff Member)

**PROJECT NUMBER:** \_\_\_\_\_