



## Environmental Planning Commission

Agenda Number: 02  
Project Number: 1007489  
Case #: 16EPC-40064  
November 10, 2016

### Staff Report

<b>Applicant</b>	City of Albuquerque Metropolitan Redevelopment Agency
<b>Request</b>	<b>Sector Development Plan Map Amendment</b>
<b>Legal Description</b>	Tract B, West Route 66 Addition
<b>Location</b>	Northwest Corner of the intersection of Central Ave and Unser Blvd NW
<b>Size</b>	Approximately 6.6 Acres
<b>Existing Zoning</b>	SU-2/IP
<b>Proposed Zoning</b>	C-2

#### Staff Recommendation

**APPROVAL** of Case #16EPC-40064 based on the Findings beginning on Page # 12.

**Staff Planner**

**Michael Vos, AICP - Planner**

#### Summary of Analysis

This request is for a Sector Development Plan Map Amendment to the West Route 66 Sector Development Plan for Tract B, West Route 66 Addition, an approximately 6.6 acre parcel located at the northwest corner of the intersection of Central Avenue NW and Unser Blvd NW.

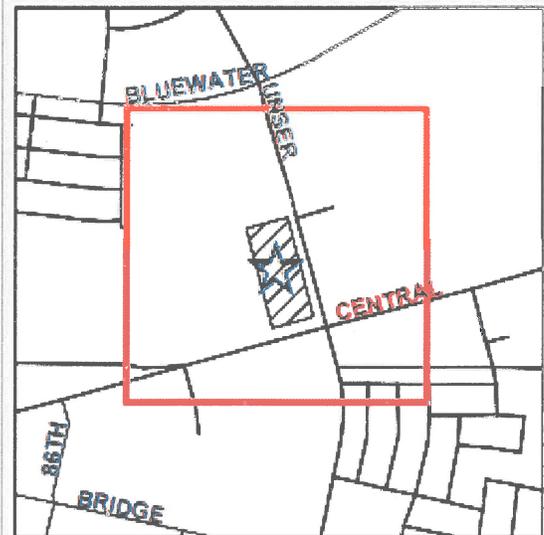
The requested zoning is C-2 Community Commercial.

The subject site is located within the Established Urban Area of the Comprehensive Plan and within the West Route 66 Major Activity Center. The site is also within the West Central Metropolitan Redevelopment Area and affected by the West Side Strategic Plan and Route 66 Action Plan.

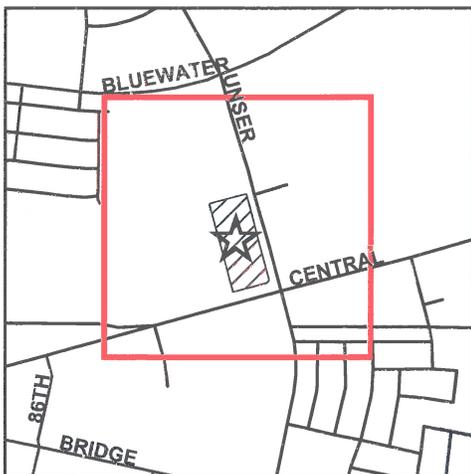
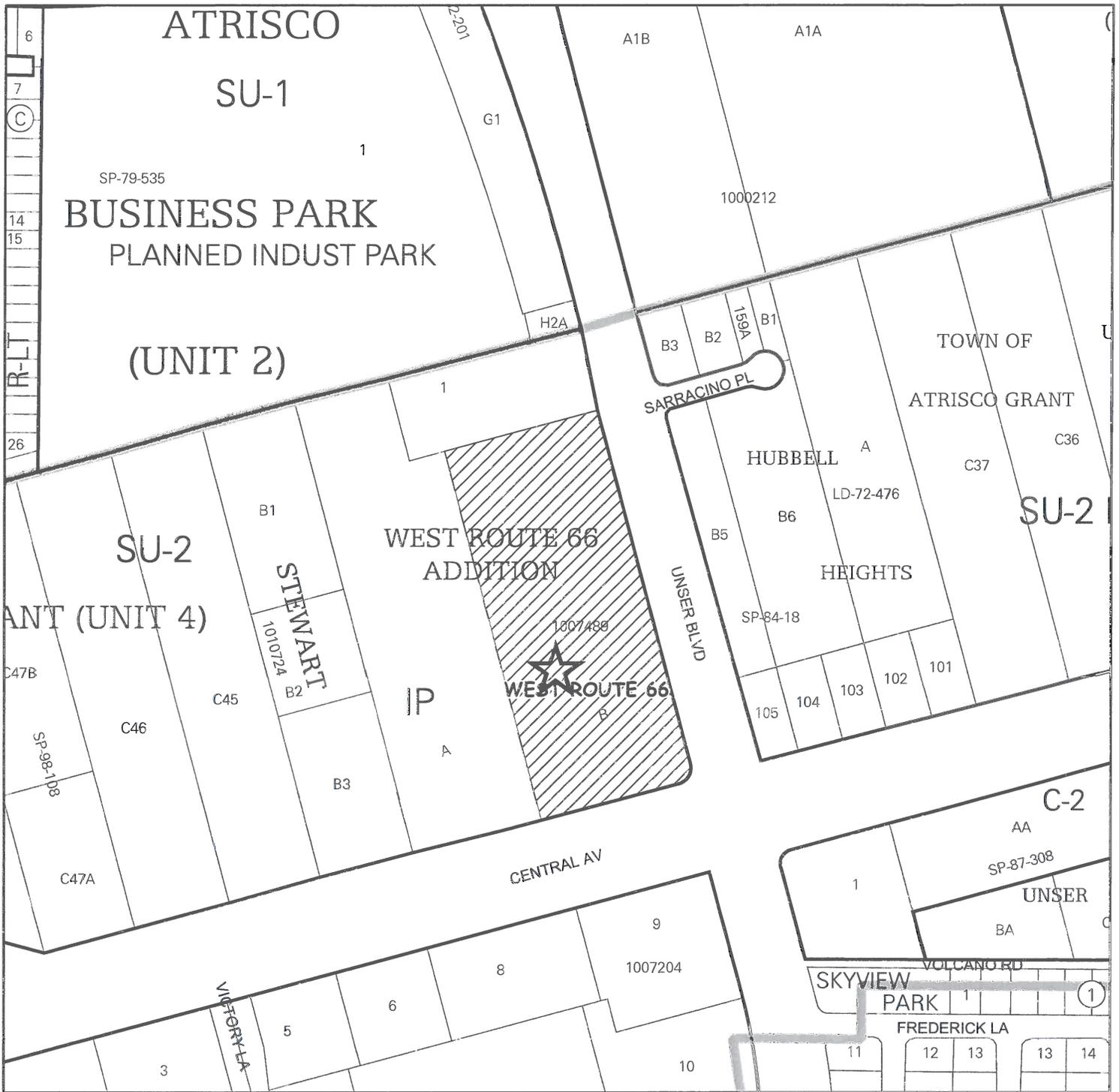
The request is generally consistent with and furthers applicable City plans, goals, and policies. The justification is also based on the request being consistent with the requirements of R-270-1980 as outlined in this staff report.

11 neighborhood associations and coalitions were notified of this request. A facilitated meeting was not recommended. There is no known neighborhood opposition to this request.

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



City Departments and other interested agencies reviewed this application from 10/03/16 to 10/19/16  
Agency comments used in the preparation of this report begin on Page # 18.



### ZONING MAP

Note: Grey shading  
indicates County.



1 inch = 300 feet

**Project Number:**  
1007489  
**Hearing Date:**  
11/10/2016  
**Zone Map Page: K-10**  
**Additional Case Numbers:**  
16EPC-40064



## LAND USE MAP

Note: Grey shading indicates County.

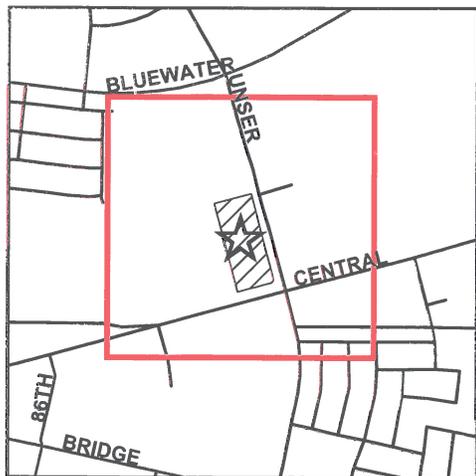
### KEY to Land Use Abbreviations

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



1 inch = 300 feet

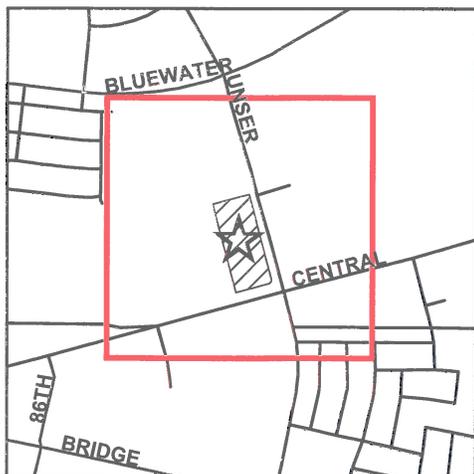
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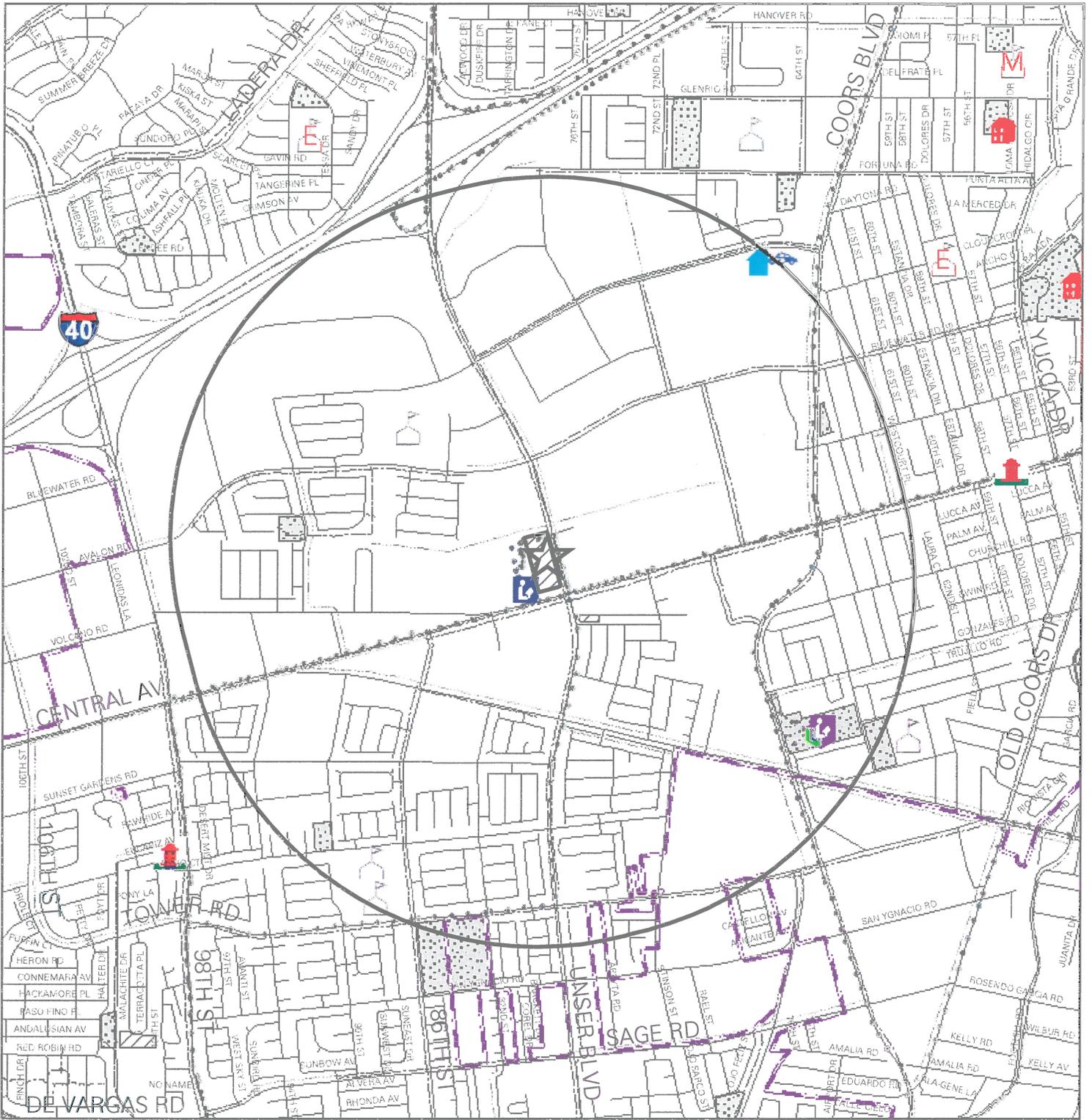
# HISTORY MAP

Note: Grey shading indicates County.



1 inch = 300 feet

Project Number:  
 1007489  
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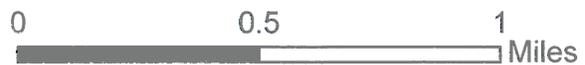


## Public Facilities Map with One-Mile Buffer



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

Project Number: 1007489



**I. AREA CHARACTERISTICS AND ZONING HISTORY**

*Surrounding zoning, plan designations, and land uses:*

	<b>Zoning</b>	<b>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</b>	<b>Land Use</b>
<b>Site</b>	SU-2/IP	Established Urban Area; West Side Strategic Plan; Route 66 Action Plan; West Route 66 Sector Plan; West Central MRA Plan	Vacant, Public/Institutional
<b>North</b>	SU-2/IP	Same	Public/Institutional
<b>East</b>	SU-2/IP	Same	Industrial/Manufacturing, Commercial Retail
<b>West</b>	SU-2/IP	Same	Public/Institutional
<b>South</b>	C-2	Established Urban Area; West Side Strategic Plan; Southwest Area Plan; Route 66 Action Plan; West Route 66 Sector Plan; West Central MRA Plan	Commercial Retail, Vacant

**II. INTRODUCTION**

***Proposal***

This request is for a Sector Development Plan Map Amendment to the West Route 66 Sector Development Plan for Tract B, West Route 66 Addition, an approximately 6.6 acre parcel located on the northwest corner of the intersection of Central Avenue and Unser Boulevard. This request is for a change of zoning from SU-2/IP (Industrial Park Zone) to C-2 (Community Commercial). The surrounding area has seen both residential and commercial development in recent years, and approval of this request would create a more favorable zoning designation for the subject property to facilitate redevelopment in a manner that would provide investment in the community, as well as needed services and employment opportunities currently lacking in the area surrounding the subject site.

***EPC Role***

The Environmental Planning Commission (EPC) is hearing this case because the EPC has the authority to hear all sector development plan map amendment cases and make decisions on those cases that are for sites less than one block or 10 acres in size. The EPC is the final decision-making body, unless the decision is appealed, pursuant to Zoning Code Sections 14-16-4-1 Amendment Procedure and 14-16-4-3 Sector Development Plan Procedures. If appealed, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the

City Council, which would make the final administrative decision pursuant to Zoning Code Section 14-16-4-4(A)(2) Appeal. This is a quasi-judicial matter.

### ***Context***

The subject site is within the Established Urban Area of the Comprehensive Plan and the West Route 66 Major Activity Center, as well as within the boundaries of the West Side Strategic Plan, Route 66 Action Plan, and West Central Metropolitan Redevelopment Area. The site is currently vacant with the exception of an access drive used by the adjacent transit center. The subject site is surrounded by commercial and industrial park zoned properties, many of which are vacant or underdeveloped.

The subject site is on the northwest corner of Central Ave. and Unser Blvd. To the north is the University of New Mexico Hospital's SW Mesa Center for Family and Community Health. To the south across Central Avenue is the Unser Crossing shopping center, which is largely undeveloped. A CVS Pharmacy has opened on the southwest corner of the Central and Unser intersection. To the west of the subject site are an ABQ Ride transit center and new public library. East and northeast of the subject site are industrial park properties including warehousing and distribution centers. Residential subdivisions are also in the area farther to the northwest and south of the subject site.

### ***History***

Much of the zoning along Central Avenue in the West Route 66 Sector Development Plan area dates back to the original 1959 Zoning Code until the adoption of the plan on October 19, 1987. The subject site is within Segment 2 of the West Route 66 Sector Development Plan, which established new zoning designations for properties in the area in accordance with Figure 25 of the plan (page 64). Many properties adjacent to Central Avenue to the east and west of the subject site, between Coors and 98<sup>th</sup>, were designated C-2 by the West Route 66 Sector Development Plan. However, the subject property was part of a group of properties rezoned by the plan from their original 1959 M-1 zone designation to SU-2/IP to continue allowing a variety of manufacturing uses while limiting the most unattractive M-1 uses in order to visually improve the corridor and allow development that could be more compatible with adjacent commercial and residential uses.

In 2004, the City adopted the West Central Metropolitan Redevelopment Area Plan that includes the subject property. Since then, the City has completed projects on the adjacent parcel to the west, with a new library and transit center.

### ***Transportation System***

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways. The LRRS designates Central Avenue as a Community Principal Arterial and Unser Boulevard as a Regional Principal Arterial.

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The Comprehensive Plan designates Unser as an Express Corridor north of Central with the intent to create a network of roadways dedicated to developing higher speeds with fewer interruptions to travel for the car and public transportation.

Unser south of Central is designated as an Enhanced Transit Corridor, and Central is designated as a Major Transit Corridor with the intent to improve and optimize transit and pedestrian opportunities for residents, businesses, and other users.

***Trails/Bikeways***

Bicycle lanes are located along Central east of Unser and on Unser south of Central, along with a multi-use trail located along the east side of Unser south of Central. Other future bicycle facilities are planned for the area including a bicycle lane on Unser north of Central.

***Transit***

The subject site is adjacent to the Central and Unser transit center that services ABQ Ride Routes #54, #66, #198, and #766.

***Public Facilities/Community Services***

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

***III. ANALYSIS***

***APPLICABLE ORDINANCES, PLANS AND POLICIES***

***Albuquerque Comprehensive Zoning Code***

The subject site is currently zoned SU-2/IP. The SU-2 Special Neighborhood zone allows a mixture of uses controlled by a Sector Development Plan, in this case the West Route 66 Sector Development Plan. The plan allows uses as permissive in the IP zone of the Comprehensive Zoning Code. The Industrial Park (IP) zone provides suitable sites for a wide range of industrial and commercial uses, provided such uses are conducted in a compatible manner achieved through a Development Plan. Additional requirements of the SU-2/IP zone are outlined in the plan (pages 74-75).

The proposed zoning for the subject site is C-2, community commercial zone, which is also mapped in the West Route 66 Sector Development Plan, and provides suitable sites for office, most service and commercial activities, and certain specified institutional uses.

***Albuquerque / Bernalillo County Comprehensive Plan***

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

The subject site is located in the area designated Established Urban by the Comprehensive Plan with a Goal to “create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers

a variety and maximum choice in housing, transportation, work areas, and lifestyles, while creating a visually pleasing built environment.” Applicable policies include:

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

*The sector development plan map amendment for the subject site will allow appropriate commercial infill development to occur with the currently vacant parcel being transformed into a community asset with necessary services for nearby residents. Surrounding property has been recently redeveloped with a new library, health clinic, and transit center. The Central and Unser Transit Center provides access to multiple bus routes and the rest of the transit network. In addition, existing and proposed bicycle facilities along adjacent roadways provide access by additional modes of transportation. The proposed new zoning category will allow continued revitalization of the area, adding complementary uses to the community. Provision of such services will improve the integrity of existing neighborhoods by fostering a more “complete community”. The request furthers Policy II.B.5.e.*

Policy II.B.5.i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

*The subject site is not immediately adjacent to any residential neighborhoods, and has direct access to two major arterial roadways. Residential areas will not be affected by any noise, lighting, pollution, or increased traffic because of this request. The proposed C-2 uses will provide complementary services to those residential communities in the area and alleviate some cross-river trips that are currently required to obtain goods and services, thus minimizing some traffic congestion. The request furthers Policy II.B.5.i.*

Policy II.B.5.j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In freestanding retailing and contiguous storefronts along streets in older neighborhoods.

*The current zoning allows for commercial development, but not at a scale or intensity that is compatible with the nature of the subject site and the properties surrounding it. The proposed change to C-2 zoning will allow and encourage development of the property in a manner that is more appropriate for the area. Commercial development will occur within reasonable walking and bicycling distances of nearby residents at the intersection of two arterial streets that offer mass transit service to the subject site. The request furthers Policy II.B.5.j.*

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

*Zoning the subject site for more appropriate uses will encourage redevelopment of a currently vacant parcel, located within the Established Urban Area. Development with beneficial commercial service uses brought closer to the area's residents provides strength and stability to those neighborhoods. The request furthers Policy II.B.5.o.*

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

*The property is currently owned by the City of Albuquerque. Approval of the amendment to the C-2 zone will allow the City to better partner with the private sector to bring investment to the subject site that would be less likely under the current SU-2/IP designation. The request furthers Policy II.B.5.p.*

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

Policy II.B.7.i: Multi-unit housing is an appropriate use in Neighborhood, Community and Major Activity Centers.

*The existing zoning does not allow housing to be developed on the subject property. The subject site is located within the West Route 66 Major Activity Center, and the requested C-2 zone category allows for appropriate multi-unit housing to be built. Therefore, the request furthers Policy II.B.7.i.*

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

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

*The request furthers Policy II.D.4.b because a change in zoning will allow for the commercial and residential uses necessary for the desired types of development to exist. Allowing C-2 uses will in turn allow a private developer to partner with the City on redevelopment of the site and encourage additional private sector commercial and housing development in the area.*

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

*The request furthers Policy II.D.4.c because the C-2 zone creates the potential for dwelling units on the subject site. The property is located on Central Avenue, a Major Transit Corridor,*

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*and adjacent to the Central and Unser Transit Center. This location provides access to multiple transit routes that provide connections to the entire transit network. New residents could utilize these services providing an increase in transit ridership.*

**Economic Development:** The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals. Applicable policies include:

Policy II.D.6.a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

*The proposed sector development plan map amendment would allow a mix of commercial and services uses to locate on the subject site. Jobs created by these uses will accommodate a variety of skills and salary levels, as well as provide a convenient option for area residents that may otherwise seek employment elsewhere in the City. The request furthers Policy II.D.6.a.*

Policy II.D.6.b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

*The request furthers Policy II.D.6.b because the diversity of uses allowed by the proposed C-2 zoning will create an environment for both local and national businesses to locate on the subject site. New development will show viability in the area and further encourage additional investment.*

Policy II.D.6.g: Concentrations of employment in Activity Centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel.

*The request furthers Policy II.D.6.g because the site is located within an activity center, and approval of the sector development plan map amendment will allow the site to develop and provide employment that is currently lacking in the activity center. Increased employment opportunities will reduce the need to travel long distances including cross-river trips for employees who reside in the area.*

### ***Route 66 Action Plan (Rank II)***

The Route 66 Action Plan was adopted in November 2014 to provide guidance to various City departments to use in the revitalization of Route 66 (Central Avenue) and to lower-ranking plans, such as sector development plans. The Route 66 Action Plan intends to catalyze and guide future development along the Central Avenue Corridor. Applicable Goals and Policies include:

#### **Economic Investment**

**Goal 4:** Support catalytic opportunities for a strong and diverse business economy.

Policy 4.1: City resources should demonstrate commitment and investment in Central Avenue.

*The request furthers Policy 4.1 of the Route 66 Action Plan because the proposed amendment, requested by the City of Albuquerque Metropolitan Redevelopment Agency, will make the*

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*subject site more attractive to redevelopment opportunities leading to increased investment along Central Avenue.*

***West Side Strategic Plan (Rank II)***

The West Side Strategic Plan (WSSP) was first adopted in 1997 and amended several times since then (2002, 2005, 2008, 2009, 2011, and 2014). The WSSP area encompasses over 96,000 acres of land, or approximately 150 square miles.

The WSSP identifies 13 communities in established areas of the West Side, each with a unique identity and comprised of smaller neighborhood clusters. The subject site is located in the Atrisco Park Community, which lies between Central Avenue and Interstate 40 west of Coors Boulevard (see page 67).

The WSSP states that: “The Planning Commissions will bear the primary responsibility of enforcing the Community and Neighborhood Center intent of the Plan through rigorous review of pending applications relative to strategic plan policies (page 41).” Relevant planning goals and objectives for this request are the following:

Plan Objective 1: Provide for a complex mix of land uses on the West Side, including opportunities for large-scale employment, in order to minimize the needs for cross-metro trips. Employment opportunities are encouraged on the West Side.

*The request furthers WSSP Plan Objective 1 by proposing a sector development plan map amendment that will allow a more favorable mix of uses to encourage the redevelopment of the subject site, which will add employment options to the West Side.*

Plan Objective 8: Promote job opportunities and business growth in appropriate areas of the West Side.

*The request furthers WSSP Plan Objective 8 by aiding in the creation of employment and encouraging new business development in an activity center on the West Side that is currently lacking those opportunities.*

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

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

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

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*Analysis of Applicant's Justification*

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

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

*The proposed sector development plan map amendment changing use from SU-2/IP to C-2 is consistent with the health, safety and general welfare of the neighborhood, community and city by furthering the outlined goals and policies of the Comprehensive Plan, the Route 66 Action Plan, the West Route 66 Sector Plan and the Westside Strategic Plan. The rezoning of this property will make way for the redevelopment of a decent-sized commercial parcel of land located on a hard corner in one of the most rapidly growing portions of the city, allowing for the influx of much needed commercial services and new employment options for residents of the area.*

***The cited policies in the applicant's justification letter and summarized in the staff report support the statement that the request is consistent with the health, safety, and morals of the city.***

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

*A rezone of this property will strengthen the area and allow community focused commercial development to occur, providing added business and service options for residents and visitors. The current uses allowed on the property associated with the SU-2/IP (Industrial Park) do not provide the necessary uses needed to benefit the community in the manner that the C-2 (Community Commercial) will. The C-2 zoning uses will be more in-line with the properties in the immediate area, many of which are currently zoned C-2, including those at the southeast and southwest corners of the intersection of the Central Avenue and Unser Boulevard intersection. Also, the property is now isolated from the larger Atrisco Business Park and has more relation to commercially-focused Central Avenue and Unser Boulevard.*

***The proposed change from SU-2/IP to C-2 zoning still constitutes commercial land uses and will provide more appropriate types of commercial uses for the community. The requested zone is also the same zone designation as that of two of the other three corners of the Central Avenue and Unser Boulevard intersection; therefore, staff agrees that the request ensures land use and zoning stability.***

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

***Refer to policy analysis section of the staff report above.***

- D. The applicant must demonstrate that the existing zoning is inappropriate because:
1. There was an error when the existing zone map pattern was created; or

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

*Section D.1: Does not apply; there was no error when the existing zone map pattern was created.*

*Section D.2: At one time this portion of the city was sparsely populated and outside the main metropolitan core of the city. At that time the industrial use zoning made the most sense as there was not a need for community commercial uses and services. As times have changed, the population of this area has grown greatly, far outpacing the employment and commercial services developing to serve the population. This change in community conditions justifies the change away from the SU-2/IP (Industrial Park) to a C-2 (Community Commercial) zone designation.*

*Section D.3: See Section C above.*

***The existing zoning is inappropriate because the subject site is in an area of the city that has seen significant changes in community conditions in the years since the West Route 66 Sector Development plan established the existing zone designation. These changes coupled with the request being more advantageous to the community by fulfilling numerous policies of the Comprehensive Plan demonstrate that a new C-2 zone designation is more appropriate.***

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

*The requested sector development plan map amendment will not be harmful to any adjacent properties or the community as a whole. The change will allow investment to occur in the neighborhood and the potential redevelopment of a currently vacant property. The uses allowed by the requested C-2 zoning would provide beneficial services to the community. Additionally, the addition of community commercial services would benefit the neighborhood and community by providing residents convenient options to fulfill many of their daily needs. Transit trips and vehicle miles traveled would be reduced lowering the amount of traffic, pollution and noise to the surrounding neighborhoods.*

***The subject site is located with easy access to major roadways and an ABQ Ride transit center with significant separation from the nearest residential properties. The requested C-2 zone allows uses that will provide beneficial services and job opportunities to nearby residents improving quality of life rather than being harmful to any adjacent property, neighborhood, or the community as a whole.***

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

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*The proposed sector development plan map amendment does not require any un-programmed capital expenditures to be made by the City.*

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

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

*The property is currently owned by the City of Albuquerque, therefore no cost of land or other economic consideration is of a determining factor for the sector development plan map amendment.*

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

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

*The location of the property, fronted by both Central Avenue and Unser Boulevard, is one of many justifications for a sector development plan map amendment. The lack of commercial services in the area and the proximity to transit make the C-2 zoning that is requested more appropriate for the property, and surrounding area, than the existing SU-2/IP zone designation.*

***The location of the subject site along major streets is an important factor in this request. However, the request is not being justified based solely on the site's location, but rather the request is based primarily on changed community conditions and the new designation being more appropriate and advantageous to the community.***

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

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

*The requested sector development plan map amendment would not represent a "spot zone". There are several other properties in the immediate area that are zoned C-2, the same zoning that is being requested. Many of these other properties are also located on both Central Avenue and Unser Boulevard. The approval of the sector development plan map amendment would help to further the plans and goals of the City, as has been reflected throughout this request.*

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

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

*The requested sector development plan map amendment would not represent a “strip zone”. There are several other properties in the immediate area that are zoned C-2, the same zoning that is being requested. Many of these other properties are also located on both Central Avenue and Unser Boulevard.*

*The requested zone map amendment is not a strip zone request.*

#### **IV. AGENCY & NEIGHBORHOOD CONCERNS**

##### ***Reviewing Agencies***

Commenting agencies reviewed this request from October 3, 2016 to October 19, 2016, and no adverse comments were received on this application. Long Range Planning and Transit provided comments supporting the request, and the Department of Municipal Development is presently designing roadway improvements along the frontage of the subject site.

##### ***Neighborhood/Public***

11 different neighborhoods associations and coalitions along with property owners within 100 feet of the subject site were notified of this request. A facilitated meeting was not recommended. There is no known neighborhood opposition to this request.

#### **V. CONCLUSION**

The subject site is currently zoned SU-2/IP (Industrial Park). The request is for a change to C-2 (Community Commercial).

Approval of the request supports numerous Rank I and II plan policies regarding land use, transit, and economic development, including the provision of business and employment opportunities on the West Side and strengthening mixed use commercial activity centers. The proposed zone designation will be appropriately located and will not negatively impact the surrounding residential areas. The request is generally consistent with the requirements of R-

270-1980 as outlined in this staff report and is justified because of changed community conditions and the new zone designation being more advantageous to the community.

11 neighborhood associations and coalitions along with property owners within 100 feet were notified of this request. A facilitated meeting was not recommended, and there is no known neighborhood opposition to this request. Staff is recommending approval of the request based on the findings found in this staff report.

***FINDINGS - 16EPC-40064 – November 10, 2016 – Sector Development Plan Map Amendment***

1. This is a request for a Sector Development Plan Map Amendment to the West Route 66 Sector Development Plan for Tract B, Route 66 Addition, located on the northwest corner of Central Avenue and Unser Boulevard NW, containing approximately 6.6 acres.
2. The subject site is currently zoned SU-2/IP (Industrial Park). The request is for a change to C-2 (Community Commercial).
3. The current zoning designation was established with the adoption of the West Route 66 Sector Development Plan on October 19, 1987, and significant changes have occurred in the intervening years. In 2004, the City adopted the West Central Metropolitan Redevelopment Area Plan that includes the subject site, and since then a new public library, health clinic, and transit center have developed on adjacent properties.
6. The Albuquerque/Bernalillo County Comprehensive Plan, Route 66 Action Plan, West Side Strategic Plan, West Route 66 Sector Development Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The subject site is within the Established Urban Area of the Comprehensive Plan and within the West Route 66 Major Activity Center. The request furthers the following applicable goals and policies of the Comprehensive Plan:

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

***The sector development plan map amendment for the subject site will allow appropriate commercial infill development to occur with the currently vacant parcel being transformed into a community asset with necessary services for nearby residents. Surrounding property has been recently redeveloped with a new library, health clinic, and transit center. The Central and Unser Transit Center provides access to multiple bus routes and the rest of the transit network. In addition, existing and proposed bicycle facilities along adjacent roadways provide access by additional modes of transportation. The proposed new zoning***

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*category will allow continued revitalization of the area, adding complementary uses to the community. Provision of such services will improve the integrity of existing neighborhoods by fostering a more “complete community”. The request furthers Policy II.B.5.e.*

Policy II.B.5.i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

*The subject site is not immediately adjacent to any residential neighborhoods, and has direct access to two major arterial roadways. Residential areas will not be affected by any noise, lighting, pollution, or increased traffic because of this request. The proposed C-2 uses will provide complementary services to those residential communities in the area and alleviate some cross-river trips that are currently required to obtain goods and services, thus minimizing some traffic congestion. The request furthers Policy II.B.5.i.*

Policy II.B.5.j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In freestanding retailing and contiguous storefronts along streets in older neighborhoods.

*The current zoning allows for commercial development, but not at a scale or intensity that is compatible with the nature of the subject site and the properties surrounding it. The proposed change to C-2 zoning will allow and encourage development of the property in a manner that is more appropriate for the area. Commercial development will occur within reasonable walking and bicycling distances of nearby residents at the intersection of two arterial streets that offer mass transit service to the subject site. The request furthers Policy II.B.5.j.*

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

*Zoning the subject site for more appropriate uses will encourage redevelopment of a currently vacant parcel, located within the Established Urban Area. Development with beneficial commercial service uses brought closer to the area’s residents provides strength and stability to those neighborhoods. The request furthers Policy II.B.5.o.*

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

*The property is currently owned by the City of Albuquerque. Approval of the amendment to the C-2 zone will allow the City to better partner with the private sector to bring investment to the subject site that would be less likely under the current SU-2/IP designation. The request furthers Policy II.B.5.p.*

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

**Policy II.B.7.i:** Multi-unit housing is an appropriate use in Neighborhood, Community and Major Activity Centers.

*The existing zoning does not allow housing to be developed on the subject property. The subject site is located within the West Route 66 Major Activity Center, and the requested C-2 zone category allows for appropriate multi-unit housing to be built. Therefore, the request furthers Policy II.B.7.i.*

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

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

*The request furthers Policy II.D.4.b because a change in zoning will allow for the commercial and residential uses necessary for the desired types of development to exist. Allowing C-2 uses will in turn allow a private developer to partner with the City on redevelopment of the site and encourage additional private sector commercial and housing development in the area.*

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

*The request furthers Policy II.D.4.c because the C-2 zone creates the potential for dwelling units on the subject site. The property is located on Central Avenue, a Major Transit Corridor, and adjacent to the Central and Unser Transit Center. This location provides access to multiple transit routes that provide connections to the entire transit network. New residents could utilize these services providing an increase in transit ridership.*

**Economic Development:** The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals. Applicable policies include:

**Policy II.D.6.a:** New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

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*The proposed sector development plan map amendment would allow a mix of commercial and services uses to locate on the subject site. Jobs created by these uses will accommodate a variety of skills and salary levels, as well as provide a convenient option for area residents that may otherwise seek employment elsewhere in the City. The request furthers Policy II.D.6.a.*

Policy II.D.6.b: Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

*The request furthers Policy II.D.6.b because the diversity of uses allowed by the proposed C-2 zoning will create an environment for both local and national businesses to locate on the subject site. New development will show viability in the area and further encourage additional investment.*

Policy II.D.6.g: Concentrations of employment in Activity Centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel.

*The request furthers Policy II.D.6.g because the site is located within an activity center, and approval of the sector development plan map amendment will allow the site to develop and provide employment that is currently lacking in the activity center. Increased employment opportunities will reduce the need to travel long distances including cross-river trips for employees who reside in the area.*

8. The request is in general compliance with the following applicable goals and policies of the Route 66 Action:

**Economic Investment**

**Goal 4:** Support catalytic opportunities for a strong and diverse business economy.

Policy 4.1: City resources should demonstrate commitment and investment in Central Avenue.

*The request furthers Policy 4.1 of the Route 66 Action Plan because the proposed amendment, requested by the City of Albuquerque Metropolitan Redevelopment Agency, will make the subject site more attractive to redevelopment opportunities leading to increased investment along Central Avenue.*

9. The request is in general compliance with the following applicable objectives of the West Side Strategic Plan:

Plan Objective 1: Provide for a complex mix of land uses on the West Side, including opportunities for large-scale employment, in order to minimize the needs for cross-metro trips. Employment opportunities are encouraged on the West Side.

*The request furthers WSSP Plan Objective 1 by proposing a sector development plan map amendment that will allow a more favorable mix of uses to encourage the redevelopment of the subject site, which will add employment options to the West Side.*

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Plan Objective 8: Promote job opportunities and business growth in appropriate areas of the West Side.

*The request furthers WSSP Plan Objective 8 by aiding in the creation of employment and encouraging new business development in an activity center on the West Side that is currently lacking those opportunities.*

10. Approval of the request supports numerous Rank I and II plan policies regarding land use, transit, and economic development, including the provision of business and employment opportunities on the West Side and strengthening mixed use commercial activity centers.
11. The proposed zone designation will be appropriately located and will not negatively impact the surrounding residential areas. The request is generally consistent with the requirements of R-270-1980 as outlined in this staff report and is justified because of changed community conditions and the new zone designation being more advantageous to the community.
12. The applicant has justified the zone change request pursuant to R-270-1980 as follows:
  - A. The cited policies in the applicant's justification letter and summarized in the staff report support the statement that the request is consistent with the health, safety, and morals of the city.
  - B. The proposed change from SU-2/IP to C-2 zoning still constitutes commercial land uses and will provide more appropriate types of commercial uses for the community. The requested zone is also the same zone designation as that of two of the other three corners of the Central Avenue and Unser Boulevard intersection; therefore, staff agrees that the request ensures land use and zoning stability.
  - C. The request is generally consistent with and furthers several goals and policies of the applicable plans (see Findings 7 - 9).
  - D. The existing zoning is inappropriate because the subject site is in an area of the city that has seen significant changes in community conditions in the years since the West Route 66 Sector Development plan established the existing zone designation. These changes coupled with the request being more advantageous to the community by fulfilling numerous policies of the Comprehensive Plan demonstrate that a new C-2 zone designation is more appropriate.
  - E. The subject site is located with easy access to major roadways and an ABQ Ride transit center with significant separation from the nearest residential properties. The requested C-2 zone allows uses that will provide beneficial services and job opportunities to nearby residents improving quality of life rather than being harmful to any adjacent property, neighborhood, or the community as a whole.
  - F. Approval of the requested amendment will not require any capital improvements because the site is located in an area that already has sufficient infrastructure.

- G. The cost of land or other economic considerations are not a determining factor in the request for a sector development plan map amendment.
  - H. The location of the subject site along major streets is an important factor in this request. However, the request is not being justified based solely on the site's location, but rather the request is based primarily on changed community conditions and the new designation being more appropriate and advantageous to the community.
  - I. The request clearly facilitates realization of the Comprehensive Plan, and does not constitute a spot zone as there are numerous other properties in the immediate area with the same zone designation as what is requested.
  - J. The requested zone map amendment is not a strip zone request.
13. 11 affected neighborhood associations and coalitions along with property owners with 100 feet were notified of this request. A facilitated meeting was not recommended, and no comments were received on this application. There is no known neighborhood opposition to this request.

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***RECOMMENDATION - 16EPC-40064 – November 10, 2016 – Sector Development Plan Map Amendment***

**APPROVAL of 16EPC-40064, a request for Sector Development Plan Map Amendment from SU-2/IP to C-2 for Tract B, West Route 66 Addition based on the preceding Findings.**

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***Michael Vos, AICP  
Planner***

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

COA, Metropolitan Redevelopment Agency

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# ***CITY OF ALBUQUERQUE AGENCY COMMENTS***

## ***PLANNING DEPARTMENT***

### ***Zoning Enforcement***

No Comments Received

### ***Office of Neighborhood Coordination***

### ***Long Range Planning***

C-2 zoning is appropriate at the intersection of these two arterial streets.

### ***Metropolitan Redevelopment Agency***

## ***CITY ENGINEER***

### ***Transportation Development***

No objection to the request.

### ***Hydrology Development***

## ***DEPARTMENT OF MUNICIPAL DEVELOPMENT***

### ***Transportation Planning***

Per MRCOG's 2040 Long Range Roadway System Map, Unser Blvd. is a Regional Principal Arterial and Central Ave. is a Community Principal Arterial, both of which are proposed to contain bicycle lanes. DMD is in the process of designing roadway improvements along the frontage of this site.

### ***Traffic Engineering Operations***

## ***WATER UTILITY AUTHORITY***

### ***Utility Services***

1. 16EPC-40064 Zone Map Amendment (Zone Change)
  - a. Once the development is known, request an availability statement at the link below. The submittal shall include an approved Fire 1 Plan from the City fire marshal's office.
    - i. [http://www.abewua.org/Availability\\_Statements.aspx](http://www.abewua.org/Availability_Statements.aspx)

## ***ENVIRONMENTAL HEALTH DEPARTMENT***

## ***PARKS AND RECREATION***

### ***Planning and Design***

No adverse comments.

### ***Open Space Division***

**City Forester**

**POLICE DEPARTMENT/Planning**

**SOLID WASTE MANAGEMENT DEPARTMENT**

**Refuse Division**

No Comment

**FIRE DEPARTMENT/Planning**

**TRANSIT DEPARTMENT**

<b>Transit Corridor?</b>	<b>Transit Route?</b>	<b>Current Service/Stops</b>	<b>Comments/Support/Requests</b>
Central Avenue Major Transit Corridor	Rapid Ride 766; Fixed Route 66; Fixed Route 198	Immediately adjacent to the Central and Unser Transit Center	ABQ RIDE is in support of the zone change for the reasons stated in the application. The synergy between the clinic, the library and the Central and Unser Transit Center is evident and can only be strengthened by zoning the land in a more straight-forward manner for uses that will serve as both origin and destination for transit ridership. Ready access to transit services may also reduce the need for single-occupancy-vehicle trips to across the river or freeway to access basic shopping services.

**COMMENTS FROM OTHER AGENCIES**

**BERNALILLO COUNTY**

**ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY**

**ALBUQUERQUE PUBLIC SCHOOLS**

**MID-REGION COUNCIL OF GOVERNMENTS**

MRMPO has no adverse comments.

For informational purposes, both Central Avenue W and Unser Blvd NW are functionally classified as Principal Arterials in the project area.

Both roads have been identified as part of the regional Intelligent Transportation System (ITS) architecture.

There is an existing bicycle lane on Central Ave W in the project area, an existing paved trail along Unser Blvd NW, an existing bicycle lane on Unser Blvd NW south of Central Ave W, and a proposed bicycle lane on Unser Blvd north of Central Ave.

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

***NMDOT***

NMDOT has no comments.

***PUBLIC SERVICE COMPANY OF NEW MEXICO***

**Conditions for Approval for Project #1007489 Zone Change (COA/Metropolitan  
Redevelopment Agency, NW corner of Central and Unser NW) 16EPC-40064**

**For development purposes:**

1. Existing overhead electric distribution facilities are located on the south side of the subject property along Central Avenue. It is the applicant's obligation to abide by any conditions or terms of those easements.
2. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:

Mike Moyer  
PNM Service Center  
4201 Edith Boulevard NE  
Albuquerque, NM 87107  
Phone: (505) 241-3697

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. PNM has no comment on the zone change request



Looking north toward from the subject site toward the neighboring health center.

East view from the subject site toward Unser Boulevard.





South view from subject site toward Central Avenue and the Unser Crossing shopping center.

Westerly view from the subject site toward the Patrick J. Baca Library.





Northwest from the subject site viewing the Central and Unser Transit Center.

## HISTORY

CITY of ALBUQUERQUE  
SEVENTH COUNCIL

COUNCIL BILL NO. R-321 ENACTMENT NO. 120-1987

SPONSORED BY: Patrick J. Baca

RESOLUTION

ADOPTING THE WEST ROUTE 66 SECTOR DEVELOPMENT PLAN AS A RANK 3  
SECTOR DEVELOPMENT PLAN, AMENDING THE ZONE MAP AS TO BASIC ZONES AND  
ADOPTING A DESIGN OVERLAY ZONE, ALL AS SPECIFIED IN THE WEST ROUTE  
66 SECTOR DEVELOPMENT PLAN.

WHEREAS, the Council, the Governing Body of the City of  
Albuquerque, has the authority to adopt plans for physical  
development within the planning and platting jurisdiction of the  
City as authorized by New Mexico Statutes and by the City Charter as  
allowed under home rule provisions of the Constitution of the State  
of New Mexico; and

WHEREAS, the Council recognizes the need for sector development  
plans to guide the City, County, other agencies, property owners and  
other individuals to ensure orderly development and effective  
utilization of resources; and

WHEREAS, the Council recognizes the need for design guidelines  
for development of lands adjacent to Central Avenue as well as the  
need for land use and design policies and guidelines; and

WHEREAS, the West Route 66 Sector Development Plan has been  
prepared with the assistance of neighborhood groups, property owners  
and the official planning bodies having jurisdiction over the plan  
area in accordance with the interests and needs of the area  
residents and property owners as expressed through public meetings;  
and

WHEREAS, the Planning Division has prepared a sector development  
plan to guide future development of the plan area by addressing

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1 requirements for public services, land use, zoning, and design  
2 standards; and

3 WHEREAS, on July 9, 1987, the Environmental Planning Commission  
4 amended the zone map as shown on Figures 24, 25, 25A, and 26 of the  
5 West Route 66 Sector Development Plan in accordance with Resolution  
6 270-1980; and

7 WHEREAS, the Environmental Planning Commission, in its advisory  
8 role on all matters related to planning, zoning and environmental  
9 protection approved and recommended the adoption of the West Route  
10 66 Sector Development Plan at a public hearing on July 7, 1987,  
11 finding the plan consistent with the provisions of the  
12 Albuquerque/Bernalillo County Comprehensive Plan, and other adopted  
13 City plans and policies; and

14 WHEREAS, in the westerly portion of this plan the proposed land  
15 use regulations will go into effect only upon annexation, which  
16 annexation will constitute a change of conditions sufficient to  
17 justify the altered land use controls which are specified; and

18 WHEREAS, this plan is a thoughtful, comprehensive response to  
19 the economic and visual problems of the West Central Corridor, and  
20 the plan and the nature of the new zoning justify a revision of  
21 zoning requirements even without changed neighborhood conditions.

22 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF  
23 ALBUQUERQUE:

24 Section 1. The West Route 66 Sector Development Plan, attached  
25 hereto is hereby adopted as a Rank 3 sector development plan. All  
26 development and improvement activities within the plan area shall be  
27 guided by this plan.

28 Section 2. The zone map, adopted by Section 7-14-46.C, R.O.  
29 1974 is hereby amended to reflect the rezoning specified in Figures  
30 24, 25, 25A, and 26 of the attached West Route 66 Sector Development  
31 Plan.

32 Section 3. The Design Overlay Zone, as proposed in the attached  
33 West Route 66 Sector Development Plan and recommended for adoption

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1 by the Environmental Planning Commission, is hereby mapped  
2 reflecting the boundaries shown on Figures 24, 25, and 26 of the  
3 attached West Route 66 Sector Development Plan.

4 Section 4. The design standards contained in Section V of the  
5 attached West Route 66 Sector Development Plan are hereby adopted  
6 and shall be enforced within the boundaries of the Design Overlay  
7 Zone.

8 Section 5. The proposed Transportation Improvements as detailed  
9 on pages 50 and 51 and shown on Figure 22 of the attached plan are  
10 hereby adopted.

11 Section 6. The bikeway improvements recommended on pages 43 and  
12 45 of the attached plan are hereby recommended for adoption by the  
13 Urban Transportation Planning and Policy Board as amendments to the  
14 Bikeways Master Plan.

15 PASSED AND ADOPTED THIS 19th DAY OF October, 1987.  
16 BY A VOTE OF 7 FOR AND 0 AGAINST.

17 Yes: 7  
18 Excused: Gallegos, Hill

19  
20   
21 Patrick J. Baca, President  
22 City Council

23  
24 APPROVED THIS 24<sup>th</sup> DAY OF November, 1987.

25  
26   
27 Ken Schultz, Mayor  
28 City of Albuquerque

29 ATTEST:

30  
31   
32 Sharon Sanchez  
33 City Clerk

39-1

## ZONING

Refer to Section 14-16-2-23 of the Comprehensive Zoning Code for specifics regarding the SU-2 (Special Neighborhood Zone) and Section 14-16-2-19 for specifics regarding the IP (Industrial Park Zone). West Route 66 Sector Development Plan SU-2/IP zone specifics are attached.

Refer to Section 14-16-2-17 of the Comprehensive Zoning Code for specifics regarding the C-2 (Community Commercial Zone).

SU-2 IP

A. Permissive Uses:

Uses listed as permissive in the IP zone, Section 24.A, of the Comprehensive City Zoning Code except that free-standing signs are allowed only as provided in the Design Overlay Zone of this plan. (See Section V).

B. Conditional Uses:

Uses listed as permissive in the M-1 zone, Section 25.A, of the Comprehensive City Zoning Code except that signs are allowed only as provided in the Design Overlay Zone of this plan. (See Section V)

Existing legal uses which become conditional uses with the adoption of this plan shall not require a public hearing to become conditional. However, within six months from the adoption of the West Route 66 Sector Development Plan paperwork must be completed at the Planning Division to establish the use as conditional.

C. Height:

The height of structures will be as regulated in the IP zone, Section 24.C of the Comprehensive City Zoning Code.

D. Lot Size:

Minimum lot area shall be one acre. Minimum lot width shall be 100 feet. Existing platted lots of less than one acre and/or with a minimum width of less than 100 feet may be developed.

No future subdivision of land zoned SU-2 IP shall create lots of less than one acre.

No more than 50 percent of the surface of any lot or site shall be covered with buildings.

E. Setbacks:

1. Lots which are currently one acre or more shall meet the building setback requirements as regulated in Section 24.E. of the Comprehensive City Zoning Code except Tracts B4 and B5, Hubbell Heights Subdivision (SP-84-18), which are regulated in E.5 below.
2. Lots which are currently platted with an area of less than one acre shall meet the following setback requirements:
  - (a) There shall be a front-yard setback of not less than 25 feet.
  - (b) There shall be a side-yard setback of not less than 10 feet.
  - (c) There shall be a rear-yard setback of not less than 15 feet.

3. The front yard setback shall remain free of buildings and permanent structures other than on-premise signs.
4. No buildings or structures, other than walls or fences, shall be permitted in the side or rear-yard setback. If there are not solid walls or fences along the rear property line, a ten-foot landscape buffer is required.
5. The following building setbacks shall apply to Tracts B4 and B5, Hubbell Heights Subdivision, located at the northwest and northeast corners respectively of Central Avenue and Unser Boulevard, N.W.
  - a. Building setbacks on Central Avenue shall be 25 feet.
  - b. Building setbacks from the north property line shall be 15 feet.
  - c. Building setbacks on Unser Boulevard shall be 20 feet.
  - d. Building setbacks from the east or west property line, opposite Unser Boulevard, shall be 0 feet.

F. Off-Street Parking:

Off-street parking shall be as regulated in Section 40.A of the Comprehensive City Zoning Code.

G. Supplemental Regulations:

1. Development of a site shall be in compliance with the Design Overlay Zone of this plan. (See Section V)
2. A development plan showing the layout of the site, including the locations of streets, sidewalks, buildings, utilities, easements, parking lots, landscaping, and storage areas must be submitted and approved by the City Planner.
3. Uses which become non-conforming with the adoption of this plan shall be regulated as follows:
  - (a) A non-conforming building or structure shall be as regulated in Section 40.D of the Comprehensive City Zoning Code.
  - (b) A non-conforming use of land, shall be as regulated in Section 40.D of the Comprehensive City Zoning Code.

## APPLICATION INFORMATION



Supplemental Form (SF)

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

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): \_\_\_\_\_ PHONE: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ FAX: \_\_\_\_\_  
 CITY: \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ E-MAIL: \_\_\_\_\_  
 APPLICANT: City of Albuquerque - Metropolitan Redevelopment Agency PHONE: 505.924.3907  
 ADDRESS: 600 2nd Street NW FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: rvelarde@cabq.gov  
 Proprietary interest in site: Owner List all owners: City of Albuquerque

DESCRIPTION OF REQUEST: To change the zoning on the property from SU-2/IP to C-2

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

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

Lot or Tract No. Tract B Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: West Route 66 Addition  
 Existing Zoning: SU-2/IP Proposed zoning: C-2 MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): K-10 UPC Code: 1 010 057 092 183 31321

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z\_, V\_, S\_, etc.): \_\_\_\_\_

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 6.6  
 LOCATION OF PROPERTY BY STREETS: On or Near: Located at the northwest corner of the intersection of Central Avenue and Unser Boulevard  
 Between: \_\_\_\_\_ and \_\_\_\_\_  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE Rebecca Velarde DATE 9/29/16  
 (Print Name) Rebecca Velarde Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>110EPC - 400164</u>	<u>ASDM</u>	_____	\$ <u>2</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>November 10, 2016</u>			Total \$ <u>2</u>

Vmj 9-29-16 Staff signature & Date Project # 1007489

Revised: 11/2014

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

**ANNEXATION (EPC08)**

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

Your attendance is required.

**SDP PHASE I - DRB CONCEPTUAL PLAN REVIEW (DRBPH1)** (Unadvertised)

**SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14)** (Public Hearing)

**SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2)** (Unadvertised)

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

*Refer to the schedules for the dates, times and places of DRB and EPC hearings.*

Your attendance is required.

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

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

*EPC hearings are approximately 7 weeks after the filing deadline.*

Your attendance is required.

**AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)**

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

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

*EPC hearings are approximately 7 weeks after the filing deadline.*

Your attendance is required.

**AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)**

- Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
- Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
- Letter describing, explaining, and justifying the request
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

*EPC hearings are approximately 7 weeks after the filing deadline.*

Your attendance is required.

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

Matthew Butkus  
Matthew Butkus  
Applicant name (print)  
7-29-16  
Applicant signature & Date



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

Application case numbers

16EPC - 40064

\_\_\_\_\_

\_\_\_\_\_

Revised: June 2011

[Signature]  
9-29-16  
Staff signature & Date  
Project # 1007489

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: City of Albuquerque DATE OF REQUEST: 9/29/16 ZONE ATLAS PAGE(S): K-10-2

**CURRENT:**

ZONING S4-2/IP  
PARCEL SIZE (AC/SQ. FT.) 6.6 AC / 287496 sqft.

**LEGAL DESCRIPTION:**

LOT OR TRACT # Tract B BLOCK # \_\_\_\_\_  
SUBDIVISION NAME West Route 66 Addition

**REQUESTED CITY ACTION(S):**

ANNEXATION [ ]  
ZONE CHANGE []: From S4-2/IP To C-2  
SECTOR, AREA, FAC, COMP PLAN [ ]  
AMENDMENT (Map/Text) [ ]

**SITE DEVELOPMENT PLAN:**

SUBDIVISION\* [ ] AMENDMENT [ ]  
BUILDING PERMIT [ ] ACCESS PERMIT [ ]  
BUILDING PURPOSES [ ] OTHER [ ]

\*includes platting actions

**PROPOSED DEVELOPMENT:**

NO CONSTRUCTION/DEVELOPMENT []  
NEW CONSTRUCTION [ ]  
EXPANSION OF EXISTING DEVELOPMENT [ ]

**GENERAL DESCRIPTION OF ACTION:**

# OF UNITS: \_\_\_\_\_  
BUILDING SIZE: \_\_\_\_\_ (sq. ft.)

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

APPLICANT OR REPRESENTATIVE [Signature] DATE 9-29-16

(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 [] BORDERLINE [ ]

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

Notes:  
No change to future trips

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

[Signature]  
TRAFFIC ENGINEER  
9/29/16  
DATE

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

TIS -SUBMITTED    /   /     
-FINALIZED    /   /    TRAFFIC ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_



Ms. Karen Hudson, Chair  
Environmental Planning Commission  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: SECTOR DEVELOPMENT PLAN MAP AMENDMENT FROM SU-2/IP TO C-2 USES  
ZONE MAP AMENDMENT, ZONE ATLAS PAGE K-10-Z**

Dear Chair Hudson,

PO Box 1293

The City of Albuquerque Metropolitan Redevelopment Agency (“MRA”), in accordance with City Resolution 270-1980, respectfully requests your review and approval of a Sector Development Plan Map Amendment, allowing a change of zoning from SU-2/IP (Industrial Park Zone) to C-2 (Community Commercial) for the property described below:

Albuquerque

Tract B, West Route 66 Addition, Albuquerque, New Mexico, as shown on the replat entitled Plat and Vacation Request for Tracts A and B, West Route 66 Addition, as filed in the office of the Bernalillo County Clerk on August 12, 2013, Document No. 2013089889, consisting of approximately 6.6028 acres.

NM 87103

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

The property is located on the northwest corner of Central Avenue and Unser Boulevard. The surrounding area has seen both residential and commercial development in recent years, however there is still a lack of community scale commercial options and services for the growing population. Recent additions to the area include: the Central and Unser Library located immediately to the west of the subject property; the University of New Mexico Hospitals SW Mesa Center for Family and Community Health, which is located to the immediate north; and the Northwest Mesa Transit Center, which is adjacent to the property.

The Albuquerque/Bernalillo County Comprehensive Plan identifies the area that the property resides in as an Established Urban Area and an Existing Activity Center. Additionally, the Comprehensive Plan designates Central Avenue as an existing Major

Transit Corridor and Unser Boulevard as an Existing Express Corridor, both of which border the property. The property is also located within the boundaries of the West Route 66 Sector Development Plan.

If granted, the requested sector development plan map amendment would create a more favorable zoning designation for the subject property. The 6.6 acre property is currently vacant and a change in the zoning designation will help facilitate the redevelopment of the site in a manner that provides new economic investment in the community and allows for the much needed services and employment opportunities that are currently lacking in and around that area. The West Central Metropolitan Redevelopment Area identifies this site as an opportunity site for redevelopment along the West Central Avenue corridor.

### **Request for Sector Development Plan Map Amendment**

The current zoning designation on the property is SU-2/IP (Industrial Park Zone). This designation allows for various industrial and intensive commercial uses to occur.

This area has changed over time and seen significant population growth. Not long ago this area of Albuquerque was located on the outer portion of the city, away from the higher population centers to the east of the Rio Grande. At that time the Industrial Park zoning was suitable for the property. Industrial, manufacturing and warehousing activities were located on large parcels of land appropriately away from residential uses and high traffic vehicular corridors. As the city expanded, the surrounding area experienced a massive influx of residential growth. As the population increased in this area, a void was created due to the undersupply of commercial amenities available to service all the new residential neighborhoods. This deficit is still prevalent, requiring most to travel east of the Rio Grande and/or north of I-40 to fulfill their daily needs for goods and services. This leads to increased vehicle miles traveled, traffic congestion and air pollution in the area.

Also, the development of the Transit Center to the northwest, the Health Center to the north, and the Library to the west has isolated the property from the rest of the Atrisco Business Park, which lies further to the north and west. The development of these necessary area services over the past 6 years, have left insufficient acreage for light industrial and other IP uses on the subject property.

The requested sector development plan map amendment from SU-2/IP (Industrial Park Zone) to C-2 (Community Commercial) keeps the uses of the property employment oriented, but will allow for appropriate uses that are more in-line with the needs and wants of the surrounding area.

### Justification and Policy Analysis

Below is the R-270-1980 analysis to show how the requested sector development plan map amendment for this property will further the goals set in the Albuquerque/Bernalillo County Comprehensive Plan. The responses provided below show how this requested sector development plan map amendment is consistent with the growth and development patterns desired by the City.

The R-270-1980 zone change policies and criteria are in regular font and the applicant responses are in **bold**.

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

**The proposed sector development plan map amendment changing uss from SU-2/IP to C-2 is consistent with the health, safety and general welfare of the neighborhood, community and city by furthering the outlined goals and policies of the Comprehensive Plan, the Route 66 Action Plan, the West Route 66 Sector Plan and the Westside Strategic Plan. The rezoning of this property will make way for the redevelopment of a decent-sized commercial parcel of land located on a hard corner in one of the most rapidly growing portions of the city, allowing for the influx of much needed commercial services and new employment options for residents of the area.**

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

**A rezone of this property will strengthen the area and allow community focused commercial development to occur, providing added business and service options for residents and visitors. The current uses allowed on the property associated with the SU-2/IP (Industrial Park) do not provide the necessary uses needed to benefit the community in the manner that the C-2 (Community Commercial) will. The C-2 zoning uses will be more in-line with the properties in the**

immediate area, many of which are currently zoned C-2, including those at the southeast and southwest corners of the intersection of the Central Avenue and Unser Boulevard intersection. Also, the property is now isolated from the larger Atrisco Business Park and has more relation to commercially-focused Central Avenue and Unser Boulevard.

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

## **ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN POLICIES**

### **POLICY II.B.5 DEVELOPING AND ESTABLISHED URBAN AREAS**

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

**The proposed sector development plan map amendment would allow development of the property in a manner that furthers the goal of creating a quality urban environment. The C-2 zoning offers more commercial opportunities than those provided in the existing SU-2/IP zoning to support a variety of choices in housing, employment and lifestyle options that are more appropriate for this fast developing urban area. This area is underserved by retail and commercial services. Residents must travel to other parts of the city in order to fulfill their needs and lifestyle choices. The allowable uses of the C-2 zone are greatly needed at this property location in order to contribute to a thriving urban environment.**

#### Policy e

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

**The sector development plan map amendment for this property will allow for the appropriate commercial infill development to occur. The currently vacant**

site can be transformed into a community asset providing needed commercial services for residents. Several parcels of land adjacent to the property have all recently been redeveloped, providing new activity in the area including: a new public library, a health clinic and a transit center. The Central and Unser Transit Center provides access to multiple bus routes and the greater transit network of the city. Central Avenue and Unser Boulevard are both presently designated as bike routes, where bicycle and automobile traffic share the roadway. Unser Boulevard, north of Central, is proposed to have a bike lane facility. These existing and proposed bike facilities provide access to the property from additional modes of transportation. The approval of the sector development plan map amendment will allow for the revitalization efforts to continue by making the path for complementary uses to be added to the community. Provision of desired services will improve the integrity of existing neighborhoods by contributing to a more “complete community” with services closer to residential neighborhoods.

#### Policy i

Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The property location, with access to two major arterials, is not adjacent to any residential neighborhoods. Residential areas will not be affected by any noise, lighting, pollution and increased traffic. The C-2 uses would provide complementary services to the residential communities in the area and alleviate some cross-river trips that residents take to obtain daily goods and services that are not present in their neighborhood, thus alleviating some traffic congestion. The site’s location on a Major Transit Corridor makes it accessible to neighborhoods up and down west Central Avenue.

#### Policy j

Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping

center should be allowed at an intersection only when transportation problems do not result.

- In free-standing retailing and contiguous storefronts along streets in older neighborhoods.

**The existing IP zoning does allow for commercial uses. However, those uses are more limited, intensive and not in scale with the current nature of the property and the immediately surrounding area. The proposed change to C-2 zoning will allow uses that encourage the property to be redeveloped in a manner appropriate to the existing conditions of the community. The commercial development will occur in an area that has seen continued residential growth and is located within reasonable walking and biking distances to residential neighborhoods. The commercial development would be located at the intersection of two major arterial streets, Central Avenue and Unser Boulevard. Both of these streets offer mass transit routes to service the property.**

Policy o

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

**The approval of the sector development plan map amendment will make way for the redevelopment of a vacant property, within the Established Urban Area. The requested C-2 zoning will allow for beneficial uses and services to be brought to the area's neighborhoods, providing strength and stability.**

Policy p

Cost-effective redevelopment techniques shall be developed and utilized.

**The property is currently owned by the City of Albuquerque. Should the sector development plan map amendment be approved, then the City could partner with a private sector developer(s) to redevelop the property in a cost effective manner. If the property were to be redeveloped with the current restraints provided by the existing zoning, the feasibility of a project would be unlikely.**

**POLICY II.B.7 ACTIVITY CENTERS**

The Goal is to expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl,

auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities.

**A change in zoning through a sector development plan map amendment would help to achieve this goal. With the appropriate allowable uses, this currently vacant property will redevelop into an integral piece of the growing activity center and help to define the area. The added density that will occur from the businesses that locate on the property will help to increase the economic impact of the area and reduce the outward urban sprawl and automobile travel outside the community that currently occurs in order to obtain daily services. Commercial development on this site could act as a catalyst for nearby, underutilized properties within the West Central Metropolitan Redevelopment Area.**

#### Policy i

Multi-unit housing is an appropriate use in Neighborhood, Community and Major Activity Centers.

**The C-2 zoning that is requested for the property allows for appropriate multi-unit housing to be built. The potential for housing, in addition to the proposed commercial uses, will help to encourage the redevelopment of the property and create a transit oriented and mixed-use development. The existing zoning of SU-2/IP does not allow housing to be developed on the property.**

#### **POLICY II.D.4 TRANSPORTATION AND TRANSIT**

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

**The close proximity to the Northwest Mesa Transit Center, which is adjacent to the property, should encourage transit usage to and from the property and help to alleviate automobile travel and contribute to a more balanced transit system. The frontage of the property, on both Central Avenue and Unser Boulevard, will allow additional access to the employment and services provided at the property.**

#### Policy b

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

**The change in zoning will better promote the intensified development of jobs and housing in the Transit Corridor by allowing the commercial and residential uses necessary for these types of developments to exist. The approval of a sector development plan map amendment will allow the City of Albuquerque's Metropolitan Redevelopment Agency to issue a Request for Proposals to partner with a private developer(s) to redevelop the property. This redevelopment could have a catalytic effect and encourage additional private sector investment in the corridor and add to increased employment and housing options.**

#### Policy c

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

**With the change to a C-2 zoning designation, through a sector development plan map amendment, there would be the potential for dwelling units on the property. The property is located on the Major Transit Corridor of Central Avenue, the Express Corridor of Unser Boulevard and next to the Northwest Mesa Transit Center. The immediate access to multiple transit routes that service this property will allow inhabitants easy access to other locations throughout the city by use of the existing transit system.**

### **POLICY II.D.6 ECONOMIC DEVELOPMENT**

The Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

#### Policy a

New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

**The proposed zoning of the sector development plan map amendment would allow a mix of commercial and service uses to be placed on the property, which will accommodate a variety of skills and salary levels. The property location will provide a convenient option to area residents that may otherwise need to seek employment in other areas of the city.**

Policy b

Development of local business enterprises as well as the recruitment of outside firms shall be emphasized.

**The diversity of uses allowed by the proposed sector development plan map amendment will create a path for local and national businesses to locate on the property. New development and businesses will show viability in the area and encourage additional investment from others.**

Policy g

Concentrations of employment in Activity Centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel.

**The approval of a sector development plan map amendment would give this property the ability to redevelop and provide employment opportunities, which are currently lacking for residents in and around the Activity Center. The increased employment options will reduce the need to travel long distances for employees who reside in the area. The zone change to C-2 will also allow for new uses that will complement the existing and future employment uses in the nearby Atrisco Business Park.**

**ROUTE 66 ACTION PLAN**

**ECONOMIC INVESTMENT**

**Goal 4:** Support catalytic opportunities for a strong and diverse business economy.

Policy 4.1

City resources should demonstrate commitment and investment in Central Avenue.

The sector development plan map amendment will make this property more attractive to redevelopment opportunities, thus creating investment along Central Avenue. Increased economic activity along Central Avenue will strengthen its role as a Major Transit Corridor in the area.

## WEST SIDE STRATEGIC PLAN

### PLANNING GOALS AND OBJECTIVES

#### Plan Objective 1

Provide for a complex mix of land uses on the West Side, including opportunities for large-scale employment, in order to minimize the needs for cross-metro trips. Employment opportunities are encouraged on the West Side.

The approval of the requested sector development plan map amendment would allow more favorable uses to encourage the redevelopment of the property with various employment options for residents. The added employment that is created will help to alleviate many of the daily cross-metro trips that currently occur for employment.

#### Plan Objective 8

Promote job opportunities and business growth in appropriate areas of the West Side.

There is currently a lack of job and business growth opportunities in this area of the West Side. The uses allowed under the requested C-2 zoning will aid in the creation of employment by allowing uses that encourage the development of new business locations on the property and the subsequent creation of much needed jobs in the area.

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

**Section D.1: Does not apply; there was no error when the existing zone map pattern was created.**

**Section D.2: At one time this portion of the city was sparsely populated and outside the main metropolitan core of the city. At that time the industrial use zoning made the most sense as there was not a need for community commercial uses and services. As times have changed, the population of this area has grown greatly, far outpacing the employment and commercial services developing to serve the population. This change in community conditions justifies the change away from the SU-2/IP (Industrial Park) to a C-2 (Community Commercial) zone designation.**

**Section D.3: See Section C above.**

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

**The requested sector development plan map amendment will not be harmful to any adjacent properties or the community as a whole. The change will allow investment to occur in the neighborhood and the potential redevelopment of a currently vacant property. The uses allowed by the requested C-2 zoning would provide beneficial services to the community. Additionally, the addition of community commercial services would benefit the neighborhood and community by providing residents convenient options to fulfill many of their daily needs. Transit trips and vehicle miles traveled would be reduced lowering the amount of traffic, pollution and noise to the surrounding neighborhoods.**

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

**The proposed sector development plan map amendment does not require any un-programmed capital expenditures to be made by the City.**

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

**The property is currently owned by the City of Albuquerque, therefore no cost of land or other economic consideration is of a determining factor for the sector development plan map amendment.**

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

**The location of the property, fronted by both Central Avenue and Unser Boulevard, is one of many justifications for a sector development plan map amendment. The lack of commercial services in the area and the proximity to transit make the C-2 zoning that is requested more appropriate for the property, and surrounding area, than the existing SU-2/IP zone designation.**

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

**The requested sector development plan map amendment would not represent a “spot zone”. There are several other properties in the immediate area that are zoned C-2, the same zoning that is being requested. Many of these other properties are also located on both Central Avenue and Unser Boulevard. The approval of the sector development plan map amendment would help to further the plans and goals of the City, as has been reflected throughout this request.**

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

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

**The requested sector development plan map amendment would not represent a “strip zone”. There are several other properties in the immediate area that are zoned C-2, the same zoning that is being requested. Many of these other properties are also located on both Central Avenue and Unser Boulevard.**

### Conclusion

The requested sector development plan map amendment will allow this currently vacant and underutilized property to be transformed into a community asset, furthering the desired goals of the Albuquerque/Bernalillo County Comprehensive Plan. Given the changes in community conditions over time and the need for more retail and service uses in the area, the requested sector development plan map amendment is appropriate in order to allow for more diverse uses on the property that will encourage its redevelopment.

Sincerely,



Rebecca Velarde  
Metropolitan Redevelopment Agency  
Planning Department

NOTIFICATION &  
NEIGHBORHOOD INFORMATION



**City of Albuquerque**  
P.O. Box 1293, Albuquerque, NM 87103

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

September 29 2016

Matthew Butkus  
City of Albuquerque  
600 2<sup>nd</sup> Street NW. 3<sup>rd</sup> Floor 87102  
Phone: 505-924-3907 Fax: None  
E-mail: mbutkus@cabq.gov

Dear Matthew:

Thank you for your inquiry of **September 29, 2016** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(EPC SUBMITTAL) TRACT B, WEST ROUTE 66 ADDITION, ALBUQUERQUE, NEW MEXICO, AS SHOWN ON THE REPLAT AND VACATION REQUEST FOR TRACTS A AND B, WEST ROUTE 66 ADDITION, AS FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON AUGUST 12, 2013, DOCUMENT NO. 2013089889, CONSISTING OF APPROX. 6.6028 ACRES. LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTOIN OF CENTRAL AVE. AND UNSER BLVD. Zone map K-10-Z.**

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

**AVALON N.A. (AVA) "R"**

\*Lucy Anchondo 601 Stern Dr. NW/87121 839-6601 (h)  
Billy DeHerrera 651 Stern Dr. NW/87121 903-9139 (h)

**ALAMOSA N.A. (ALM) "R"**

\*Jeanette Baca 901 Field SW/87121 379-2976 (c)  
Jerry Gallegos 6013 Sunset Gardens SW/87121 261-0878 (c)

**ENCANTO VILLAGE HOA (EVH)**

\*Andrew Garcia-Carver 7408 Via Sereno SW/87121  
Jennifer Williams 7523 Via Belleza SW/87121

**LOS VOLCANES N.A. (LVC) "R"**

\*Ted Trujillo 6601 Honeylocust Ave. NW/87121 836-0336 (h)  
Doug Cooper 6800 Silkwood NW/87121 417-1560 (c)

**SKYVIEW WEST N.A. (SVW) "R"**

\*Tony Chavez 305 Claire Ln. SW/87121 453-1321 (c)  
Beatrice Purcella 201 Claire Ln. SW/87121 831-5556 (h)

**STINSON TOWER N.A. (STT) "R"**

\*Eloy Padilla Jr. 7619 Greywolf Rd. SW/87121 315-0789 (h)  
Lucy Arzate-Boyles 3684 Tower Rd. SW/87121

**VISTA WEST H.O.A. (VWH)**

\*Denise Guana 676 Ridgeside Trl. SW/87121 350-9886 (c)  
Sylvia Balizan 4121 Eubank Blvd. NE/87111 323-7600 ext. 33 (o)

**WEST MESA N.A. (WTM) "R"**

\*Louis Tafoya 6411 Avalon Rd. NW/87105 836-3189 (h)  
Steven Budenski 5732 La Anita Ave. NW/87105 489-1218 (h)

**SOUTH VALLEY COALITION OF NEIGHBORHOOD ASSOCIATIONS**

\*Rod Mahoney, 1838 Sadora Rd. SW/87105 681-3600 (c)  
Marcia Fernandez, 2401 Violet SW/87105 877-9727 (h) 235-6511 (c)

**SOUTH WEST ALLIANCE OF NEIGHBORS (SWAN)**

\*Johnny Pena, 6525 Sunset Gardens SW/87121 321-3551 (c) 836-3281 (h)  
Jerry Gallegos, 417 65<sup>th</sup> St. SW/87121 261-0878 (c) 831-5406 (h)

**WESTSIDE COALITION OF N.A.'S**

Harry Hendriksen, 10592 Rio Del Sole Ct. NW/87114-2701 890-3481 (h)  
Rene Horvath, 5515 Palomino Dr. NW/87120 898-2114 (h)

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing (**PLEASE ATTACH: 1) Copy of this letter; 2) Copy of letters sent to NA/HOA's and 3) Copy of White Receipts showing proof that you sent certified mail w/stamp from USPS showing date.**) If you have any questions about the information provided please contact me at (505) 924-3914 or via an e-mail message at [dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov).

Sincerely,

*Jeff Hertz for Dalaina L. Carmona*

Dalaina L. Carmona

Senior Administrative Assistant

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

# !!!Notice to Applicants!!!

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

### WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
  - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
  - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
  - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
  - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

## Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

**Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov).

Thank you for your cooperation on this matter.

\*\*\*\*\*  
(below this line for ONC use only)

Date of Inquiry: 09/29/16 Time Entered: 1:50p.m. Rep. Initials: JCH

# CITY OF ALBUQUERQUE

*Typical*



September 29, 2016

To Whom It May Concern:

You are receiving this notification letter because you either: 1) Are an adjacent property owner to property located at the northwest corner of the intersection of Central Avenue and Unser Boulevard, or; 2) Represent a neighborhood that the Office of Neighborhood Coordination (ONC) includes on its list for nearby neighborhoods to the subject property (See included zone map). The legal address for the property is:

Tract B, West Route 66 Addition, Albuquerque, New Mexico, as shown on the replat entitled Plat and Vacation Request for Tracts A and B, West Route 66 Addition, as filed in the office of the Bernalillo County Clerk on August 12, 2013, Document No. 2013089889, consisting of approximately 6.6028 acres.

PO Box 1293

The Metropolitan Redevelopment Agency (MRA), on behalf of the City of Albuquerque, is submitting an application to the Environmental Planning Commission (EPC) requesting approval of a zone change for the subject property.

Albuquerque

The requested zone change is from SU-2/IP to C-2 uses.

NM 87103

The MRA's application will be heard at the November 10<sup>th</sup>, 2016 EPC hearing that begins at 8:30 am. The hearing will be held in the Plaza del Sol Basement Hearing Room at the Planning Department. The Planning Department is located in the Plaza del Sol building at 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102.

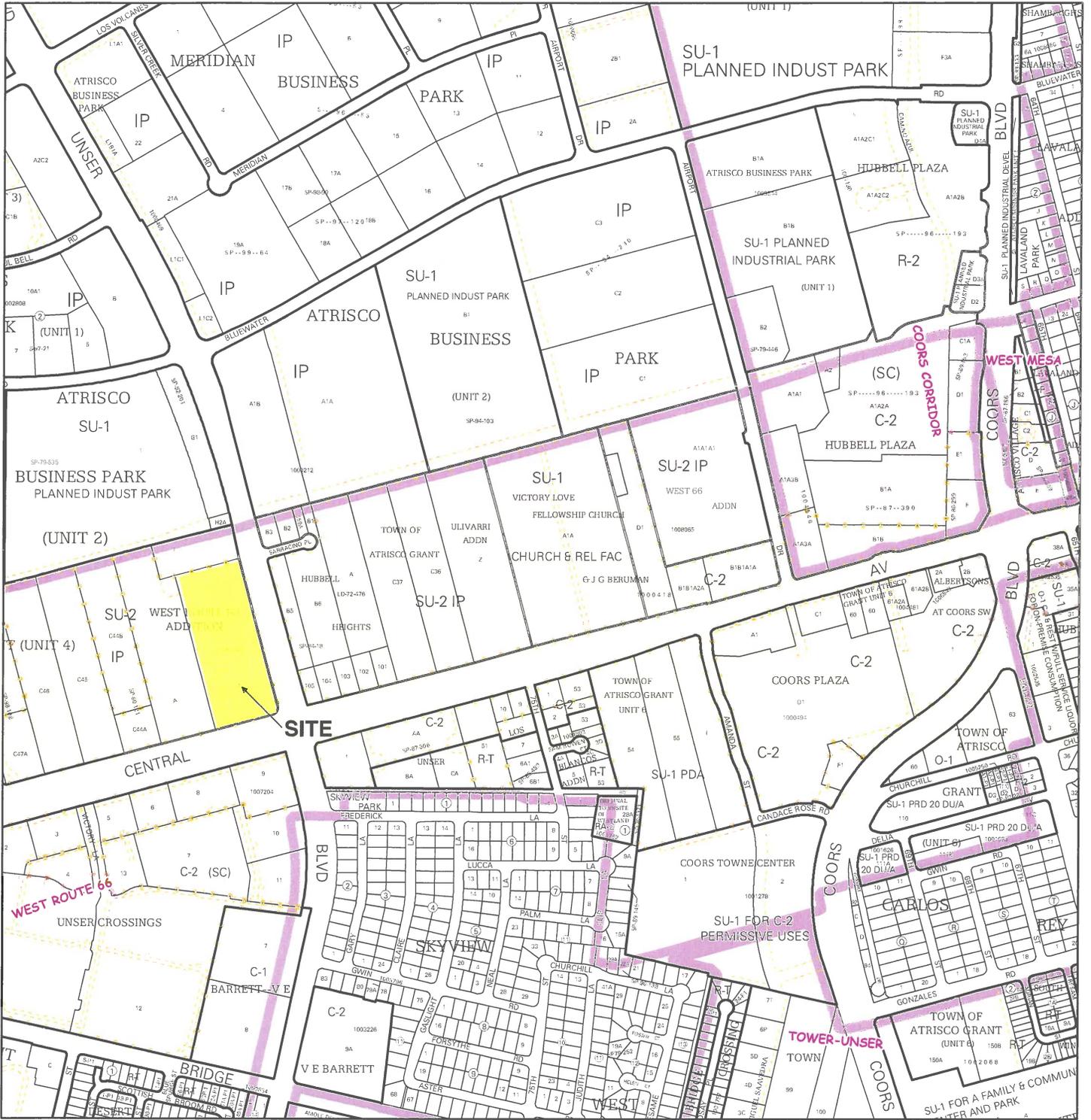
[www.cabq.gov](http://www.cabq.gov)

If you have any questions regarding these requests, please contact either Mr. Matthew Butkus at [mbutkus@cabq.gov](mailto:mbutkus@cabq.gov) or (505) 924-3907 or the Staff Planner when one is assigned to this case.

Thank you for allowing me to contact you.

Sincerely,

Rebecca Velarde, Manager  
Metropolitan Redevelopment



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



Map amended through: 1/28/2016



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**K-10-Z**

Selected Symbols

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



0 750 1,500 Feet

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Restricted Delivery Fee (Endorsement Required)		
Total		

Sent To: Westside Coalition of N.A.'s  
 Harry Hendriksen  
 10592 Rio Del Sole Ct. NW  
 Albuquerque, NM 87114

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Total		

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 7619 Greywolf Rd. SW  
 Albuquerque, NM 87121

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Total Post: SWAN  
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 6525 Sunset Gardens SW  
 Albuquerque, NM 87121

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 676 Ridgeside Trl. SW  
 Albuquerque, NM 87121

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 Louis Tafoya  
 6411 Avalon Rd. NW  
 Albuquerque, NM 87105

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 Neighborhood Associations  
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 1838 Sadora Rd. SW  
 Albuquerque, NM 87105

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Sent To: Lucy Anchondo  
 Street, Apt. No.; or PO Box No.: 601 Stern Dr. NW  
 City, State, ZIP+4: Albuquerque, NM 87121

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 Tony Chavez  
 Street, Apt. No.; or PO Box No.: 305 Claire Ln. SW  
 City, State, ZIP+4: Albuquerque, NM 87121

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 Street, Apt. No.; or PO Box No.: 901 Field SW  
 City, State, ZIP+4: Albuquerque, NM 87121

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 Ted Trujillo  
 Street, Apt. No.; or PO Box No.: 6601 Honeylocust Ave. NW  
 City, State, ZIP+4: Albuquerque, NM 87121

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 Street, Apt. No.; or PO Box No.: 7408 Via Sereno SW  
 City, State, ZIP+4: Albuquerque, NM 87121