



**Environmental  
Planning  
Commission**

**Agenda Number: 03  
Project Number: 1011396  
Case Number: 17EPC- 40051  
Hearing Date: November 9, 2017**

**Staff Report**

<b>Agent</b>	Consensus Planning
<b>Applicant</b>	Legacy Hospitality
<b>Request</b>	<b>Sector Plan Map Amendment</b>
<b>Legal Description</b>	Lots 1, 2, 3, & 30, 31 & 32, Tract A, Unit B, North Albuquerque Acres
<b>Location</b>	located on San Pedro Dr. NE, between Oakland Ave. NE and Alameda Blvd. NE
<b>Size</b>	4.8 acres
<b>Existing Zoning</b>	SU-2 for HC or NC,
<b>Proposed Zoning</b>	SU-2 HDR

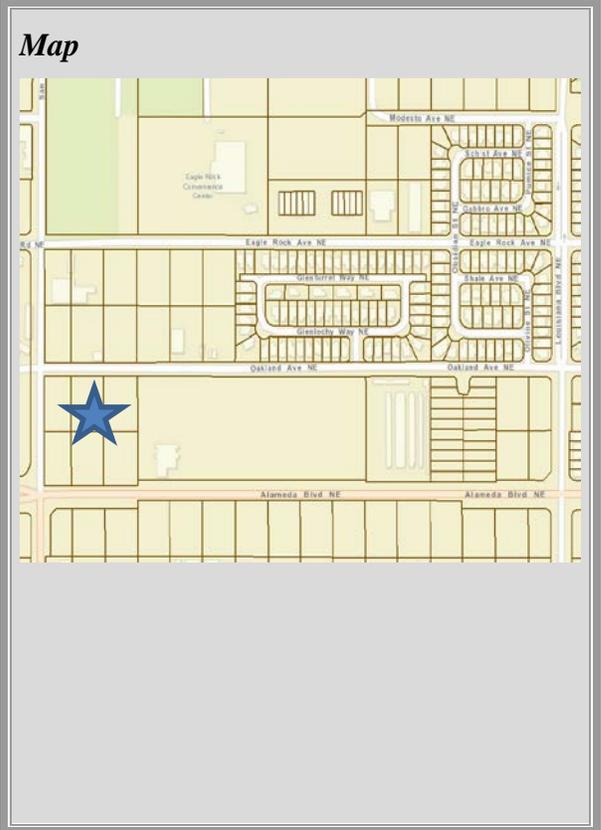
**Staff Recommendation**

**APPROVAL of Project # 1011396  
Case # 17EPC-40051  
based on the Findings included  
within this report**

**Staff Planner  
Maggie Gould**

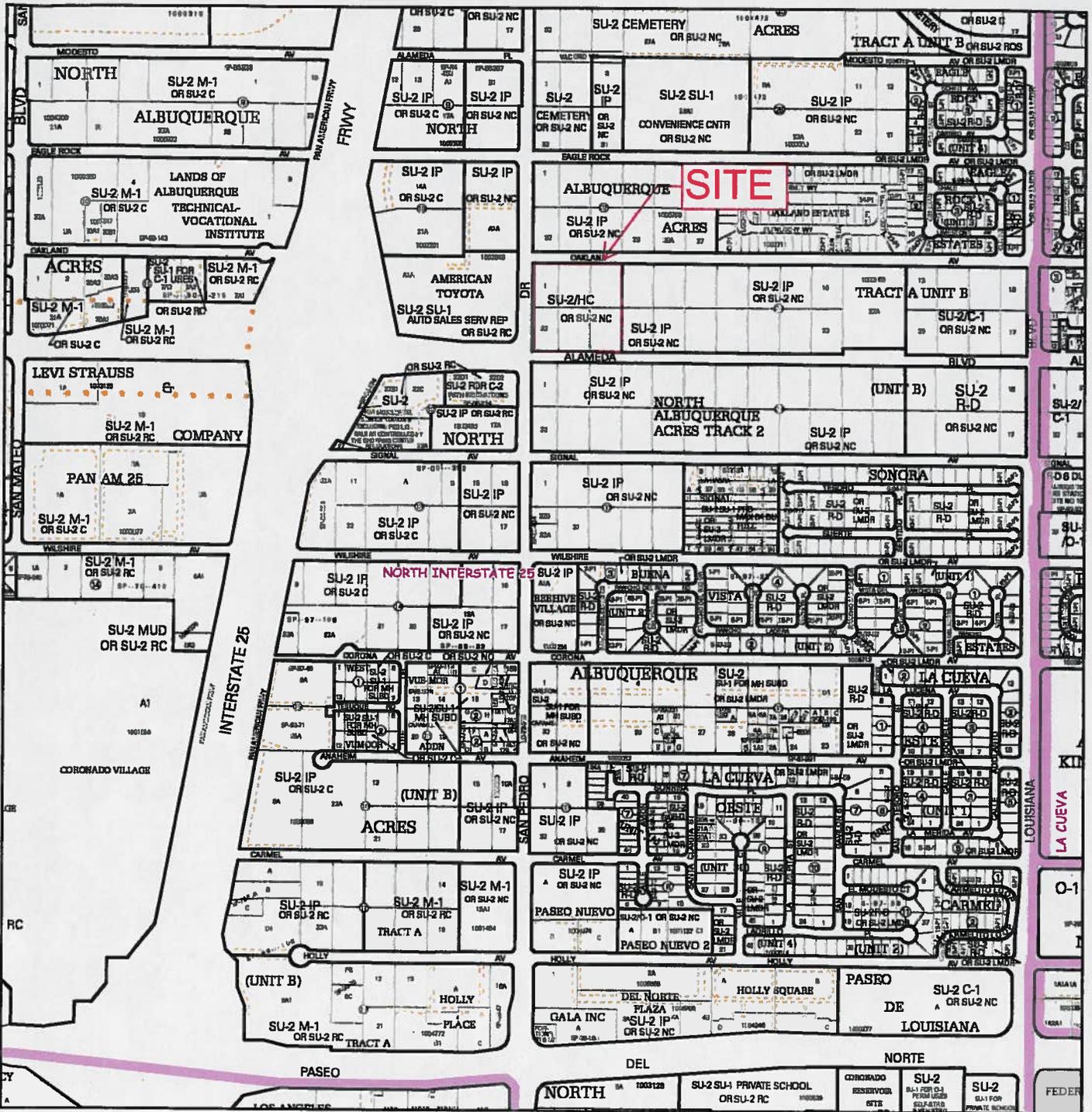
**Summary of Analysis**

This is a Zone Map Amendment to change the SU-2 NC or SU-2 HC zone to the SU-2 HDR zone to allow the development of multi-family housing at a maximum of 26 dwelling units per acre. The applicant has justified the request as being more advantageous to the community because it will allow the development of a needed housing option in proximity to employment and services and due to changed conditions in the form of the new Comprehensive Plan intent for higher density near transit and in Areas of Change and due to changing demographics trends that favor renting over home ownership. The Nor Este and West La Cueva Neighborhood Associations, the District 4 Coalition and property owners within 100 feet of the subject site. A facilitated meeting was not requested or recommended. Staff has not received any public comments as of this writing. Staff recommends approval.





CABQ AGIS 2016 Aerial image



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



Map amended through: 1/28/2016

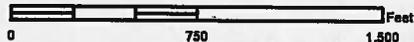


Note: Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-18-Z**

Selected Symbols

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



1006505

32

30

EAGLE ROCK AV

J-2 IP

SU-2 IP

14A

SU-2 C

OR SU-2 NC

10

21A

A1A

1002201

1002848

AMERICAN TOYOTA

2 SU-1  
AUTO SALES SERV REP  
OR SU-2 RC

R SU-2 RC

22C 22D1 22D2  
SU-2 FOR C-2  
WITH RESTRICTIONS  
SP-96-234

12 SU-2 IP OR SU-2 RC

1003483 17A

BY

22A

NORTH

1

ALBUQUERQUE

6

27  
SU-2 IP  
OR SU-2 NC

1006760

ACRES

32

29

28A

27

1-P1

A

48-P1

43-P1

OAKLAND AV

NORTH INTERSTATE 25

SAN PEDRO DR

1

SU-2 HC

OR SU-2 NC

32

28

30

LEGACY

1

1009881

APARTMENT

ALAMEDA BLVD

1

SU-2 IP  
OR SU-2 NC

22C

NORTH ALBUQUERQUE ACRES TRAC

32

### ZONING MAP

Note: Grey shading indicates County.



1 inch = 208 feet

Project Number:

1011396

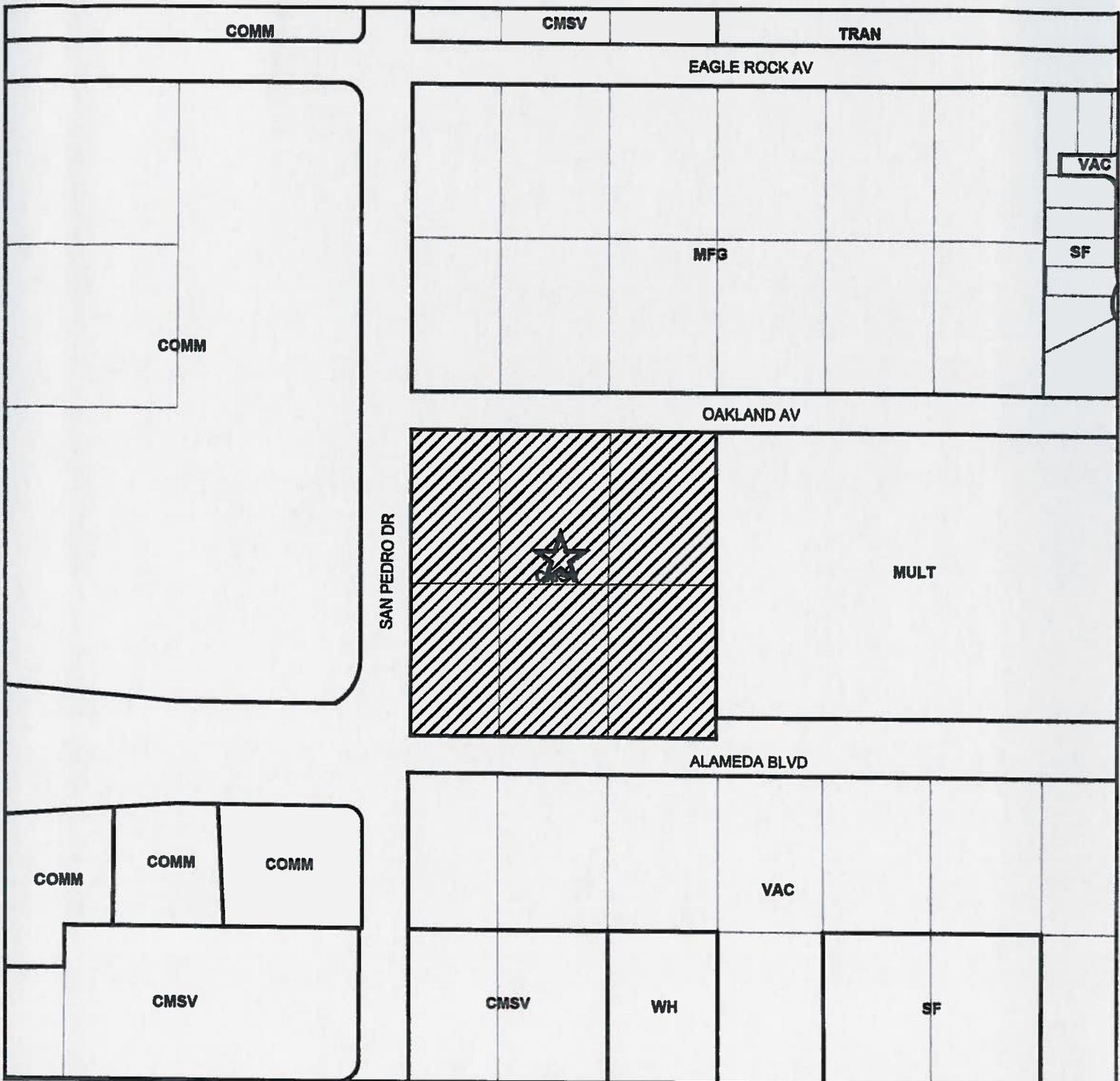
Hearing Date:

11/9/2017

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17EPC-40051



## LAND USE MAP

Note: Grey shading indicates County.

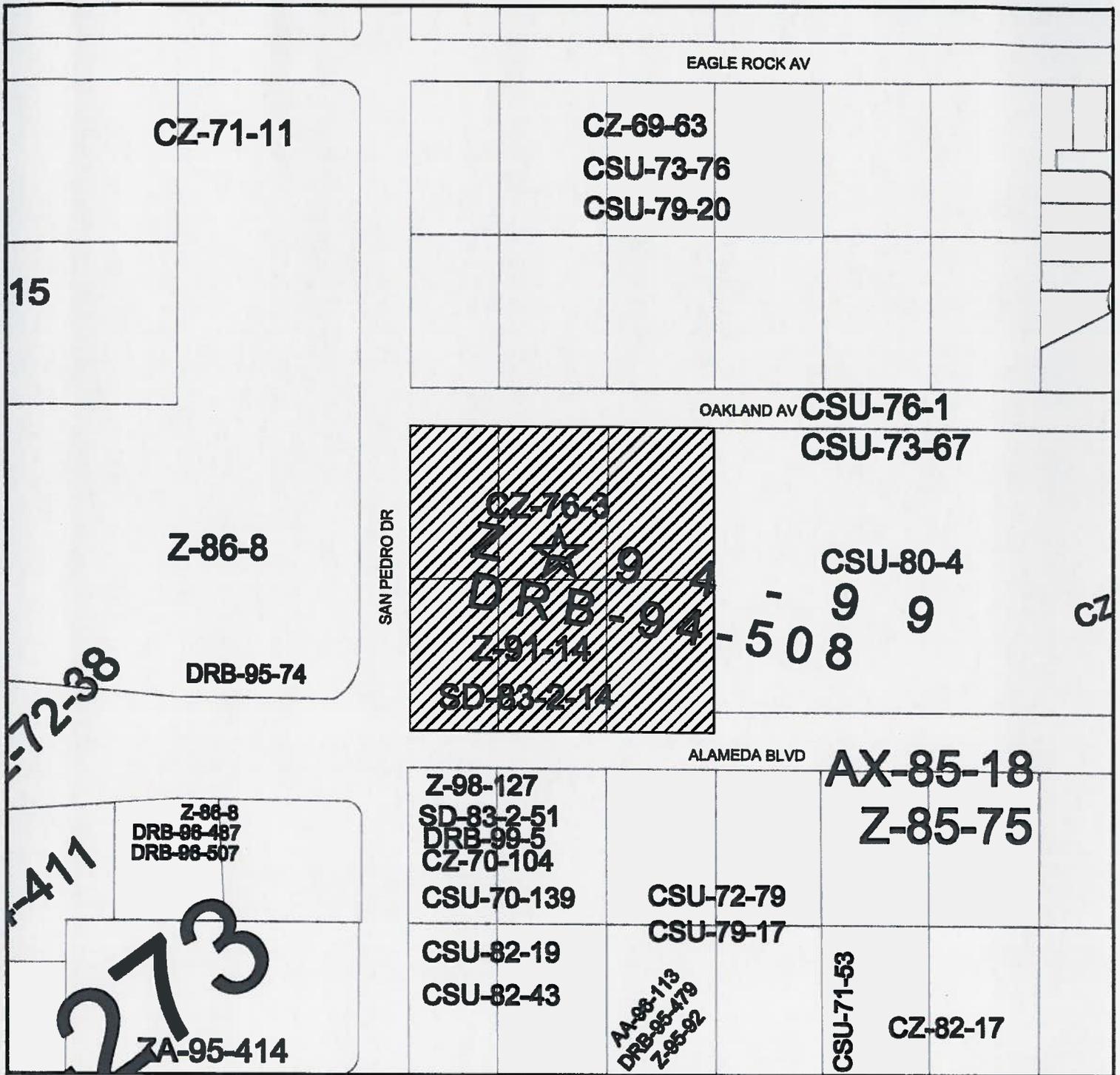
### KEY to Land Use Abbreviations

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 = 208 feet

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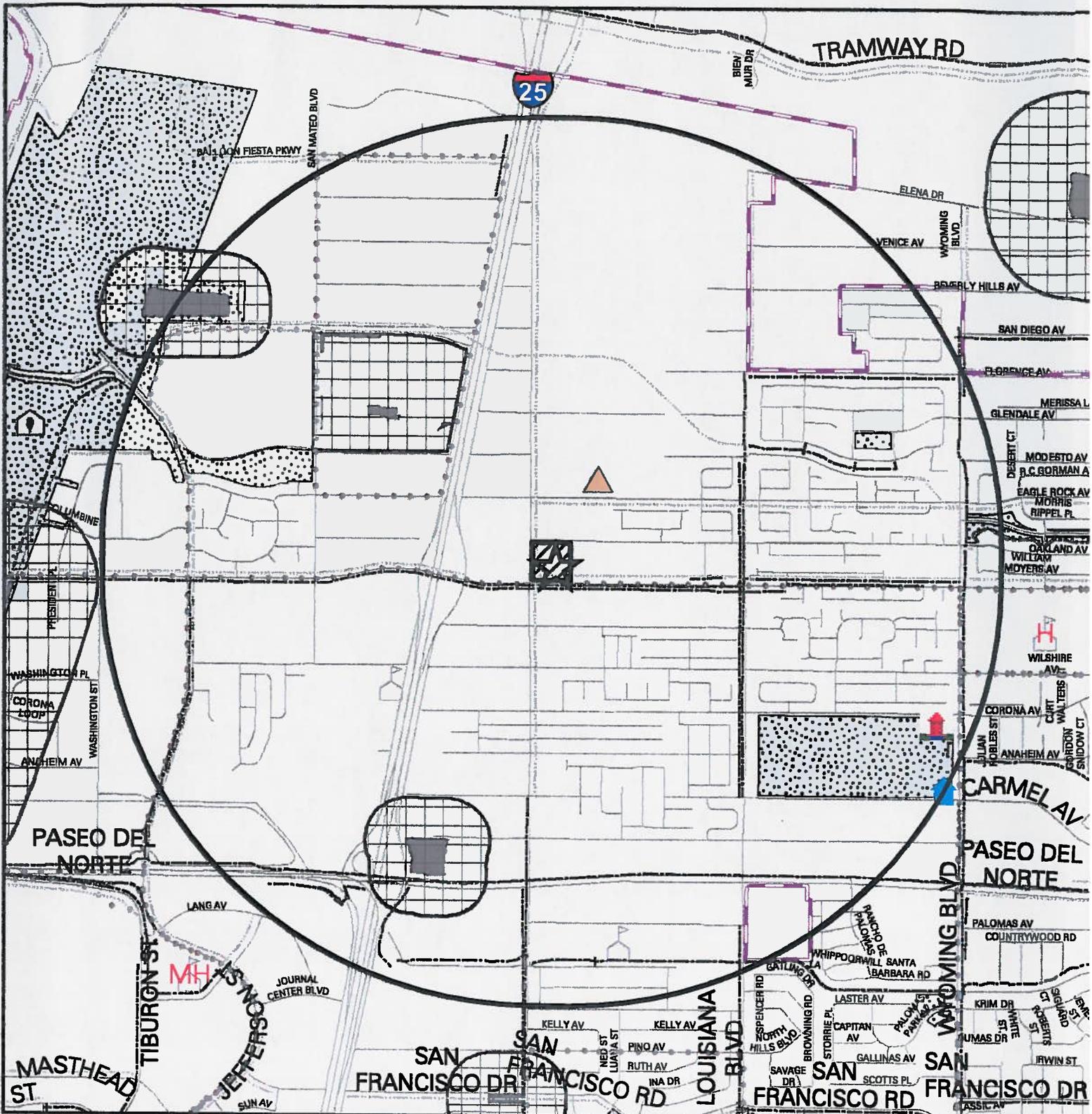
### HISTORY MAP

Note: Grey shading indicates County.



1 inch = 208 feet

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**Public Facilities Map with One-Mile Buffer**

- |  |                      |  |             |  |                          |  |                             |
|--|----------------------|--|-------------|--|--------------------------|--|-----------------------------|
|  | COMMUNITY CENTER     |  | FIRE        |  | Public 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: 1011396**



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**I. INTRODUCTION**

**A. 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 HC or SU-2 NC	Area of Change	Vacant, parking area
<b>North</b>	SU-2 IP or SU-2 NC	Area of Change	Industrial
<b>South</b>	SU-2 IP or SU-2 NC	Area of Change	Vacant
<b>East</b>	SU-2 IP or SU-2 NC	Area of Change	Vacant( apartments under construction)
<b>West</b>	SU-1 AUTO SALES SERV REP OR SU-2 RC	Area of Change	Commercial

**B. Proposal**

The applicant proposes to amend the zoning on the subject parcel from SU-2 HC or SU-2 NC to SU-2 HDR to allow the development of multi-family housing at a higher density than allowed by the existing zoning. The request is an amendment to the North I-25 Sector Development Plan because the zoning was established by this plan.

**C. EPC Role**

The EPC is hearing this case because the EPC is required to hear all zone change cases, regardless of site size, in the City. The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-2-22(A)(1)]. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council . The City Council would make the final administrative decision. The case is a quasi-judicial matter.

**D. History/Background**

There are no previous city actions on the site. The site is vacant and was used a parking area for the car dealership to the west and is now used as a staging area for the apartments that are under construction to the east.

***E. Context***

The subject site is adjacent to an apartment complex that is under construction to the east of the site. To the north, across Oakland Ave is a self-storage and RV storage facility and single family housing. The parcels to the south are mainly vacant, with some business along Signal Ave. A large auto dealership is located across San Pedro to the west of the site. The proposed use will be compatible with the existing uses.

***F. 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 Alameda Blvd as a Principal Arterial.

The LRRS designates San Pedro Drive as a Collector street.

***G. Comprehensive Plan Corridor Designation***

Alameda is an Enhanced Transit Corridor

***H. Trails/Bikeways***

Alameda Blvd contains a bike lane.

***I. Transit***

Refer to Transit Agency comments

***J. Public Facilities/Community Services***

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

***II. ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES***

***A. Albuquerque Comprehensive Zoning Code***

The subject site is zoned SU-1 HC or SU-2 NC pursuant to the North I-25 Sector Development Plan.

The North I -25 Sector Development was originally adopted in 1986. When the plan was updated in 2010 the original zone were left as an option and the new zones were overlaid on the subject parcels. The subject site has two zone categories and allows the property owner to choose which set of zoning to develop under.

The SU-2- HC zone allows C-3 uses as regulated in the zoning code with some additions and exclusions including no C-3 conditional uses for manufacturing, assembling and

repairing, and additional conditional uses including automotive engine manufacturing and repair and machine shops.

The SU-2 NC zone allows RC, O-1 and C-1 uses including office and retail uses, multi-family and entertainment.

The applicant proposes SU-2 HDR; this zone allows residential densities between 9 and 26 dwelling units per acre and limited commercial uses. Although the R-3 zone would allow additional density, 30 to 36 dwelling units per acre, the North I-25 SDP caps the density at 26 units per acre. This zone only allows residential uses.

The design requirements of the North I-25 Sector Development Plan apply to the site.

If the request is approved, future development would be approved by the Development Review Board pursuant to the process in the North I-25 Sector Development Plan..

***B. Albuquerque / Bernalillo County Comprehensive Plan ( 2017***

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

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Change. policies include:

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

- a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.
- b) Encourage development that offers choice in transportation, work areas, and lifestyles.
- d) Encourage development that broadens housing options to meet a range of incomes and lifestyles.
- h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.
- n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

***The request furthers Policy 5.2.1 a),b), d),h) and n)because it will allow the redevelopment of vacant lot/ parking area, will be an infill project that will offer new housing options close to employment and services and be a use that is compatible with the surrounding uses.***

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

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*The request **furthers** Policy 5.3.1 because the subject property served by existing water and sewer infrastructure, access to the major street network, transit routes (Bus Route 98), the Alameda Bike Lane, and existing police, fire and other community services.*

Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial, and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

c) Foster a range of housing options at various densities according to each Center or Corridor type.

d) Encourage higher-density housing and mixed-use development as appropriate land uses that support transit and commercial and retail uses.

f) Encourage development where adequate infrastructure and community services exist.

*The request **furthers** Policy 5.6.2 c), d) and f) because it will allow the development of multi-family housing near transit and existing services on a site with a full range of existing urban infrastructure.*

Policy 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

a) Provide appropriate transitions between uses of different intensity or density and between non-residential uses and single-family neighborhoods to protect the character and integrity of existing residential areas.

b) Minimize development's negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic.

*The request **furthers** Policy 5.6.4 a) and b) because it will allow the development of multi-family housing that will act as transition between the existing residential development to the west and more intense commercial development to the west. The site is subject to the requirements of the Zoning Code and the N I-25 SDP, these requirements will ensure that the character of the existing neighborhoods is protected and that the impacts of noise, lighting and traffic will mitigated.*

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

b) Promote buildings and massing of commercial and office uses adjacent to single-family neighborhoods that is neighborhood-scale, well- designed, appropriately located, and consistent with the existing development context and neighborhood character.

*The request **furthers** Policy 7.3.4 b) because future development will comply with the Zoning Code and the design standards of the N I-25 SDP, these requirements will ensure that the character of the existing neighborhoods is protected and that the impacts of noise, lighting and traffic will mitigated.*

Policy 8.1.2 Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

- c) Prioritize local job creation, employer recruitment, and support for development projects that hire local residents

*The proposed zone will allow the development of multi-family housing that will add housing options for new and existing residents, improving their quality of life. The development will provide short term economic benefits during the construction phase and will create a jobs for people maintaining the apartments. The existing zoning would allow a variety of commercial development. Although the request removes that opportunity, it adds additional people to the area and increases the customer bases for existing and future business.*

Goal 9.1 Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

*The request furthers Goal 9.1 because the proposed zone will allow the development of multi-family housing that will add to the available housing types in the area.*

Policy 9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

- c) Assure the availability of a wide distribution of quality housing for all persons regardless of race, color, religion, sex, national origin, ancestry, age, or disabled status.
- e) Provide for the development of quality housing for elderly residents. i) Provide for the development of multi- family housing close to public services, transit, and shopping.

*The request furthers Policy 9.1.1 c) and e) because it will add an additional housing option that may accommodate people looking for a smaller housing option or a temporary housing option. The subject is close to a variety of services, transit and shopping.*

Policy 9.2.1 Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context-i.e. urban, suburban, or rural- with appropriate densities, site design, and relationship to the street.

*The request furthers Policy 9.2.1 because it will add a use that is compatible with the surrounding use because it will the development of multi-family housing at slightly higher density that the current zone. Future development will comply with the Zoning Code and the design standards of the N I-25 SDP This will ensure compatibility with the surrounding uses and the context of the area.*

**C. North I-25 Sector Development Plan (North I-25 SDP(Rank 3))**

The North I-25 Sector Plan was first adopted in 1998, and revised in 2009. The Plan generally encompasses properties between Louisiana Boulevard, the North Diversion Channel, Paseo del Norte and Sandia Pueblo; specific boundaries are shown on page 2 of the Plan. The main purpose of the Plan is to achieve the City's vision for the Sector Plan area as a regional employment center and to control the residential development that has encroached upon the area on its eastern boundary.

Relevant goals/policies include the following:

Land Use Goal: Integrate existing and future land uses to support and promote economic and employment opportunities within the Plan area.

*The proposed use adds a housing option near the employment opportunities in the area. Residents could live, work, shop and enjoy recreation opportunities, such as Balloon Fiesta Park and North Domingo Baca park, in close proximity. The request furthers the Land Use Goal.*

Policy LUZ2: Promote land uses that contribute to the vitality of the Plan area and strengthen the economic and functional relationships to surrounding areas.

*The proposed use and allowed development will add residents to the area who may work and shop in the area contributing to the vitality and adding an additional land use that will increase the interaction with surrounding area. The applicant submitted survey results showing that the demand for multi-family housing in the area is high. The request furthers with Policy LUZ3.*

Policy LUZ3: Encourage a mix of uses that will balance the time and direction of traffic movements and promote other means of vehicular trip reduction so as to minimize increases in vehicular traffic produced by new development.

*The proposed use will add a housing option close to several employments options and near services. The site has access to transit and is near bike paths, residents may choose to use these modes of travel and reduce the number cars used. This may help to balance the flow of traffic. The request is consistent with Policy LUZ3.*

**D. Resolution 270-1980**

***Policies for Zone Map Change Applications***

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

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; or changed neighborhood or community conditions justify the change; or a different use

category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

**E. Analysis of Applicant's Justification**

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

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

*Applicant's Justification Summarized*

*The proposed zone allows slightly higher density than allowed under the existing zone. The site is close to I-25 and along a major collector street. The zone will further the intent of the North I-25 SPD by adding higher density in an area where it was anticipated.*

*That proposed use will serve the overall community by providing a housing option that is in demand and near employment. The higher density zoning will be appropriate because it will be near other intense uses and will allow for an appropriate transition between the lower density housing to the east and the heavy commercial use to the west. The change is justified by the policies referenced in section C of R-270-1980.*

***Staff's Response***

***The proposed zone will act as transition between the properties to the east that are developed with lower density multifamily use and single family and the more intense commercial uses that are allowed and developed to the west. The request is consistent with the goals and polices of the Comprehensive Plan and the North I-25 SDP.***

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

*Applicant's Justification Summarized*

*The proposed zone will allow the development of multi-family use at a slightly higher density than the existing zoning. The site is appropriate for higher density multi-family because of changed conditions in the area, the build out of residential use near the site. The use furthers the intent of the NI-25 SPD to have a mix of uses in the area.*

*The proposed zone will stabilize the area by adding residential use to an area that is transitioning from more industrial use to more residential use.*

***Staff's Response***

*The proposed zone is compatible with the surrounding uses because it will provide slighter higher density multi-family housing that can act as transition between the more intense use to the west and the less intense uses to the east. This will add to the stability in the area.*

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

*Refer to the policy analysis section of the staff report, as well as the applicant's justification letter for a thorough review of applicable plans and policies.*

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

*Staff's Response (refer to policy analysis)*

***More Advantageous to the Community***

The proposed zone change would allow a higher-density, multi-family use to be developed than the density (20 du/ac) that is currently allowed by the existing NC zone. The existing zoning unduly restricts the density on this property that has excellent potential for adding to the diversity of housing choices and lessening the drive time for employees that work within the North 1-25 corridor and others who do not wish to live in and maintain a single-family home. The requested zoning allows up to 26 du/ac, which is still considerably below the typical R-2 density of 30 du/ac. As previously mentioned, there is a current lack of higher density residential zoning and land use on this side of 1-25. As such, the HDR zoning requested is more advantageous to the community than the current NC zoning, which allows single family and multi-family development, but at a lesser, constrained density.

There is a growing demand for multi-family housing and the proposed project will meet this demand by providing the ability for a high-quality project to locate on the site and within the North 1-25 corridor. The density allowed by the HDR zone is ideal for the subject site's development scale potential.

Per the North 1-25 SDP Procedures for Development Proposals, "A Site Development Plan shall be required for all development within the North 1-25 Sector Plan area." Additionally, "All Site Development Plans must be approved by the Development Review Board (DRB) unless otherwise indicated below." This Site Plan approval process provides a higher level of control and allows the City to review the proposed layout and design of the future project in a public review process.

***Changed Conditions***

Changed conditions related to this property are related to the overall development in the area, which could be considered contrary to the intent of the North 1-25 SDP. Within this block between San Pedro Drive and Louisiana Boulevard and between Alameda Boulevard and Oakland Avenue, there are two single family subdivisions currently at different stages of development. Single family development within the NC zone is a changed condition that justifies this zone map amendment to allow higher density than the 20 du/ac currently allowed.

Another changed condition is the recently adopted Comprehensive Plan which includes policies that emphasize infill development along corridors that are served by transit and the coordination between land use and transportation. Such policies are furthered by the proposed project, as previously explained in the Comprehensive Plan policy analysis above.

From a broad community standpoint, the increase in renters and demand for rental units, both in Albuquerque and nationwide, represents a changed community condition. The Urban Land Institute recently released a study entitled Emerging Trends in Real Estate (2017) that suggests 59% of new household formation over the next 15 years will be renters, which will cause an even bigger surge in the demand for multi-family rental housing. To meet this changed condition and the growing demand, the City must address the availability of the supply. Albuquerque's apartment vacancy rate is at a low 3.3%, according to the Albuquerque Business Journal. The proposed development, and others like it, is a step towards preparing the City to meet current and future rental housing demands. This project addresses national and local changed market and demographic conditions and will enable the City to adapt effectively ensure that we are meeting the needs and desires of local residents in regard to the availability of multi-family housing options.

***The existing zoning is inappropriate because the proposed zoning is more appropriate because it will allow the development of a needed housing option in close proximity to transit, employment and services. The request allows development that will be compatible with existing development in the area which has developed with residential uses, rather than commercial uses. The request responds to changing demographics that are trending towards renting rather than home ownership. Additionally, the newly adopted Comprehensive Plan encourages additional density in Areas of Change, along and near transit corridors.***

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

***Applicant's Justification***

***The existing zoning allows multi-family use up to 20 dwelling units per acre; the proposed zone will allow up to 26 dwelling units per acre along a major street. The site location will not direct traffic into the residential neighborhoods to the east.***

*The proposed zone could allow uses such a community residential program; it is not the applicant's intent to develop such use , but if this use were to develop it would be subject to the requirements of the city zoning code and review and approval process.*

***Staff's Response***

***The proposed zone will allow multifamily use at a slight higher density than currently allowed. The use will be compatible with the surrounding uses and will provide a buffer from the more intense uses to the east. The permissive uses in the proposed zone will not be harmful to adjacent properties.***

- 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.

*Applicant's Justification*

*The site has access to existing, adequate infrastructure and will not require any expenditure of programmed capital from the city.*

***Staff's Response***

***The site has access to a full range of existing infrastructure and will be developed privately. The request will not require any expenditure of unprogrammed capital from the city.***

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

*Applicant's Justification*

*Economics are not the determining factoring for this request. The request allows the development of multi-family housing that will add an additional housing option for the area.*

***Staff's Response***

***While economics may be a factor in the request, it is not the determining factor. The applicant has justified the request as furthering the applicable goals and policies of the applicable plans.***

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

*Applicant's Justification*

*The request will allow development that furthers goals of the Comprehensive Plan and serves a low impact neighbor to the existing development. The proposed zone will allow development of an in demand housing option.*

***Staff's Response***

***The applicant demonstrated that the request furthers policies in the Comprehensive Plan and the N1-25 SPD. The location is appropriate for the proposed zone, but is not the only factor in the justification.***

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

***Applicant's Justification***

*The request will create a spot zone, but the that zoning will provide an appropriate transition between the commercial, service and manufacturing uses and the residential uses. The request adds to the diversity of housing.*

***Staff's Response***

***The request will create a justifiable spot zone because it will provide a transition between existing less intense uses to the east and existing more intense uses to the west. The intent of the prohibition on spots is ensure that adjacent lands uses are compatible. The proposed zone will allow multi-family uses that are slightly more dense that what is currently allowed and will therefore be compatible with the existing development.***

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

*Applicant’s Justification*

*The request will not result in a strip zone because it does apply to contiguous parcels.*

*Staff’s Response*

*The request will not create a strip of land with zoning that is different from the surrounding zones.*

**III. AGENCY & NEIGHBORHOOD CONCERNS**

**A. Reviewing Agencies/Pre-Hearing Discussion**

There are no significant agency comments.

**B. Neighborhood/Public**

The Nor Este and West La Cueva Neighborhood Associations and the District 4 Coalition were notified of the request along with property owners within 100 feet of the subject site. A facilitated meeting was not requested or recommended.

Staff has not received any public comments as of this writing.

**IV. CONCLUSION**

This is a Zone Map Amendment to change the SU-2 NC or SU-2 HC zone to the SU-2 HDR zone to allow the development of multi-family housing at a maximum of 26 dwelling units per acre. The applicant has justified the request as being more advantageous to the community because it will allow the development of a needed housing option in proximity to employment and services and due to changed conditions in the form of the new Comprehensive Plan intent for higher density near transit and in Areas of Change and due to changing demographics trends that favor renting over home ownership.

***FINDINGS, Zone Map Amendment***

***Project # 1011396, Case # 17EPC- 40051***

1. This is a request for a Sector Development Plan Amendment (zone change) for Lots 1, 2, 3, & 30, 31 & 32, Tract A, Unit B, North Albuquerque Acres located on San Pedro Dr. NE, between Oakland Ave. NE and Alameda Blvd. NE, containing 4.8 acres .
2. This request will change the SU-2 NC or SU-2 HC zone to the SU-2 HDR zone to allow the development of multi-family housing at a maximum of 26 dwelling units per acre.
3. The request constitutes an amendment to the North I-25 Sector Development Plan because the zoning was established by this plan.
4. Future development on this site will be reviewed by the Development Board, provided it meets the requirements of the North I-25 Sector Development Plan.
5. The Albuquerque/Bernalillo County Comprehensive Plan, North I-25 Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is within an Area of Change of the Comprehensive Plan. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

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

- a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.
- b) Encourage development that offers choice in transportation, work areas, and lifestyles.
- d) Encourage development that broadens housing options to meet a range of incomes and lifestyles.
- h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.
- n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The request furthers Policy 5.2.1 a),b), d),h) and n)because it will allow the redevelopment of vacant lot/ parking area, will be an infill project that will offer new housing options close to employment and services and be a use that is compatible with the surrounding uses.

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

The request furthers Policy 5.3.1 because the subject property served by existing water and sewer infrastructure, access to the major street network, transit routes (Bus Route 98), the Alameda Bike Lane, and existing police, fire and other community services.

Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial, and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

- c) Foster a range of housing options at various densities according to each Center or Corridor type.
- d) Encourage higher-density housing and mixed-use development as appropriate land uses that support transit and commercial and retail uses.
- f) Encourage development where adequate infrastructure and community services exist.

The request furthers Policy 5.6.2 c), d) and f) because it will allow the development of multi-family housing near transit and existing services on a site with a full range of existing urban infrastructure.

Policy 5.6.4 Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

- a) Provide appropriate transitions between uses of different intensity or density and between non-residential uses and single-family neighborhoods to protect the character and integrity of existing residential areas.
- b) Minimize development's negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic.

The request furthers Policy 5.6.4 a) and b) because it will allow the development of multi-family housing that will act as transition between the existing residential development to the west and more intense commercial development to the west. The site is subject to the requirements of the Zoning Code and the N I-25 SDP, these requirements will ensure that the character of the existing neighborhoods is protected and that the impacts of noise, lighting and traffic will be mitigated.

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

- b) Promote buildings and massing of commercial and office uses adjacent to single-family neighborhoods that is neighborhood-scale, well- designed, appropriately located, and consistent with the existing development context and neighborhood character.

The request furthers Policy 7.3.4 b) because future development will comply with the Zoning Code and the design standards of the N I-25 SDP, these requirements will ensure that the character of the existing neighborhoods is protected and that the impacts of noise, lighting and traffic will be mitigated.

Policy 8.1.2 Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

c) Prioritize local job creation, employer recruitment, and support for development projects that hire local residents

The request furthers Policy 8.1.2 c) because the proposed zone will allow the development of multi-family housing that will add housing options for new and existing residents, improving their quality of life. The development will provide short term economic benefits during the construction phase and will create a jobs for people maintaining the apartments. The existing zoning would allow a variety of commercial development. Although the request removes that opportunity, it adds additional people to the area and increases the customer bases for existing and future business.

Goal 9.1 Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

The request furthers Goal 9.1 because the proposed zone will allow the development of multi-family housing that will add to the available housing types in the area.

Policy 9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

c) Assure the availability of a wide distribution of quality housing for all persons regardless of race, color, religion, sex, national origin, ancestry, age, or disabled status.

e) Provide for the development of quality housing for elderly residents. i) Provide for the development of multi- family housing close to public services, transit, and shopping.

The request furthers Policy 9.1.1 c) and e) because it will add an additional housing option that may accommodate people looking for a smaller housing option or a temporary housing option. The subject is close to a variety of services, transit and shopping.

Policy 9.2.1 Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context-i.e. urban, suburban, or rural- with appropriate densities, site design, and relationship to the street.

The request furthers Policy 9.2.1 because it will add a use that is compatible with the surrounding use because it will the development of multi-family housing at slightly higher density that the current zone. Future development will comply with the Zoning Code and the design standards of the N I-25 SDP This will ensure compatibility with the surrounding uses and the context of the area.

7. The subject site is within the boundaries of the North I-25 Sector Development Plan.

Land Use Goal: Integrate existing and future land uses to support and promote economic and employment opportunities within the Plan area.

The proposed use adds a housing option near the employment opportunities in the area. Residents could live, work, shop and enjoy recreation opportunities in close proximity. The requests further the Land Use Goal.

Policy LUZ2: Promote land uses that contribute to the vitality of the Plan area and strengthen the economic and functional relationships to surrounding areas.

The proposed use and allowed development will add residents to the area who may work and shop in the area contributing to the vitality and adding an additional land use that will increase the interaction with surrounding area. The applicant submitted survey results showing that the demand for multi-family housing in the area is high. The request furthers with Policy LUZ3.

Policy LUZ3: Encourage a mix of uses that will balance the time and direction of traffic movements and promote other means of vehicular trip reduction so as to minimize increases in vehicular traffic produced by new development.

The proposed use will add a housing option close to several employments options and near services. The site has access to transit and is near bike paths, residents may choose to use these modes of travel and reduce the number cars used. This may help to balance the flow of traffic. The request is consistent with Policy LUZ3.

8. The applicant has justified the zone change request pursuant to *R-270-1980* as follows:
  - A. The proposed zone will act as transition between the properties to the east that are developed with lower density multifamily use and single family and the more intense commercial uses that are allowed and developed to the west. The request is consistent with the goals and polices of the Comprehensive Plan and the North I-25 SDP.
  - B. The proposed zone is compatible with the surrounding uses because it will provide slighter higher density multi-family housing that can act as transition between the more intense use to the west and the les intense uses to the east. This will add to the stability in the area.
  - C. See findings 6 and 7
  - D. The existing zoning is inappropriate because the proposed zoning is more appropriate because it will allow the development of a needed housing option in close proximity to transit, employment and services. The request allows development that will be compatible with existing development in the area which has developed with residential uses, rather than commercial uses. The request responds to changing demographics that are trending towards renting rather than home ownership. Additionally, the newly adopted Comprehensive Plan encourages additional density in areas of change, along and near transit corridors.
  - E. The proposed zone will allow multi-family use at a slight higher density than currently allowed. The use will be compatible with the surrounding uses and will

- provide a buffer from the more intense uses to the east. The permissive uses in the proposed zone will not be harmful to adjacent properties.
- F. The site has access to a full range of existing infrastructure and will be developed privately. The request will not result in any unprogrammed capital expenditure for the city.
  - G. While economics may be a factor in the request, it is not the determining factor. The applicant has justified the request as furthering the applicable goals and policies of the applicable plans.
  - H. The applicant demonstrated that the request furthers policies in the Comprehensive Plan and the N1-25 SPD. The location is appropriate for the proposed zone, but is not the only factor in the justification.
  - I. The request will create a justifiable spot zone because it will provide a transition between existing less intense uses to the east and existing more intense uses to the west. The intent of the prohibition on spots is ensure that adjacent lands uses are compatible. The proposed zone will allow multi-family uses that are slightly more dense that what is currently allowed and will therefore be compatible with the existing development
  - J. The request will not create a strip of land with zoning that is different from the surrounding zones.
9. The Nor Este and West La Cueva Neighborhood Associations and the District 4 Coalition were notified of the request along with property owners within 100 feet of the subject site. A facilitated meeting was not requested or recommended.
10. Staff has not received any public comments as of this writing.

***RECOMMENDATION***

***APPROVAL of 17EPC-40051, a request for Zone Map Amendment from SU-2 NC or SU-2 HC zone to the SU-2 HDR for legal description, based on the preceding Findings.***

***Maggie Gould  
Planner***

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

Jim Griffee	PO Box 94115	ABQ NM	87199
Bob Smith	PO Box 94115	ABQ NM	87199
Terry Daughton	8309 Calle Soquelle NE	ABQ NM	87113
Michael Gonzales	8201 La Milpita ST. NE	ABQ NM	87113
Breanna Bloomquist	1844 Man O War ST. NE	ABQ NM	87123
Michael Pridham	6413 Northland Ave. NE	ABQ NM	87109
Consensus Planning	302 8 <sup>th</sup> ST. NW	ABQ NM	87102
Legacy Hospitality, LLC	6501 Eagle Rock Ave. NE Suite B-5	ABQ NM	87113

**AGENCY COMMENTS**

**PLANNING DEPARTMENT**

**Zoning Enforcement**

**Office of Neighborhood Coordination**

**Long Range Planning**

Reviewed, No comment

**Metropolitan Redevelopment Agency**

**CITY ENGINEER**

**Transportation Development**

- No objection to the request.

Transportation Development Conditions:

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

**Hydrology Development**

**DEPARTMENT of MUNICIPAL DEVELOPMENT**

**Transportation Planning**

**Traffic Engineering Operations**

**WATER UTILITY AUTHORITY**

**Utility Services**

1. 17EPC-40051 Sector Development Plan Map Amendment
  - Identification: UPC – 101806427340510332, 101806428840510331, 101806430340610330, 101806427338310301, 101806428838310302, 101806430338310303
    - a. No adverse comment
    - b. When development is desired request an availability statement at the link below:
      - i. [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)
      - ii. Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.
      - iii. Please indicate if the apartments are to be market rate or low income.
      - iv. Please indicate if there is to be onsite commercial developments.
1. If there are to be onsite commercial developments they will need to be metered separate from the rest of the site.

**ENVIRONMENTAL HEALTH DEPARTMENT**

**PARKS AND RECREATION**

**Planning and Design**

**Open Space Division**

**City Forester**

**POLICE DEPARTMENT/Planning**

**SOLID WASTE MANAGEMENT DEPARTMENT**

**Refuse Division**

Clarify Commercial Refuse Service.

**FIRE DEPARTMENT/Planning**

**TRANSIT DEPARTMENT**

Transit Corridor – Alameda /Wyoming

Transit Route- Commuter Route 98 on Alameda

Current Service/stops- Stop pair for the Route 98 either side of the San Pedro – Alameda intersection. No service on San Pedro north of the intersection . No further service planned.

No additional comments

**BERNALILLO COUNTY**

**ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY**

**ALBUQUERQUE PUBLIC SCHOOLS**

- a. EPC Description: 17EPC-40051 SECTOR DEVELOPMENT PLAN MAP AMENDMENT
- b. Site Information: Lots 1, 2, 3, and 32, 031028 and 030028, Tract A, North Albuquerque Acres
- c. Site Location: Located on San Pedro Dr NE between Oakland Av NE and Alameda Blvd NE.
- d. Request Description: The applicant requests a zone change from SU-2 for HC or NC to SU-2 for High Density Residential. This will allow for the development of approximately 130 multi-family units based on the requested zoning of SU-2 for High Density Residential of 26 dwelling units per acre.
- e. APS Case Comments: Any residential development in this area will have impacts to E.G. Ross Elementary School, Desert Ridge Middle School, and La Cueva High School. Currently, all three schools have excess capacity.

**School Capacity**

<b>School</b>	<b>2016-2017 40<sup>th</sup> Day Enrollment</b>	<b>2017-2018 20<sup>th</sup> Day Enrollment</b>	<b>Facility Capacit y</b>	<b>Space Available</b>
EG Ross ES	485	463	543	58
Desert Ridge MS	985	1100	1015	115
La Cueva HS	1787	1830	1774	43

***MID-REGION COUNCIL OF GOVERNMENTS***

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

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

1. An existing overhead distribution line is located along the northern boundary of the subject property. 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:

2

Andrew Gurule

PNM Service Center

4201 Edith Boulevard NE

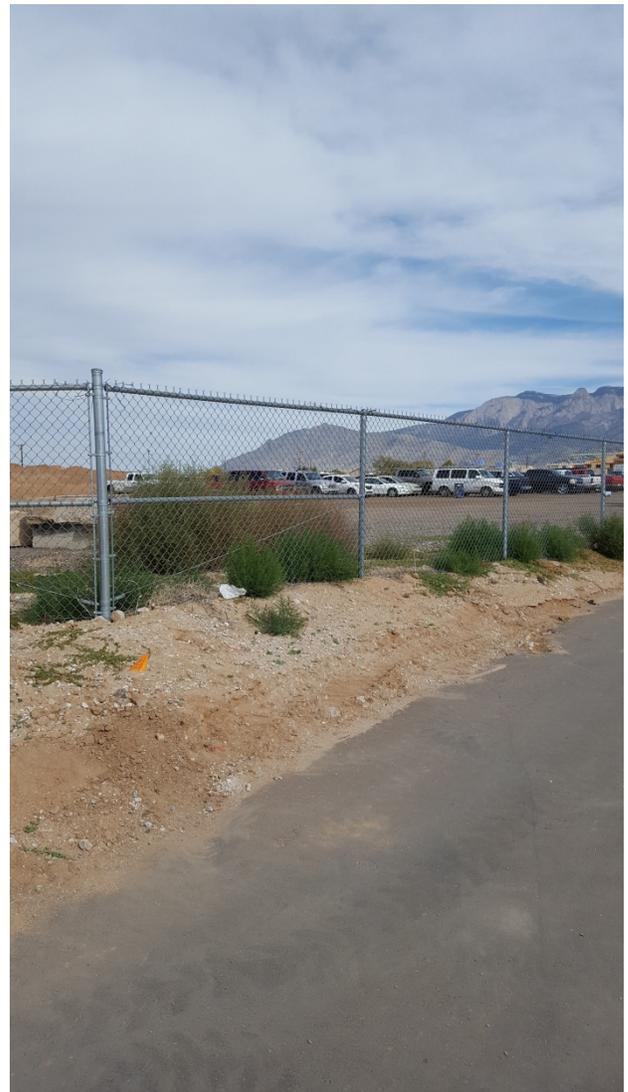
Albuquerque, NM 87107

Phone: (505) 241-0589

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.



View of the subject site looking north



View of the subject site looking east



View of the subject site looking southeast

APPLICATION INFORMATION

ZONING

Please refer to the Comprehensive Zoning Code and the North I-25 Sector Development Plan for specific zone descriptions.

APPLICATION INFORMATION



**SUBDIVISION**

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

**S Z ZONING & PLANNING**

- Annexation
- V** Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P** Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- D** Street Name Change (Local & Collector)
- L A** **APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

**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): Consensus Planning, Inc. PHONE: 505-764-9801  
 ADDRESS: 302 Eighth St. NW FAX: 505-842-5495  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: fishman@consensusplanning.com  
 APPLICANT: Legacy Hospitality, LLC. PHONE: \_\_\_\_\_  
 ADDRESS: 6601 Eagle Rock Avenue NE, Suite B-5 FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: akassam@legacy-hospitality.com  
 Proprietary interest in site: Owner List all owners: Vandy Investments/Legacy Hospitality, LLC.

**DESCRIPTION OF REQUEST:** Zone Map Amendment/Sector Plan Map Amendment

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

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

Lot or Tract No. Lots 1, 2, 3, and 32. 031028 & 030028; Tract A Block: \_\_\_\_\_ Unit: B  
 Subdiv/Addn/TBKA: North Albuquerque Acres  
 Existing Zoning: SU-2 for HC or NC Proposed zoning: SU-2 for HDR MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): C-18-Z UPC Code: 101806427340510332; 101806428840510331; 101806430340610330; 101806427338310301; 101806428838310302; 101806430338310303

**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?  Yes  
 No. of existing lots: 6 No. of proposed lots: 1 Total site area (acres): 4.8 acres

LOCATION OF PROPERTY BY STREETS: On or Near: San Pedro Drive

Between: Oakland Avenue and Alameda Boulevard

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: September 19, 2017

SIGNATURE Jacqueline Fishman, AICP, Principal DATE September 28, 2017

(Print Name) JACQUELINE FISHMAN Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>17EPC-40051</u>	<u>ASDM</u>	_____	<u>\$ 515.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 50.00</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>ADU</u>	_____	<u>\$ 75.00</u>
<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 Nov. 9, 2017

T-11  
\$ 649.00

[Signature]  
9-28-17  
Staff signature & Date

Project # 1011396

**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)**

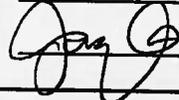
**AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)**

- 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.

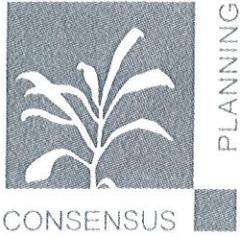
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

JACQUELINE FISHMAN  
 Applicant name (print)  
 9/28/17  
 Applicant signature & Date



- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
 17EPC - 40051

Revised: June 2011  
 9-28-17  
 Staff signature & Date  
 Project # 1011396



October 9, 2017

Ms. Karen Hudson, Chair.  
Environmental Planning Commission  
City of Albuquerque  
600 Second Street NW  
Albuquerque, New Mexico 87102

**Re: Zone Map Amendment – San Pedro Drive and Alameda Boulevard**

Dear Madam Chair:

The purpose of this letter is to provide justification for a request for a Zone Map Amendment/Sector Plan Map Amendment for the property located on San Pedro Drive NE, between Alameda Boulevard and Oakland Avenue, on behalf of Legacy Hospitality, LLC. The property is legally described as Tract A, Unit B of North Albuquerque Acres and the current zoning on the approximately 4.8 acre property is SU-2 for HC or NC. The applicant's request is to change the zoning to SU-2 for HDR to accommodate a proposed multi-family development on the property.

The zone map amendment will facilitate the continuation of the Markana Apartments currently under construction directly to the east of the subject site. The applicant anticipates approximately 25 dwelling units per acre for this future project, which exceeds the maximum density allowed under the existing zoning. Therefore, the applicant is requesting a zone map amendment to change the existing zoning to SU-2 for HDR (High Density Residential), which is intended to allow 26 dwelling units per acre.

Landscape Architecture  
Urban Design  
Planning Services

302 Eighth St. NW  
Albuquerque, NM 87102

(505) 764-9801  
Fax 542-5495  
ep@consensusplanning.com  
www.consensusplanning.com



Subject Property

Markana Apartments  
(currently under construction)

**PRINCIPALS**

James K. Stogier, AICP  
Christopher L. Green, P.L.A.  
ASLA, LLBD, AP  
Jacqueline Fishman, AICP

### EXISTING CONDITIONS

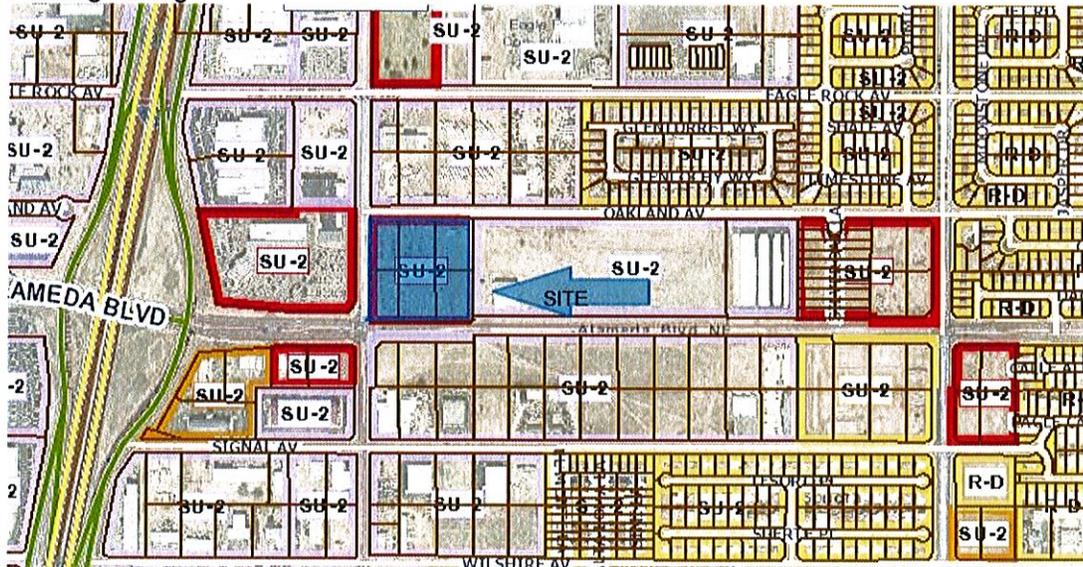
The subject property is within the North I-25 SDP and in an Area of Change, as designated by the Comprehensive Plan. It is at the northeast corner of San Pedro Drive and Alameda Boulevard, both designated Major Collectors that provide connections to neighborhoods in the area. Bus Route 98 runs along Alameda Boulevard with bus stops in close proximity to the subject property. The area has been in transition with new single family and multi-family residential development on land that was previously in use for landfill, heavy commercial, and light industrial purposes. The property is within the 1,000-foot buffer of the closed Oakland Avenue Landfill.

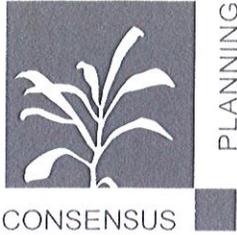
The existing zoning for the subject property is SU-2 for HC (Heavy Commercial) and the land use district is SU-2 for NC (Neighborhood Commercial), as designated by the North I-25 Sector Development Plan. Neighborhood Commercial allows R-C, O-1, and C-2 uses permissively. The R-C zone allows a maximum of 20 dwelling units per acre.

Adjacent properties are zoned SU-2 for IP or NC, with the exception of the development to the west that is zoned SU-2/SU-1 for Auto Sales, Service, and Repair, or SU-2 for RC. The adjacent property to the east is a multi-family development (Markana Apartments) currently under construction by the applicant. Industrial and manufacturing uses, including Coronado Auto Recycles and Storage Plus, occupy the property located north of the subject site and Oakland Avenue. The American Toyota dealership is across San Pedro Drive to the west.

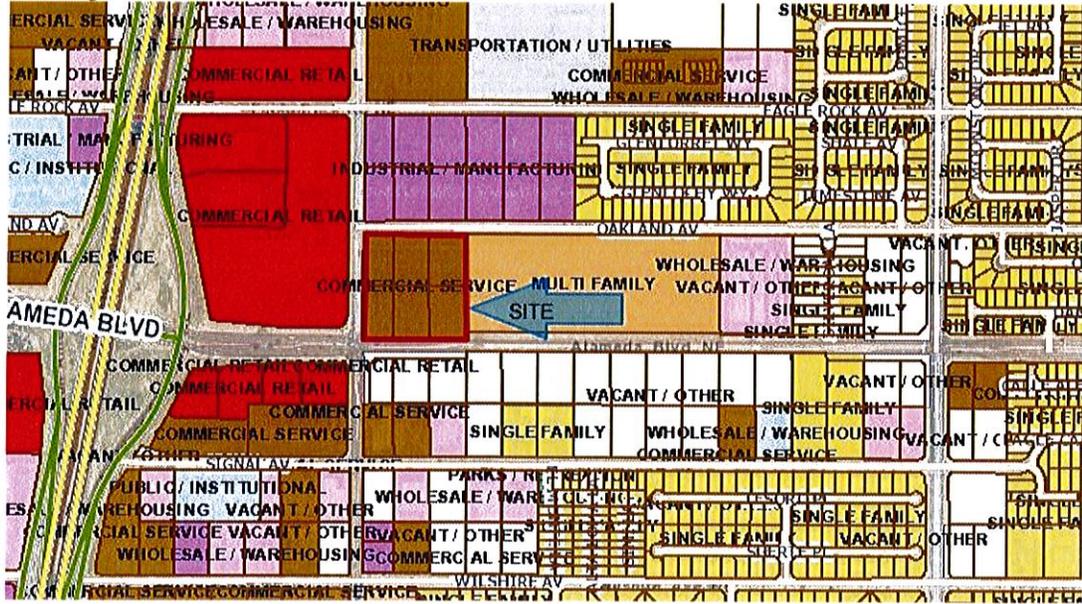
Area	Zoning	Land Use
North	SU-2 for IP or NC	Coronado Auto Recyclers and Storage Plus
South	SU-2 for IP or NC	Vacant/Commercial and Auto Services
East	SU-2 for IP or NC	Multi Family, Storage Facility, Single Family
West	SU-2/SU-1 for Auto Sales, Service, and Repair, or SU-2 RC	American Toyota Car Dealership

Existing Zoning





**Existing Land Use**



**ZONE MAP AMENDMENT - RESPONSE TO RESOLUTION 270-1980**

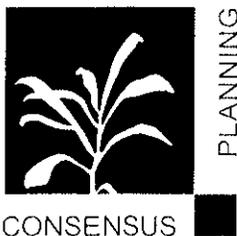
This zone change request is in compliance with Resolution 270-1980 as follows:

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

**Applicant's Response:** This request is consistent with the health, safety, morals, and general welfare of the City. The proposed zone change will allow a slightly higher density residential use than what is currently allowed under the existing zoning and will not be disruptive to the surrounding community. The North I-25 SDP anticipated higher density uses in this area, which is close to I-25 and along two Major Collector streets. The zone change furthers the intent of the North I-25 SDP.

The applicant's proposed use will serve the surrounding and overall community with a housing option that is in demand, particularly in the North I-25 employment center. While the proposed multi-family use is allowed by the existing zoning, transitioning to a higher density that faces San Pedro Drive is more appropriate for this property as it will be more in keeping with the surrounding higher intensity of existing zoning and land uses. The proposed zoning will allow for appropriate transitions between the Toyota car dealership to the west and the multi-family project to the east. Further to the east is a storage facility and single family subdivisions under construction. This area is in transition from heavy commercial and light industrial to a mix of residential and neighborhood commercial uses that are intended to serve area residents as well as employees of businesses within the North I-25 corridor.

The proposed zone change is justified by the City's Comprehensive Plan and the North I-25 SDP policies that are referenced in section C. of this letter. The Comprehensive Plan policy sections that support this request are: Sections 5.2, 5.3, 5.6, 7.3, 8.1, 9.1, and 9.2. There is a Sector Plan Map contained in the North I-25 SDP that currently shows the proposed zoning/land use for the



subject property as Neighborhood Commercial. As part of this zone map amendment, this designation will be removed and replaced with the appropriate zoning and land use.

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

**Applicant's Response:** The property is currently zoned SU-2 for HC (Heavy Commercial) or NC (Neighborhood Commercial). The applicant is proposing to change this zoning to SU-2 for HRD, which is intended to allow 26 dwelling units per acre, to accommodate higher density multi-family than what is currently allowed under the existing zoning. As stated in the description above, the proposed use is compatible with the existing uses and zoning in the surrounding area, which fosters zoning and land use stability.

The existing North I-25 SDP calls for mixed use, including higher density residential uses, as part of the NC (Neighborhood Commercial) zone. Prior to the development of the multi-family use to the east, the site was primarily surrounded by commercial service, industrial, and manufacturing uses. Single family development has occurred to the east of the Markana Apartments, extending to Louisiana Boulevard. The subject site is appropriate for a higher density multi-family development based on the changed conditions of the area, as well as the proposed uses envisioned by the North I-25 SDP.

Multi-family residential on this property will help stabilize the area, which is currently in transition from light and heavy industrial to residential and mixed use. The applicant is requesting SU-2 for HDR zoning to accommodate multi-family residential at a slightly higher density than what is allowed under the current zoning, but in keeping with the intent of the North I-25 SDP.

- 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, 2017**

*This project will further the Comprehensive Plan goals, policies, and actions as described in the following policy analysis.*

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

- a) *Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.*
- b) *Encourage development that offers choice in transportation, work areas, and lifestyles.*
- d) *Encourage development that broadens housing options to meet a range of incomes and lifestyles.*

- h) *Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.*
- n) *Encourage more productive use of vacant lots and under-utilized lots, including surface parking.*

**Applicant Response:** The zone map amendment furthers this policy by allowing future multi-family, infill housing on a vacant portion of North I-25 SDP area, which is within the 1,000-foot buffer zone of a closed landfill. The site is within walking and biking distance of the surrounding neighborhoods and commercial uses south of Alameda Boulevard along San Pedro Drive and extending to Paseo del Norte. It will provide new housing within an area served by transit and the major street network (San Pedro Drive and Alameda Boulevard, and a quarter of a mile from I-25). The proposed zone change will allow a multifamily use to develop on the site at a higher density, thereby broadening housing options for those looking to downsize and employees that work within the North I-25 employment center. The proposed uses and building scale and form are compatible with and complement the commercial, service, and manufacturing uses surrounding the site, as well as the multifamily project under construction to the east. The future design of this site is required to abide by the North I-25 SDP Design Standards.

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

**Applicant Response:** This goal is furthered by promoting development on a vacant property within an area that was used by the City for a landfill and heavy commercial uses. All urban infrastructure and services are available for development. The project will be an efficient use of land that supports the public good, is uniquely situated between existing, compatible uses, and will provide good synergy with its neighbors at a density of no greater than the HDR zone's intent of up to 26 du/ac, well below typical multi-family development as allowed by the R-2 zone (30 du/ac), but compatible with the approved HDR zone of the North I-25 SDP.

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

**Applicant Response:** Policy 5.3.1 is furthered by allowing the development of a future multi-family development on an infill property served by existing water and sewer infrastructure, access to the major street network, transit routes (Bus Route 98), the Alameda Bike Lane, and pedestrian connections to adjacent neighborhoods.

**POLICY 5.6.2 Areas of Change:** *Direct growth and more intense development to Centers, Corridors, industrial, and business parks, and Metropolitan Redevelopment Areas where change is encouraged.*

- c) *Foster a range of housing options at various densities according to each Center or Corridor type.*

- d) *Encourage higher-density housing and mixed-use development as appropriate land uses that support transit and commercial and retail uses.*
- f) *Encourage development where adequate infrastructure and community services exist.*

**Applicant Response:** This policy is furthered by proposing a development that responds to the need for various housing densities and available supply. Higher-density housing is appropriate for this site and the surrounding commercial and service uses, such as the car dealerships, gas station, convenience store, and storage facilities. The subject property is appropriate for infill development where adequate infrastructure and community services already exist. The land to the east of the multifamily development is comprised of a storage facility and two single family subdivisions that extend to Louisiana Boulevard. The multifamily project envisioned for this property will provide a greater balance to the vast areas of single family subdivisions to the east, both within and outside of the North I-25 SDP area.

**POLICY 5.6.4 Appropriate Transitions:** *Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.*

- a) *Provide appropriate transitions between uses of different intensity or density and between non-residential uses and single-family neighborhoods to protect the character and integrity of existing residential areas.*
- b) *Minimize development's negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic.*

**Applicant Response:** This development is in an Area of Change and will not pose a nuisance to adjacent properties with respect to traffic, noise, pollution, smell, or views. The future multi-family development that will be allowed by this zone map amendment fits well with the multi-family development to the east and provides greater diversity of housing in an area east of I-25 that is dominated by single family subdivisions. The higher density requested by the applicant will provide a residential end cap at San Pedro Drive and a better transition from the commercial service uses along San Pedro Drive and Alameda Boulevard to the low density, single family subdivisions to the east and northeast.

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

- b) *Promote buildings and massing of commercial and office uses adjacent to single-family neighborhoods that is neighborhood-scale, well-designed, appropriately located, and consistent with the existing development context and neighborhood character.*

**Applicant Response:** This policy is furthered by proposing zoning to accommodate an infill development that is along a transit corridor and close to existing residential, commercial, and office uses, and within a quarter mile of I-

25. The project will be an efficient use of land that will add to the diversity of housing options in the area, while incorporating appropriate building scale and massing consistent with the existing development context of the North I-25 SDP area. The buildings will be appropriately located in this area and the site layout will be designed to complement the multi-family development to the east and will provide a good transition from the commercial use west of San Pedro Drive. The project will be reviewed by the DRB to ensure consistency with the North I-25 SDP Design Regulations.

**POLICY 8.1.2 Resilient Economy:** *Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.*

- c) *Prioritize local job creation, employer recruitment, and support for development projects that hire local residents.*

**Applicant Response:** This policy is furthered by increasing housing options for existing and future employees that work within the North I-25 employment center and allowing them to live in closer proximity to their places of employment. There is no other SU-2 HDR zoned property on the east side of I-25, which could be seen as an oversight by the City Planning Department. This project will also support the creation of new construction jobs for local residents and on-going maintenance jobs as the project begins operation. Additional residences in the area may also encourage future development projects that provide and expand employment opportunities in the area.

**Goal 9.1 Supply:** *Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.*

**Applicant's Response:** This goal is furthered by allowing the future development of a multi-family housing project at a higher density than what is currently allowed by the existing zoning. Multi-family options continue to be in high demand and this demand in the North I-25 corridor is anticipated to increase as the "baby boomer" generation continues to retire and downsize. In addition, many young professional and families are looking for multi-family options to accommodate their desired lifestyle. Allowing this use in this area ensures that a diverse range of housing options are available to meet current and future housing demand.

**POLICY 9.1.1 Housing Options:** *Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.*

- c) *Assure the availability of a wide distribution of quality housing for all persons regardless of race, color, religion, sex, national origin, ancestry, age, or disabled status.*
- e) *Provide for the development of quality housing for elderly residents.*
- i) *Provide for the development of multi-family housing close to public services, transit, and shopping.*

**Applicant Response:** This policy is furthered by accommodating the development of higher density, multi-family residential options in an employment center area; North I-25 Corridor. The project is appropriately located near existing commercial and service facilities, including the surrounding car dealerships, gas station and convenience store, and storage facilities. Additional commercial retail and services are located south along San Pedro Drive and extending to the commercial areas along Paseo del Norte. Public transit routes, bus stops, and bike lanes are provided along Alameda Boulevard.

**POLICY 9.2.1 Compatibility:** *Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design, and relationship to the street.*

**Applicant Response:** This policy is furthered by allowing future multi-family development that will enhance neighborhood character in a previous heavy commercial and light industrial area. The proposed zoning will allow a multi-family project that will be adjacent and connect to the multi-family project to the east and extend to the San Pedro Drive edge, thereby maintaining compatibility with surrounding land uses and responding to its development context. The proposed density for the project will be approximately 25 dwelling units per acre, considerably below typical R-2 density of 30 dwelling units per acre, but denser than the current multi-family project (19.8 du/ac) under construction to the east. It will provide a good transition in density and balance to the two single family subdivisions to the east that extend to Louisiana Boulevard. As previously mentioned, future development of this site will require compliance with the North I-25 SDP Design Standards and will be subject to review and approval of the DRB.

#### **North I-25 Sector Development Plan**

The property is located within the North I-25 Sector Development Plan. This application furthers the following North I-25 Sector Development Plan policies:

#### **Land Use Goal**

*Integrate existing and future land uses to support and promote economic and employment opportunities within the Plan area.*

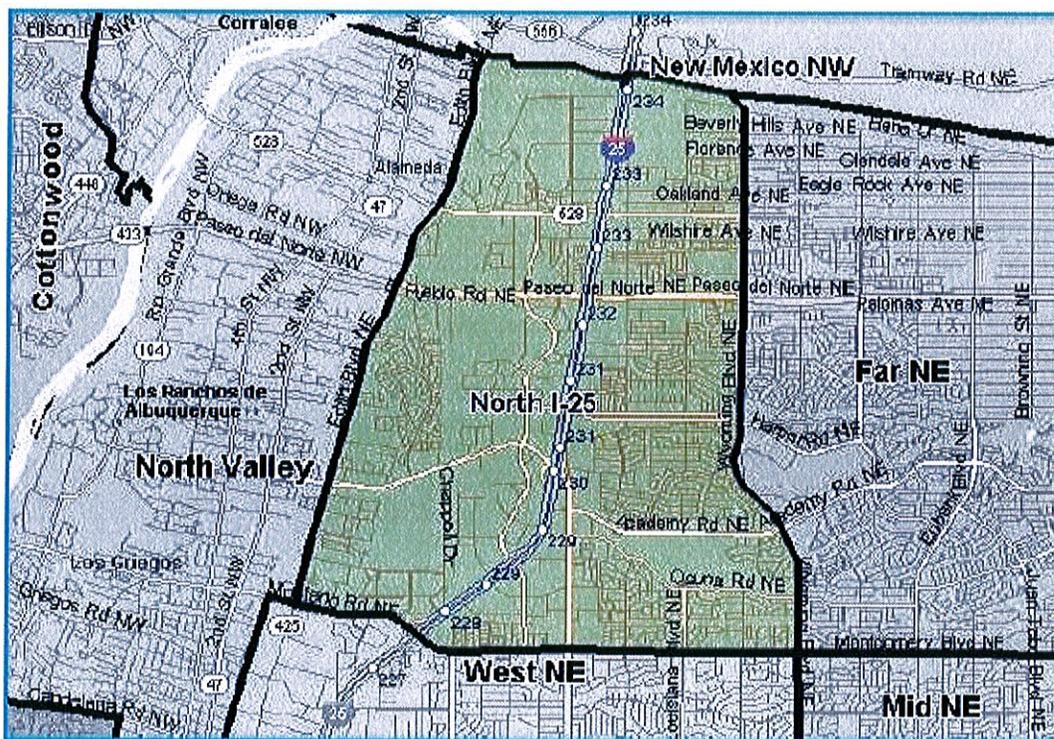
**Applicant's Response:** This goal is furthered by providing higher density, multi-family development that will serve employees that work within the North I-25 corridor and do not desire a single-family home. This area, both within and adjacent to the North I-25 SDP, is over-saturated with single family development and lacking in housing diversity. The project will create construction jobs and some permanent maintenance jobs once it is operational.

**Policy LUZ2:** *Promote land uses that contribute to the vitality of the Plan area and strengthen the economic and functional relationships to surrounding areas.*

**Applicant's Response:** This policy is furthered by contributing to the vitality of the Plan area through adding housing diversity in the form of multi-family rentals. Multi-family options continue to be in high demand and this demand is anticipated to increase amongst "baby boomers" and others that work in the North I-25 corridor. The proposed zoning will allow a quality infill project within

this community and in the adjacent neighborhoods which are comprised of commercial retail and service, single family, and limited multi-family uses.

In 2016, the New Mexico Apartment Market Survey and Trend Report (AMSTR) was published by MyRentComps.com. The survey was for the entire Albuquerque metro area and showed out of the 31,107 units that responded, 95.58% were occupied. This study also provided an analysis of the North I-25 area, as shown in the map below. Of the 5,699 of the units that responded, the survey in this area indicated a 95.95% occupancy rate. The findings presented in AMSTR that was demonstrate the high occupancy rate and demand for multi-family housing in the North I-25 area.



According to the CBRE May 2016 Albuquerque/Santa Fe Multifamily Market Survey, occupancy rates in Albuquerque increased from 94.2% to 95.32% from 2015. As stated in the survey, "Albuquerque enjoys a reputation as one of America's most stable rental markets...". Once again, the findings of this research and this survey substantiate the need for additional multi-family units and options in the North I-25 area.

***Policy LUZ3:*** Encourage a mix of uses that will balance the time and direction of traffic movements and promote other means of vehicular trip reduction so as to minimize increases in vehicular traffic produced by new development.

***Applicant's Response:*** This policy is furthered by adding to the current limited mix of uses in the area. The vast majority of the commercial and industrial uses are currently located along the east and west I-25 Frontage Roads. The future multi-family development will create a balance in the time and direction of traffic movement, and will promote living close to one of Albuquerque's major

employment centers. The new housing option has the potential to reduce vehicular traffic in the area as it provides a living option for those who work in the area. Pedestrian and bicycle access is required for future development on this site, per the North I-25 SDP Design Standards. This will promote walking, bicycling, and use of public transportation for the future residents.

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

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

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

#### **More Advantageous to the Community**

The proposed zone change would allow a higher-density, multi-family use to be developed than the density (20 du/ac) that is currently allowed by the existing NC zone. The existing zoning unduly restricts the density on this property that has excellent potential for adding to the diversity of housing choices and lessening the drive time for employees that work within the North I-25 corridor and others who do not wish to live in and maintain a single-family home. The requested zoning allows up to 26 du/ac, which is still considerably below the typical R-2 density of 30 du/ac. As previously mentioned, there is a current lack of higher density residential zoning and land use on this side of I-25. As such, the HDR zoning requested is more advantageous to the community than the current NC zoning, which allows single family and multi-family development, but at a lesser, constrained density.

There is a growing demand for multi-family housing and the proposed project will meet this demand by providing the ability for a high-quality project to locate on the site and within the North I-25 corridor. The density allowed by the HDR zone is ideal for the subject site's development scale potential.

Per the North I-25 SDP Procedures for Development Proposals, "A Site Development Plan shall be required for all development within the North I-25 Sector Plan area." Additionally, "All Site Development Plans must be approved by the Development Review Board (DRB) unless otherwise indicated below." This Site Plan approval process provides a higher level of control and allows the City to review the proposed layout and design of the future project in a public review process.

#### **Changed Conditions**

Changed conditions related to this property are related to the overall development in the area, which could be considered contrary to the intent of the North I-25 SDP. Within this block between San Pedro Drive and Louisiana Boulevard and between Alameda Boulevard and Oakland Avenue, there are two

single family subdivisions currently at different stages of development. Single family development within the NC zone is a changed condition that justifies this zone map amendment to allow higher density than the 20 du/ac currently allowed.

Another changed condition is the recently adopted Comprehensive Plan which includes policies that emphasize infill development along corridors that are served by transit and the coordination between land use and transportation. Such policies are furthered by the proposed project, as previously explained in the Comprehensive Plan policy analysis above.

From a broad community standpoint, the increase in renters and demand for rental units, both in Albuquerque and nationwide, represents a changed community condition. The Urban Land Institute recently released a study entitled *Emerging Trends in Real Estate (2017)* that suggests 59% of new household formation over the next 15 years will be renters, which will cause an even bigger surge in the demand for multi-family rental housing. To meet this changed condition and the growing demand, the City must address the availability of the supply. Albuquerque's apartment vacancy rate is at a low 3.3%, according to the *Albuquerque Business Journal*. The proposed development, and others like it, is a step towards preparing the City to meet current and future rental housing demands. This project addresses national and local changed market and demographic conditions and will enable the City to adapt effectively ensure that we are meeting the needs and desires of local residents in regard to the availability of multi-family housing options.

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

**Applicant's Response:** None of the permissive uses in the HDR zone will be harmful to the adjacent property, neighborhood, or community. The existing NC zoning already allows multi-family residential up to 20 du/acre, thus underscoring the appropriateness of multi-family use in this location. The zone map amendment request to HDR will allow for a higher density development to locate on the property. However, due to its adjacency to San Pedro Drive and Alameda Boulevard, both major collectors, high density residential is more advantageous and will provide a good transition on this block between San Pedro Drive and Louisiana Boulevard. This zone map amendment and subsequent development will be a positive change as compared to if the property developed at the currently allowed 20 du/ac. as it provides more housing diversity and choices for North I-25 employees and less drive time. There is existing access from San Pedro Drive and Alameda Boulevard to this property, so vehicles will not have to drive through any neighborhoods to access the project.

The intent of the HDR zone is to allow "densities of 9 dwelling units and above per acre and up to 26 dwelling units per acre..." Permissive uses of the HDR zone allow R-G, R-2, and R-3 permissive and conditional uses. While the intent of the zoning designation is for multi-family development up to 26 dwelling units per acre, the allowable uses provide additional dwellings, up to 36 dwelling units



per acre. Additional uses allowed by this Sector Plan zone include community residential programs and single family homes.

While the applicant intends on developing 25 dwelling units per acre for the subject site, the property can accommodate up to 36 units per acre and is appropriately located to do so due to its access along San Pedro Drive and Alameda Boulevard and surrounding compatible uses. Furthermore, the property can also accommodate single family homes similar to those located to the north and east of the property. It should also be noted that single family homes are also allowed by the existing zoning.

A Community Residential Program (CRP) is not anticipated for this site. If one were to develop, the applicant would be required to design the facility to be compatible with the neighborhood within which it is located. This includes providing setbacks and other appropriate design features. For the subject property, this would entail setbacks along the eastern boundary to provide an adequate buffer from the multi-family development currently under construction. The remaining edges of the site abut City streets (San Pedro Drive, Alameda Boulevard, and Oakland Drive). City approval of covenants are also required with this use to ensure that the facility is designed to be compatible with the neighborhood. Additionally, Zoning Enforcement Officer approval of CRPs is required, per Section 14-16-3-12 of the City Zoning Code. This requirement provides an additional level of assurance that any future CRP project on the property would be subject to City review and procedures. Again, the applicant's intent is to develop multi-family housing, but an analysis of the uses allowed by the proposed zoning demonstrates the site's compatibility for all permissive uses.

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

**Applicant's Response:** The proposed zone change will not require major and unprogrammed capital expenditures by the City. The Oakland Landfill has already been remediated and development is occurring within the 1,000-foot buffer. This is an infill redevelopment property and adequate infrastructure, including roadways, water, sewer, and storm water facilities already exist to serve the project. Extension of these services will be the responsibility of the developer.

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

**Applicant's Response:** The cost of land or other economic considerations are not the determining factor for this zone change request. The requested zone change will allow a higher density multi-family project to develop, thereby providing more housing choices in an area of Albuquerque currently unserved



by multi-family living facilities. This will extend the current mid-block, multi-family project under construction to San Pedro Drive.

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

**Applicant's Response:** While the current zoning request is to allow for higher density apartments than what is currently allowed by the NC zone, future development will further multiple goals and policies of the Comprehensive Plan and will serve as an excellent, low impact neighbor to the surrounding uses. This zone change seeks to provide a multi-family option that is in demand in the surrounding North I-25 employment center and the City as a whole.

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

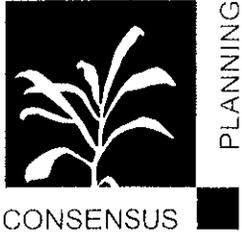
- (1) *The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan.*
- (2) *The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones;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

**Applicant's Response:** (1) - The zone change request to SU-2 for HDR is a spot zone in this immediate area, although not within the North I-25 SDP. However, it helps realize the goals and policies contained in the recently adopted Comprehensive Plan, specifically in regard to housing diversity and higher density infill development along transit corridors (i.e, Alameda Boulevard). This multi-family project will add to the diversity of housing options in an area that is dominated by single-family development. The proposed multi-family use also provides an appropriate transition to the adjacent commercial, service, and manufacturing uses.

The proposed change also facilitates the realization of the North I-25 SDP, which calls for creating relationships between residential uses and compatible services. Please see section C. of this letter for specific SDP policies.

- 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."*

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



**Applicant's Response:** The concept of strip zoning is not applicable to this request, as it does not apply to multiple, contiguous parcels. This property is comprised of six lots and the overall depth from Alameda Boulevard to Oakland is approximately 461 feet.

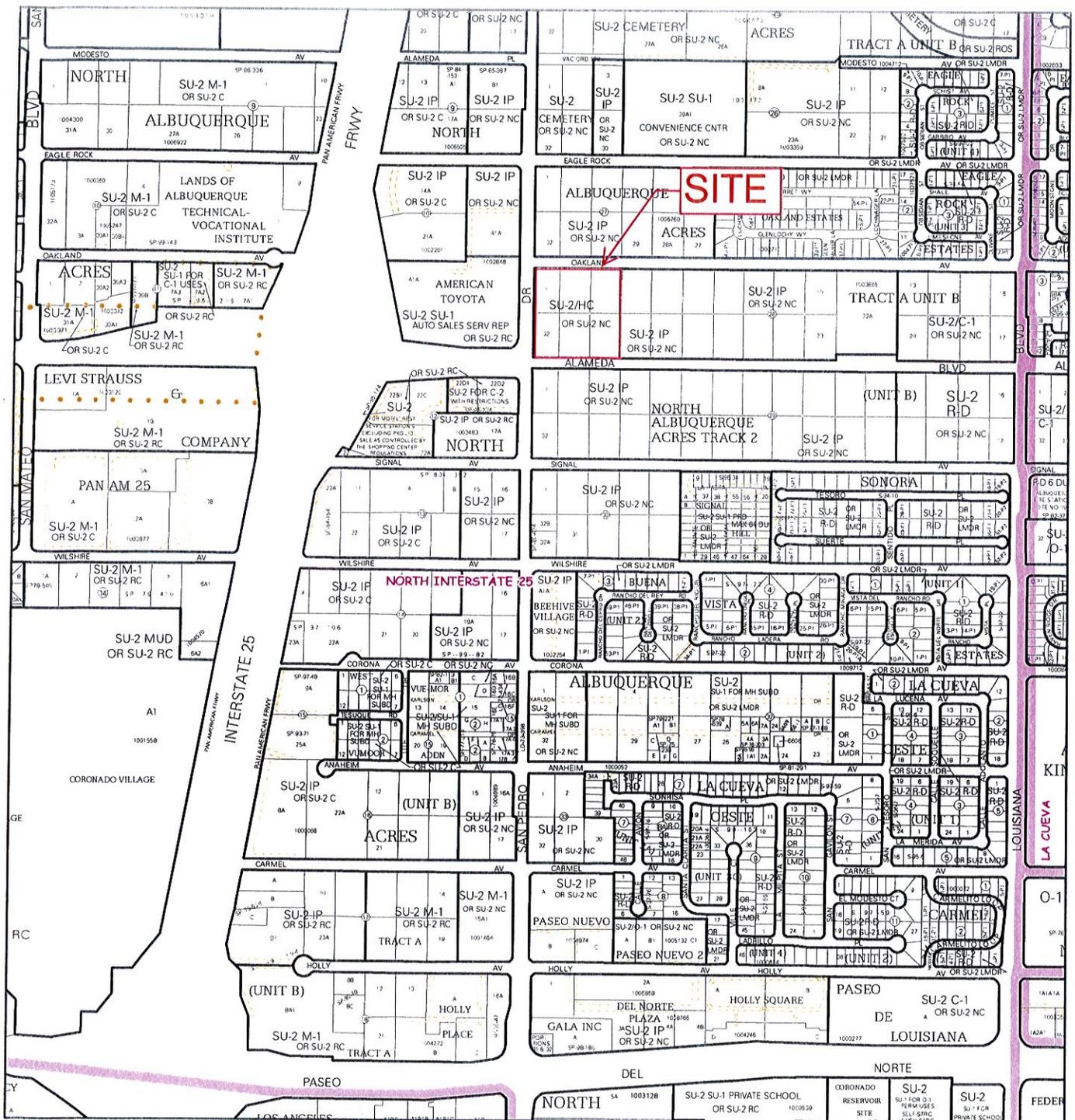
### **CONCLUSION**

In conclusion, this request for a Zone Map Amendment/Sector Plan Map Amendment is advantageous to the neighborhood and community because it will facilitate the provision of housing diversity and rentals within one of Albuquerque's primary employment centers, North I-25. It will allow for less drive times and another housing choice in an area dominated by single family residential development and will be complementary to adjacent residential and commercial properties. This project will provide a productive use to a property with a history of being adjacent to an old landfill. The zone map amendment to HDR is appropriate for the area, would facilitate a project that will be an excellent neighbor to the surrounding properties, and would further multiple goals and policies of the Comprehensive Plan in regard to housing diversity, infill development along transit corridors, and job promotion.

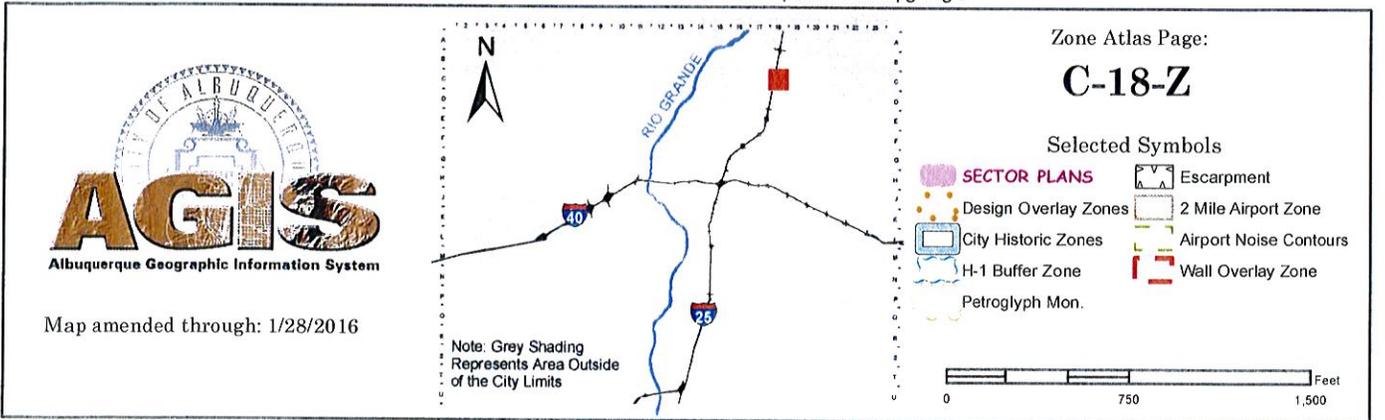
We respectfully request that the Environmental Planning Commission approve the request for this Zone Map Amendment/Sector Plan Map Amendment. Thank you for your consideration.

Sincerely,

Jacqueline Fishman, AICP  
Principal



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



September 25, 2017

Ms. Karen Hudson, Chair.  
Environmental Planning Commission  
City of Albuquerque  
600 Second Street NW  
Albuquerque, New Mexico 87102

Dear Madame Chair,

The purpose of this letter is to authorize Consensus Planning, Inc. to act as the agent for Legacy Hospitality, LLC. on this request for a Zone Map Amendment/Sector Plan Map Amendment for property located in the North I-25 Sector Plan (Tract A, Unit B, North Albuquerque Acres). Legacy Hospitality, LLC. is the owner of this property.

Sincerely,



*Faizal Kassam*  
*Managing Member*

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Legacy Hospitality, LLC. DATE OF REQUEST: 9 / 22 / 17 ZONE ATLAS PAGE(S): C-18-Z

**CURRENT:**

ZONING SU-2 for HC or NC  
PARCEL SIZE (AC/SQ. FT.) 4.8 acres

**LEGAL DESCRIPTION:**

LOT OR TRACT # Tract A, Unit B BLOCK # \_\_\_\_\_  
SUBDIVISION NAME North Albuquerque Acres

**REQUESTED CITY ACTION(S):**

ANNEXATION [ ]  
ZONE CHANGE [✓]: From SU-2 for HC or NC To SU-2 for HDR  
SECTOR, AREA, FAC, COMP PLAN [✓]  
AMENDMENT (Map/Text) [ ]

SITE DEVELOPMENT PLAN:  
SUBDIVISION\* [ ] AMENDMENT [ ]  
BUILDING PERMIT [ ] ACCESS PERMIT [ ]  
BUILDING PURPOSES [ ] OTHER [ ]

Zone Map Amendment/Sector Plan Map Amendment to the North I-25 Sector Development Plan

\*includes platting actions

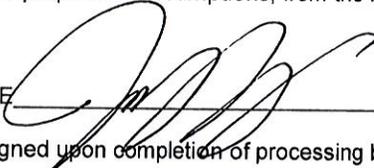
**PROPOSED DEVELOPMENT:**

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  \_\_\_\_\_

DATE 9/22/17

(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:

A TIS was previously completed. An updated trip generation will be required for DRB.

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

  
TRAFFIC ENGINEER

9/22/17  
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 \_\_\_\_\_

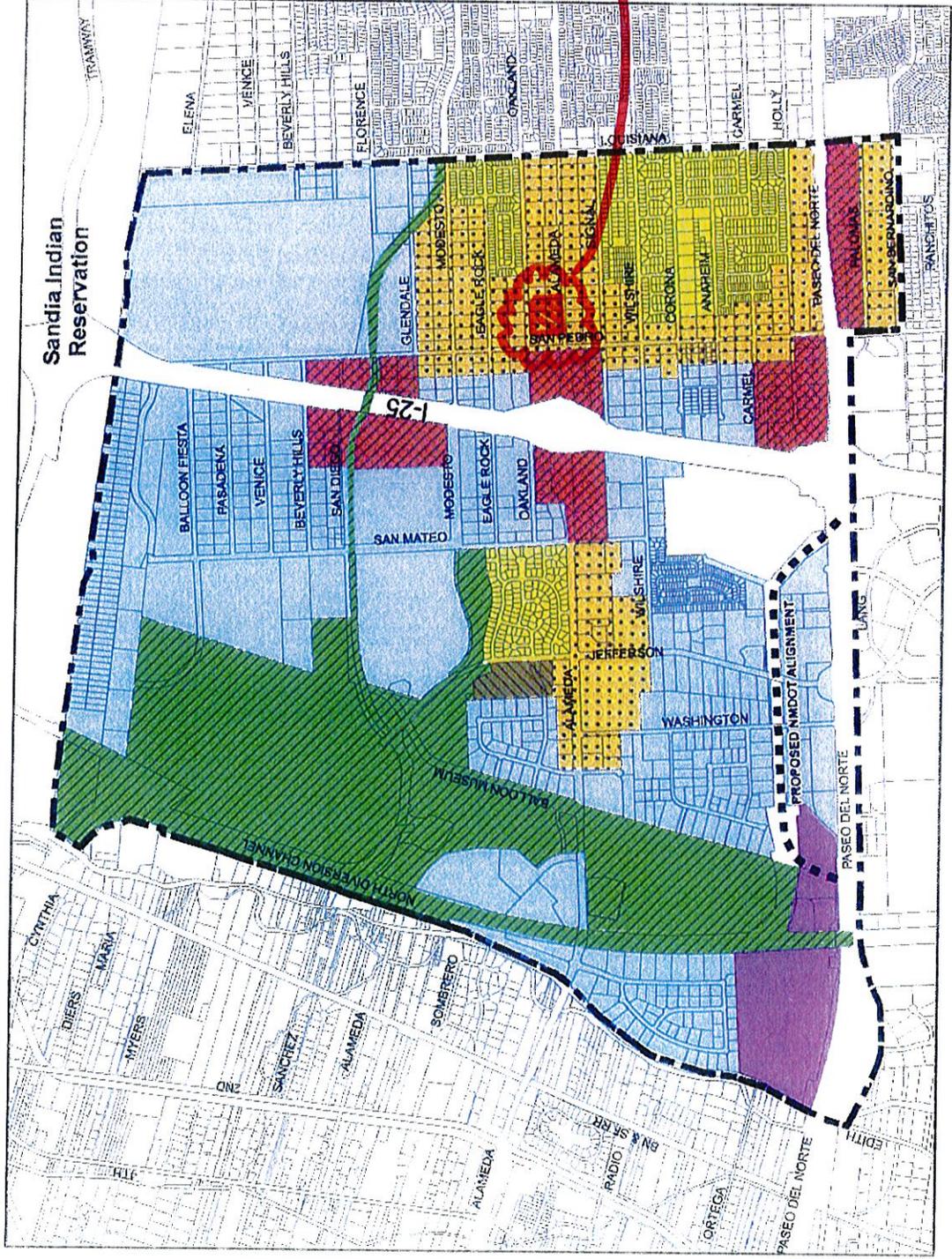
Figure 10

# Proposed Land Use Plan



### Legend

- Low-Medium Density Residential (LMDR)
- High Density Residential (HDR)
- Neighborhood Commercial (NC)
- Regional Commercial (RC)
- Commerce (C)
- Manufacturing (M)
- Recreation/Open Space (ROS)



**Land Use District Summary Table**

\* M-1 Zone Permissive Uses, EXCEPT A(1), A(2), A(5), A(6), A(7), A(12), A(15), A(16), A(17), and M-1 Zone Conditional Uses B(5), B(7). These exceptions are found in the City of Albuquerque Comprehensive Zoning Code.

Land Use District	COA Zoning District											
	R-1	R-LT	R-T	R-2	R-3	R-G	R-C	O-1	C-1	C-2	IP	M-1
Low-Medium Density Residential (LMDR)	■	■										
High Density Residential (HDR)				■	■	■						
Neighborhood Commercial (NC)							■	■	■			
Regional Commercial (RC)								■	■	■		
Commerce (C)											■	■*
Manufacturing (M)												■
Recreation and Open Space (ROS)												

Proposed  
Existing

**Low-Medium Density Residential (LMDR)**

The Low-Medium Density Residential land use district encompasses the existing single-family residential developments in the Plan area including the West La Cueva and Eagle Rock neighborhoods located east of I-25 and the Wildflower neighborhood located west of I-25. The intent of this land use district is to restrict single-family residential development to existing neighborhoods and not allow for additional single-family to occur within the Plan area.

**b) Permissive uses:** Development proposals that are in conformance with the requirements of the R-1 zone in the City Zoning Code and the design regulations defined in Chapter 4 of this Plan are appropriate to this category. Allowable uses include:

1. R-1 Zone Permissive and Conditional Uses;
2. R-LT Zone Permissive and Conditional Uses, and
3. R-T Zone Permissive and Conditional Uses.

**c) Required actions:**

1. A Site Development Plan for Building Permit, as defined by the City of Albuquerque Comprehensive City Zoning Code (as amended) §14-16-3-11 shall be submitted with all development proposals in this land use district.

\* PROPOSED ZONING  
High Density Residential (HDR)

The High Density Residential land use district is provided to include the existing multi-family in the

Plan area. Densities of 9 dwelling units and above per acre and up to 26 dwelling units per acre are appropriate within this land use district.

**a) Permissive uses:** Development proposals in conformance with the requirements of the R-3 zone in the City Zoning Code and the design regulations defined in Chapter 4 of this Plan are appropriate to this category. Allowable uses include:

1. R-G Zone Permissive and Conditional Uses;
2. R-2 Zone Permissive and Conditional Uses, and
3. R-3 Zone Permissive and Conditional Uses.

**b) Required actions:**

1. A Site Development Plan for Building Permit, as defined by the City of Albuquerque Comprehensive City Zoning Code (as amended) and as regulated by §14-16-3-11 shall be submitted with all development proposals in this land use district.

**Existing Zoning**  
**Neighborhood Commercial (NC)**

The Neighborhood Commercial land use district is provided to encourage neighborhood-oriented street level retail and office uses, and retail and residential mixed uses along the corridors adjacent to existing residential development in the Plan area. The Neighborhood Commercial land use district is intended to create corridor consisting of pedestrian oriented elements and to create a transition zone between residential and non-residential uses.

The Neighborhood Commercial land use district is used and described as places that are designed to be pedestrian-friendly, activity areas that support a mix of retail and commercial service uses. These areas denote a high level of visual interest and are characterized by an attractive pedestrian-oriented environment. Uses may include restaurants, retail shops, entertainment and recreational uses, offices, and plazas. They may also include higher density (a minimum of 12 dwelling units per acre), vertically-mixed, commercial and residential uses. This land use district is not considered appropriate for "Big Box" commercial-type development (e.g., single use retail establishments greater than 100,000 square feet).

- a) **Permissive uses:** Development proposals that are in conformance with the requirements of the C-1 zone in the City Zoning Code and the design regulations defined in Chapter 4 of this Plan are appropriate to this category. Allowable uses include:
1. RC Zone Permissive and Conditional Uses;
  2. O-1 Zone Permissive and Conditional Uses, and
  3. C-1 Zone Permissive and Conditional Uses.

**b) Setback Requirements:**

1. Front setback: Shall be as provided in the O1 zone of the Comprehensive Zoning Code.
2. Side street setback: 5 feet min.
3. Rear setback: 5 feet min.

**c) Nonresidential Off-street parking requirements:** per the COA Zoning Code, with reductions for mixed-use shared parking and transit proximity per the COA Comprehensive Plan.

- d) Residential off-street parking requirements:** 2 spaces for units with 3 or more bedrooms, 1.5 spaces for units with 2 bedrooms, 1 space for units with 1 bedroom or studio apartments.

- e) Mixed-use:** Residential uses allowed on second story and above only.

**f) Required actions:**

1. All proposals for development in this land use district shall include a Site Development Plan for Building Permit as defined by the City of Albuquerque Comprehensive City Zoning Code (as amended) and as regulated by §14-16-3-11.

**Regional Commercial (RC)**

This land use district provides areas for large, pedestrian-oriented retail and retail/office centers that provide everyday goods and services for a number of neighborhoods. Regional Commercial uses are intended for nodes of activity and are oriented along major arterials.

- a) **Permissive uses:** Development proposals that are in conformance with the requirements of O-1, C-1 and C-2 zones in the City Zoning Code and the design regulations defined in Chapter 4 of this Plan are appropriate to this category. Allowable uses include:

1. O-1 Zone Permissive and Conditional Uses, or;
2. C-1 Zone Permissive and Conditional Uses, or;
3. C-2 Zone Permissive and Conditional Uses.

**b) Setback Requirements:**

1. Front setback: 15 feet min.
2. Side street setback: 5 feet min.
3. Rear setback: 5 feet min.

NOTIFICATION & NEIGHBORHOOD INFORMATION

## Malak Hakim

---

**From:** Quevedo, Vicente M. <vquevedo@cabq.gov>  
**Sent:** Monday, September 25, 2017 1:14 PM  
**To:** Malak Hakim  
**Subject:** Notification Inquiry\_San Pedro and Alameda\_EPC  
**Attachments:** Notification Inquiry\_San Pedro and Alameda\_EPC.xls; INSTRUCTION SHEET FOR APPLICANTS.pdf

Malak,

Neighborhood Associations	First Name	Last Name	Address Line 1	City	State	Zip	
Nor Este NA	Jim	Griffie	P.O. Box 94115	Albuquerque	NM	87199	jwg20
Nor Este NA	Bob	Smith	P.O. Box 94115	Albuquerque	NM	87199	balloo
West La Cueva NA	Terry	Daughton	8309 Calle Soquelle NE	Albuquerque	NM	87113	terryin
West La Cueva NA	Michael	Gonzales	8201 La Milpita Street NE	Albuquerque	NM	87113	micha
District 4 Coalition of NA's	Breanna	Bloomquist	1844 Man O War Street SE	Albuquerque	NM	87123	brean
District 4 Coalition of NA's	Michael	Pridham	6413 Northland Avenue NE	Albuquerque	NM	87109	micha

Respectfully,

**Vicente M. Quevedo, MCRP**

Neighborhood Liaison, Office of Neighborhood Coordination  
City of Albuquerque – City Council  
(505) 768-3332  
[cabq.gov/neighborhoods](http://cabq.gov/neighborhoods)

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**From:** webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov  
**Sent:** Tuesday, September 19, 2017 9:54 AM  
**To:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Notification Inquiry Sheet Submission

Notification Inquiry For:  
Environmental Planning Commission Submittal

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

Contact Name

Malak Hakim

Company Name

Consensus Planning, Inc.

Address

302 Eighth Street NW

City

Albuquerque

State

NM

ZIP

87102

Telephone Number

50157649801

Email Address

[hakim@consensusplanning.com](mailto:hakim@consensusplanning.com)

Anticipated Date of Public Hearing (if applicable):

November 9, 2017

Describe the legal description of the subject site for this project:

Lots 1, 2, 3, and 32 of North Albuquerque Acres, Tract A, Unit B.

00310029 and 030029 of North Albuquerque Acres, Tract A, Unit B.

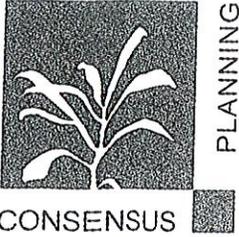
Located on/between (physical address, street name or other identifying mark):

San Pedro Drive NE, between Alameda Boulevard and Signal Avenue NE.

This site is located on the following zone atlas page:

C-18-Z

Neighborhood Associations	First Name	Last Name	Address Line 1	City	State	Zip	Email	Home Phone	Mobile Phone
Nor Este NA	Jim	Griffie	P.O. Box 94115	Albuquerque	NM	87199	jwg2001a@comcast.net	5052968129	
Nor Este NA	Bob	Smith	P.O. Box 94115	Albuquerque	NM	87199	balloonerbob@aol.com	5058281319	
West La Cueva NA	Terry	Daughton	8309 Calle Soquille NE	Albuquerque	NM	87113	terryinalgonquin@gmail.com		8478632679
West La Cueva NA	Michael	Gonzales	8201 La Milpita Street NE	Albuquerque	NM	87113	michaelnmi@msn.com	5057977283	5057203956
District 4 Coalition of NA's	Breanna	Bloomquist	1844 Man O War Street SE	Albuquerque	NM	87123	breanna@drpridham.com	5059484053	
District 4 Coalition of NA's	Michael	Pridham	6413 Northland Avenue NE	Albuquerque	NM	87109	michael@drpridham.com	5058721900	5053212719



September 27, 2017

Jim Griffie  
P.O. Box 94115  
Albuquerque, NM 87199

Bob Smith  
P.O. Box 94115  
Albuquerque, NM 87199

Landscape Architecture  
Urban Design  
Planning Services

302 Eighth St. NW  
Albuquerque, NM 87102

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

Dear Mr. Griffie, Mr. Smith, and the Nor Este Neighborhood Association:

This letter is notification that Consensus Planning has a submitted a request for a Zone Map Amendment to the Environmental Planning Commission (EPC) on behalf of Legacy Hospitality, LLC. The site is located between Alameda Boulevard and Oakland Avenue, along San Pedro Drive. The property is located within the North I-25 Sector Plan and the existing zoning is SU-2 for HC or NC. The applicant is requesting to change the zoning to SU-2 for HDR. The current zoning restricts the property to 20 dwelling units per acre. The applicant is requesting HDR zoning to allow up to 26 dwelling units per acre. The EPC hearing for this application will be held on **November 9, 2017** 8:30 a.m. at the Plaza del Sol Building, located at 600 2<sup>nd</sup> Street NW.

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Please note, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at [striplett@cabq.gov](mailto:striplett@cabq.gov), by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by October 9, 2017.

Sincerely,

Jacqueline Fishman, AICP  
Principal

Attached: Zone Atlas Map C-18-Z

#### PRINCIPALS

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

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City, State, ZIP+4®  
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City, State, ZIP+4®  
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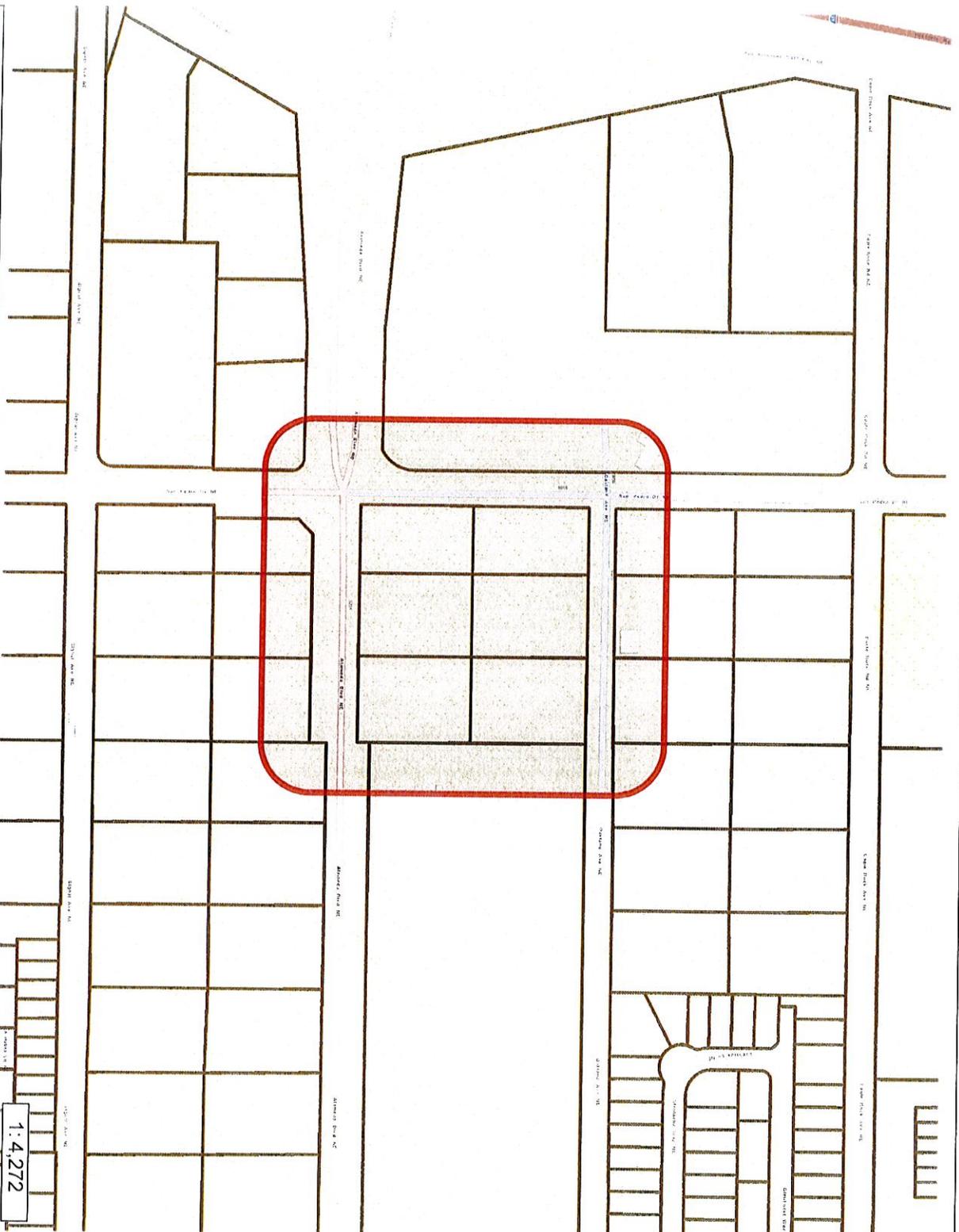
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**Michael Gonzalez West LaCueva NA**  
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8201 La Melpita St. NE  
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# Legacy Hospitality - San Pedro & Alameda ZMA - Property Owner Notification Map



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
9/21/2017  
© City of Albuquerque

This map is a user generated static output from [www.cabq.gov/gis](http://www.cabq.gov/gis) and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES**

1:4,272

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

**Notes**  
100 foot buffer map

UPC Owner  
 1.01806E+17 V MOD LLC  
 1.01806E+17 LOUCKS RICHARD A & PATRICIA A CO-TRUSTEES LOUCKS TRUST  
 1.01806E+17 VANDY INVESTMENTS LLC C/O LEGACY HOSPITALITY LLC  
 1.01806E+17 QUALITY JEEP LIMITED PARTNERSHIP  
 1.01806E+17 CORONADO AUTO SALVAGE  
 1.01806E+17 VANDY INVESTMENTS LLC C/O LEGACY HOSPITALITY  
 1.01806E+17 CORONADO AUTO SALVAGE INC  
 1.01806E+17 MILLER LAWRENCE H & KAREN G

Owner Add Owner Addr SITUS Addr SITUS Addr Legal Descr Property Cl Acres  
 11010 RAN ALBUQUER ALAMEDA ALBUQUER \* 004 029T V 0.8864  
 9320 SAN F ALBUQUER OAKLAND ALBUQUER LT 31 BLK 2 V 0.8864  
 6501 EAGL ALBUQUER OAKLAND ALBUQUER \* 003 028T V 0.8864  
 8101 LOM/ALBUQUER 8721 SAN F ALBUQUER LT 22-D-2 EC 0.9183  
 9320 SAN F ALBUQUER OAKLAND ALBUQUER LT 29 BLK 2 V 0.8864  
 6501 EAGL ALBUQUER OAKLAND ALBUQUER \* 001 028T V 0.7252  
 9320 SAN F ALBUQUER OAKLAND ALBUQUER LT 30 BLK 2 V 0.8864  
 5995 ALAV ALBUQUER 5995 ALAV ALBUQUER TR A-1-A SI C 10.1339

September 28, 2017

Property Owner:

#### NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, November 9, 2017 at 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following item.

#### EPC RULES OF CONDUCT OF BUSINESS

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

Staff reports and supplemental materials are posted on the City website, <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-staff-reports>, on Thursday, November 2, 2017.

#### REQUEST

Consensus Planning, agent for Legacy Hospitality, request a Zone Map Amendment for all or a portion of Tract A, Unit B, North Albuquerque Acres zoned SU-2 for HC or NC, located on San Pedro Drive NE, between Alameda Boulevard and Oakland Avenue NE, containing approximately 4.8 acres. The request is for a Zone Change from SU-2 for HC or NC to SU-2 for HDR.

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

Sincerely,

Consensus Planning, Inc.

Property owners within 1072

7017 1450 000 825 454

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
<b>Total Postage and Fees</b>	<b>\$6.59</b>	

Sent To: VANDY INVESTMENTS LLC C/O  
LEGACY HOSPITALITY  
5501 EAGLE ROCK AVE NE B5  
ALBUQUERQUE NM 87113-2478

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

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
<b>Total Postage and Fees</b>	<b>\$6.59</b>	

Sent To: JORONADO AUTO SALVAGE  
9320 SAN PEDRO DR NE  
ALBUQUERQUE NM 87114

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

7017 1450 000 825 454

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ALBUQUERQUE, NM 87113

Certified Mail Fee	\$3.35	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
<b>Total Postage and Fees</b>	<b>\$6.59</b>	

Sent To: VANDY INVESTMENTS LLC C/O  
LEGACY HOSPITALITY LLC  
5501 EAGLE ROCK AVE NE B5  
ALBUQUERQUE NM 87113-2478

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
<b>Total Postage and Fees</b>	<b>\$6.59</b>	

Sent To: LOUCKS RICHARD A & PATRICIA A  
CO-TRUSTEES LOUCKS TRUST  
9320 SAN PEDRO NE  
ALBUQUERQUE NM 87113

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ALBUQUERQUE, NM 87113

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Extra Services & Fees (check box, add fee as appropriate)	\$2.75	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
<b>Total Postage and Fees</b>	<b>\$6.59</b>	

Sent To: MILLER LAWRENCE H & KAREN G  
5995 ALAMEDA BLVD NE  
ALBUQUERQUE NM 87113

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ALBUQUERQUE, NM 87113

Certified Mail Fee	\$3.35	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
<b>Total Postage and Fees</b>	<b>\$6.59</b>	

Sent To: JORONADO AUTO SALVAGE INC  
9320 SAN PEDRO DR NE  
ALBUQUERQUE NM 87114

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

2 of 2

7007 1450 0000 8334 4531

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ALBUQUERQUE, NM 87110

Certified Mail Fee	\$3.35	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	

Postage	\$0.49
<b>Total Postage and Fees</b>	<b>\$6.59</b>

Sent To: **QUALITY JEEP LIMITED**  
 Street and Apt. #: **PARTNERSHIP**  
**101 LOMAS BLVD NE**  
 City, State, ZIP+4: **ALBUQUERQUE NM 87110**



7007 1450 0000 8334 4531

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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ALBUQUERQUE, NM 87122

Certified Mail Fee	\$3.35	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	

Postage	\$0.49
<b>Total Postage and Fees</b>	<b>\$6.59</b>

Sent To: **MOD LLC**  
 Street and Apt. #: **11010 RANCHITOS RD NE**  
**ALBUQUERQUE NM 87122**  
 City, State, ZIP+4: **ALBUQUERQUE NM 87122**

