Environmental Planning Commission

Agenda Number: 01
Project #: 2018-001843
Case #: RZ-2019-00058
Hearing Date: October 10, 2019

Staff Report

Agent	City of Albuquerque
Applicant	City of Albuquerque
Request	Text Amendments to the Integrated Development Ordinance (IDO) to adopt zoning conversion rules for 36 properties submitted to the Phase 2 zoning conversion process
Location	Citywide

Staff Recommendation

That a recommendation of APPROVAL of case #RZ-2019-00058, based on the Findings beginning on p. 20, be forwarded to the City Council.

Staff Planners

Russell Brito, Division Manager
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Summary of Analysis

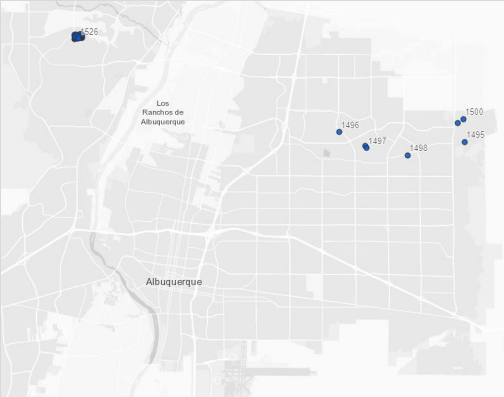
The request is for a legislative amendment to the text of the IDO to adopt zoning conversion rules for 36 properties that were submitted to the Phase 2 zoning conversion process. These properties, known collectively as Batch 3, meet at least 1 of 5 criteria for a voluntary zoning conversion that the City Council established for property owners via Resolution 18-29. Details regarding each property are found in the summary tables attached to this Staff report.

The request furthers several applicable goals and policies in the Comprehensive Plan that pertain to community identity and land use.

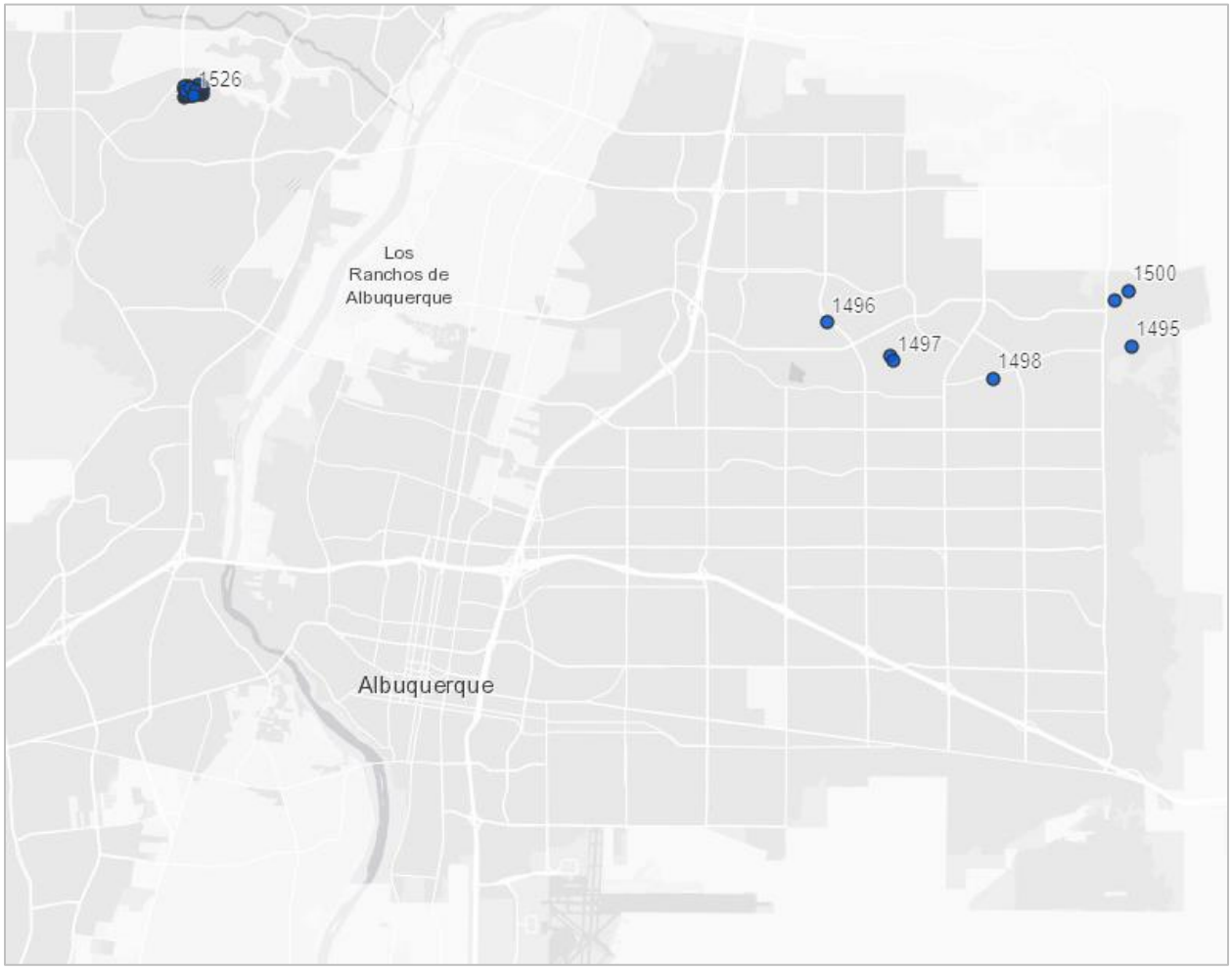
As directed by Resolution 18-29, Staff developed an extensive outreach strategy to let the public know about the voluntary zoning conversion process, including advertisements, meetings, presentations, mailed inserts, and direct mailing to property owners of properties likely to be eligible for the process.

As of this writing, Staff has not received any substantive comments about Batch 3 properties and is not aware of any opposition. Staff recommends that a recommendation of approval be forwarded to the City Council.

Map – Citywide



Interactive map available online:
https://tinyurl.com/batch3zc-map



This is a legislative action to adopt IDO Zoning Conversion Rules for the properties identified in the map above and described in detail in tables included in the attachments.

The map above is available online here: https://tinyurl.com/batch3zc-map.

Table of Contents

I. Introduction 4
II. Analysis of City Plans, Policies, and Ordinances 7
III. Public Outreach 12
IV. R-18-29 Criteria
Criterion 1: Nonconforming Use 14
Criterion 2: Voluntary Downzone (7 *of 36 properties)* 14
Criterion 3: Floating Zone Line 15
Criterion 4: Prior Special Use or RD Zoning *(29 of 36 properties)* 15
Criterion 5: Size Thresholds 18
V. Notice 18
VI. Agency & Neighborhood Concerns 19
VII. Conclusion 19
Findings 19
Recommendation 27
Agency Comments 28
Attachments 30

I. INTRODUCTION

Request

This is a request for a legislative amendment to the Integrated Development Ordinance (IDO) text to adopt zoning conversion rules for 36 properties that have been submitted to the Phase 2 zoning conversion process and that meet the criteria for a voluntary zoning conversion, as directed by City Council via Resolution 18-29 (Enactment No. R-018-019). (See attachment.)

If the City Council ultimately adopts the legislation (i.e. the zoning conversion rules for the 36 properties), the properties will be converted to the recommended zone districts, and the Official Zoning Map will be revised accordingly. This is a citywide action.

The request is being processed according to the procedural requirements in IDO Section 14-16-6-7(D) – Amendment to IDO Text. The review and decision criteria will be those identified in Council Resolution 18-29. (See attachment – PRT Meeting Notes.)

These Phase 2 zoning conversions are intended to resolve issues not addressed by the adoption of the IDO in November 2017 via Ordinance 17-49 (Enactment No. O-2017-025) and amended via Ordinance 18-11 (Enactment No. O-2018-009).

Batch 3 includes 36 properties whose owners have opted into this process. Staff received these requests by May 17, 2019, the deadline to submit requests per Resolution 18-29 (Enactment No. R-018-019), but seven were inadvertently omitted from Batch 2, leading to the need for a Batch 3. Another 29 were deemed eligible for the process, but not included in Batch 2 on the basis that the requested zone did not meet the intent of R-18-29. Staff has analyzed these zoning conversion requests to confirm eligibility based on at least one of the five conversion criteria identified in R-18-29.

Organization

The attached document "Rules for Zoning Conversion – Batch 3 Properties" is an itemized list of properties for consideration for conversion to a different IDO zone district. The list of properties includes the pre-IDO zoning, IDO zone district, the zoning conversion requested by the property owner, the zoning conversion recommended by Staff, and the applicable eligibility criteria. The list also includes a brief description of Staff's recommendation.

The first table is organized according to the Form ID number, which is a unique identifying number for each property for which the City received a Request and Agreement Form from a property owner. (See attachments.)

The 36 properties in Batch 3 are also organized into tables based on each eligibility criterion. (See attachments.) Only two of the five criterion were used for the properties in Batch 3. Within all categories other than Voluntary Downzone (which includes properties in Areas of Consistency exclusively), properties are grouped according to City Development Area (i.e. into Areas of Consistency or Areas of Change).

EPC Role

The EPC is hearing this case pursuant to IDO Subsection 14-16-6-7(D), Amendment to IDO Text.

As a recommending body for this legislative process, the EPC is tasked with reviewing the proposed zoning conversions and making a recommendation to the City Council, which will make the final decision.

The EPC should base its recommendation on whether the proposed Phase 2 zoning conversion rules are consistent with the ABC Comprehensive Plan (Comp Plan) and the citywide IDO implementation goals for properties that meet at least 1 of the 5 eligibility criteria outlined in Resolution 18-29.

History/Background

The City Council adopted the IDO via Ordinance 17-49 (Enactment No. O-2017-025), and the IDO became effective May 17, 2018. The IDO was enacted as part of a citywide effort to update and replace the City's 40-year-old, 1970s-era Comprehensive Zoning Code with a new regulatory tool to implement the Comprehensive Plan for land within the municipal boundaries of the City of Albuquerque. The intent of the IDO was to update the City's land use and zoning framework for future development without eliminating the ability for lawful, existing land uses to continue after the IDO's adoption.

The IDO established new zone districts and converted approximately 1,200 individual zones into one of the 20 new zone districts through the application of zoning conversion rules. This Phase 1 zoning conversion matched permissive uses as closely as possible from the pre-existing zoning districts to the new IDO zone districts. The Phase 1 zoning conversions went into effect on May 17, 2018, following 6-month amendments adopted via Ordinance 18-11 (Enactment No. O-2018-009).

Five issues known at the time of IDO adoption were not addressed through the Phase 1 conversion effort, but were included as criteria in Resolution 18-29 (Enactment No. R-2018-019), adopted by the City Council at the same time as the IDO 6-month amendments. Resolution 18-29 directed the Planning Department to create a voluntary process for property owners to resolve these five issues on properties throughout the City. (See attachment.) The five issues are described briefly here and in more detail in Section IV of this report.

1. **Nonconforming Use**: The zoning conversion will remedy a nonconforming use of the property.

2. **Voluntary Downzone**: The zoning conversion will result in a less intense or less dense IDO zone district in an Area of Consistency that is compatible in scale and intensity with the existing land use at the site and surrounding development patterns.

3. **Floating Zone Line**: The zoning conversion will remedy a boundary that does not correspond to a lot line in either the Bernalillo County Assessor's data or in Albuquerque Geographic Information Systems (AGIS) City parcel data (i.e. a "floating zone line").

4. **Prior Special Use or R-D Zoning**: The zoning conversion is for undeveloped property previously regulated by the Residential and Related Uses Zone, Developing Area (R-D), or by special use zoning (SU-1, SU-2, or SU-3), and an IDO zone designation other than what was assigned through the Phase 1 conversion process will be more appropriate for the site.

5. **Size Thresholds**: The zoning conversion is for property converted to Planned Development (PD) or Non-residential Business Park (NR-BP) zone districts, but the property does not meet size thresholds IDO established for those zone districts.

Process

Property owners opted into the zoning conversion process by signing a Phase 2 Zoning Conversion Request and Agreement Form. (See attachment.) If there were multiple owners, each owner submitted a signed form for the same property. Staff confirmed the eligibility of the property pursuant to the five criteria in R-18-29 and recommended a zone conversion based on the owner's request, appropriate resolution of the issue identified in R-18-29, and compatibility with the surrounding land use and zoning patterns.

In most cases, Staff recommended the same zoning conversion that the property owner requested. Where they differ, Staff recommended a different zoning conversion because that zone district allows existing uses on the property, resolves any issues identified in R-18-29, and is more compatible with surrounding land use and zoning patterns than what the property owner requested.

After staff submitted Batch 2 on May 30, 2019, forms for several properties that had been submitted prior to the may 17th 2019 deadline were found to have been omitted from Batch 2. Of these, seven are in neighborhoods where multiple property owners submitted forms to be included in the process and were omitted inadvertently. The other 29 are individual parcels within an undeveloped subdivision owned by a single individual. These properties were deemed eligible for the process, but not included in Batch 2 on the basis that the requested zone did not meet the intent of R-18-29.

Property owners can remove their properties from the zoning conversion process at any time before the City Council takes final action on this legislation.

If City Council approves the zoning conversion rules, the Official Zoning Map will be updated as soon as possible once the Ordinance adopting the zoning conversion rules becomes effective.

II. ANALYSIS OF APPLICABLE PLANS, POLICIES, AND ORDINANCES

Integrated Development Ordinance (IDO)

The request was submitted subsequent to the IDO's effective date of May 17, 2018, and therefore is subject to its applicable standards and processes.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

The request for an amendment to IDO text to adopt zoning conversion rules for 36 properties that will be reflected on the Official Zoning Map furthers the following, applicable Comprehensive Plan Goals and Policies:

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

Policy 4.1.1-Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

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

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

Regarding each criterion in R-18-29:

- **Criterion #2: Voluntary Downzone**

  For the 7 properties that qualify as voluntary downzones, these zoning conversions would establish zone districts that better match existing land uses and lot sizes. If approved, the request would promote the protection and enhancement of neighborhood character by establishing zoning conversions that allow appropriate and contextual land uses. The proposed zoning conversions are compatible with surrounding land uses and zoning patterns, which would act to reinforce established character and protect identity and cohesiveness in developed neighborhoods (Policy 4.1.2). The request furthers Policy 4.1.1-Distinct Communities, Policy 4.1.2-Identity and Design, and Policy 4.1.4-Neighborhoods.

- **Criterion #4: Undeveloped Prior SU-1 & RD**

  For the 29 properties that qualify based on undeveloped prior SU-1 or RD zoning, these zoning conversions could establish a zone district that is more appropriate for the context of these undeveloped properties. Allowing single-family residential uses in this area would be compatible with surrounding development; however, the parcels included in the request are not contiguous and are distributed throughout the subdivision. If this request is approved, the remaining 25 parcels within this development will have a different character because single-family residential is not allowed in MX-L. Those parcels could develop with townhouse or multi-family residential, office, institutional, and/or commercial uses.

If approved, the request to convert the vacant land would encourage development that is consistent with the single-family residential uses of surrounding neighborhoods; however, the existing lot sizes and platting pattern are likely to result in a development that is inconsistent with the character of surrounding communities (Policy 4.1.1). This development is subdivided as a large-lot commercial area; residential uses are likely to be developed with multiple cul-de-sacs that serve each 1-acre lot. Further, establishing a checkerboard zoning pattern for this undeveloped subdivision is likely to create a less cohesive development in the future as multi-family and non-residential uses are constructed. The request partially furthers and partially conflicts with Policy 4.1.1-Distinct Communities, Policy 4.1.2-Identity and Design, and Policy 4.1.4-Neighborhoods.

Goal 4.2-Process: Engage communities to identify and plan for their distinct character and needs.

Policy 4.2.2- Community Engagement: Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.

An extensive public outreach effort to engage communities is part of the request. (See also Section III of this report.) The outreach focused on helping residents learn what their IDO zoning designation is and determine if the existing use is allowed. This effort engaged communities and individuals to better understand zoning and land use, and thereby identify and plan for the distinct character and needs of their property and area (Goal 4.2). Staff worked with individuals and neighborhoods to facilitate meaningful engagement opportunities to address residents' needs (Policy 4.2.2). The request furthers Goal 4.2-Process and Policy 4.2.2-Community Engagement.

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

c) Maintain the characteristics of distinct communities through zoning and design standards that are consistent with long-established residential development patterns.

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

Regarding each criterion in R-18-29:

- **Criterion #2: Voluntary Downzone**

For the 7 properties that qualify as voluntary downzones, the request would maintain the characteristics of distinct communities through establishing zoning that is consistent with established residential development. The request furthers Policy 5.2.1-Land Uses.

- **Criterion #4: Undeveloped Prior SU-1 & RD**

The request is not likely to contribute to creating healthy, sustainable, and distinct communities because it will establish an irregular, patchwork zoning pattern in

this undeveloped subdivision among lots that allow single-family dwellings and those that do not. This is inconsistent with long-established residential development patterns that are created when an area has a uniform zone. Infill development will be encouraged on lots with MX-T zoning that is inconsistent in form and scale with the development and uses allowed on the abutting MX-L zoning. The request is inconsistent with Policy 5.2.1-Land Uses.

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

Regarding criterion #4 in R-18-29:

For the 29 properties in an undeveloped subdivision on the West Side, the requested conversion would allow a new land use, single-family residential dwellings, which is not allowed by the existing MX-L zoning. This portion of the request conflicts with Policy 5.2.1.k.

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

For the 29 properties in an undeveloped subdivision on the West Side, the requested conversion would allow single-family residential development in an area that was previously intended for commercial uses, as demonstrated by the prior "SU-1 for C-1 Uses" zoning. The IDO converted the property to MX-L, which allows multi-family development, office, and small retail uses. The intent of this requested conversion is to allow more single-family residential development, which is inconsistent with Goal 5.4 Jobs-Housing Balance.

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

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.

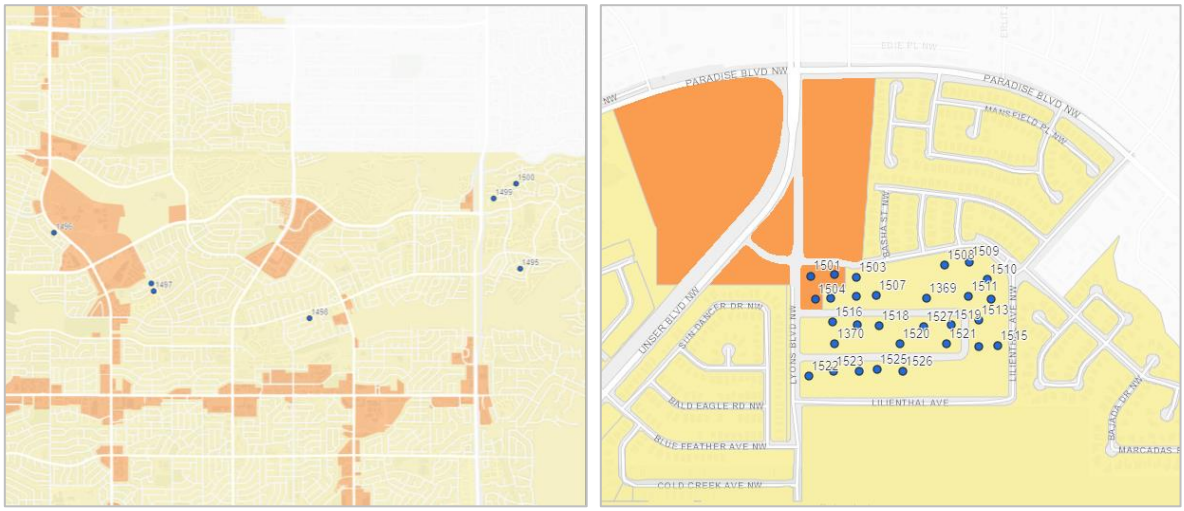
Batch 2 of the Phase 2 Zoning Conversion process contains 3 properties in an Area of Change, as shown in the map below. These 3 properties are inconsistent with the rest of the undeveloped subdivision – the rest of the subdivision is Area of Consistency. If approved, the proposed zoning conversions would be a downzone and would thus direct less intense development in this area where more intense development is encouraged. The request does not further Goal 5.6-City Development Areas and Policy 5.6.2-Areas of Change.

Batch 2 Properties in Areas of Change in Orange (3 of 36 properties)

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

Batch 3 of the Phase 2 Zoning Conversion process contains 33 properties in an Area of Consistency, as shown in the map below. For the 7 properties located in existing neighborhoods that qualify based on the voluntary downzone criterion (Criterion #2), the proposed zoning conversions would establish appropriate zone districts that protect, reinforce, and enhance the character of existing single-family neighborhoods in Areas of Consistency. The request furthers Policy 5.6.3-Areas of Consistency.

For the 26 properties that are undeveloped and qualify based on the former SU and R-D criterion (Criterion #4), the proposed zoning conversions would be a downzone that would allow for less dense or intense development. Because the surrounding area contains largely single-family subdivisions, the conversion could result in future development on that portion of the subdivision that is consistent with other nearby single-family residential developments. The request could be considered consistent with Policy 5.6.3-Areas of Consistency. Alternately, the request does not protect and enhance the character of areas outside of Centers and Corridors because it would establish an irregular, patchwork zoning pattern in this undeveloped subdivision among lots that allow single-family dwellings and those that do not. This is generally inconsistent with typical zoning approaches that would create a uniform development character and pattern. The request could be considered in conflict with Policy 5.6.3.



Batch 2 Properties in Areas of Consistency in yellow (33 of 36 properties)

<u>Goal 5.7-Implementation Processes:</u> Employ procedures and processes to effectively and equitably implement the Comp Plan.

The IDO's procedures and processes work to effectively and equitably implement the Comprehensive Plan. The proposed zoning conversions are a necessary follow-up procedure to address mismatches of land use and zoning and create greater zoning and land use compatibility between properties in neighborhoods. If adopted, the zoning conversions would support efforts to effectively and equitably implement the Comprehensive Plan. The request furthers Goal 5.7-Implementation Processes.

<u>Policy 5.7.2-Regulatory Alignment:</u> Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

c) Avoid the use of SU-1 as a tool to negotiate design or use standards between stakeholders and limit its application to uses specified in the SU-1 zone.

If approved, the request would serve to update a regulatory framework by establishing legislative conversion rules that apply zoning districts that are appropriate for existing uses and contextually compatible with the area surrounding them. In addition to supporting desired growth and economic development, this request would move the City's zoning system away from one-off approaches for individual properties to a regulatory code that includes appropriate mixes of land uses in base zones and predictable standards to facilitate high-quality development. The request furthers Policy 5.7.2-Regulatory Alignment.

<u>Action 5.7.2.16:</u> Work with property owners to identify mismatches between existing land uses, zoning, and the Comp Plan vision and recommend City-sponsored zone changes for the future.

The above action was specifically added to the 2017 Comprehensive Plan to recognize existing issues regarding mismatches of land use and zoning and the intended regulatory updates needed to address them. From the outset, the Phase 2 zoning conversion process established by R-18-29 was explicitly intended to accomplish regulatory alignment beyond what was accomplished in Phase I. The request implements Action 5.7.2.16.

Regarding criterion #2 in R-18-29:

> ***Voluntary Downzones: For the 7 properties that qualify as voluntary downzones, these zoning conversions will establish zone districts that match existing land uses.***

II. Public Outreach

City Council Resolution 18-29 directed the Planning Department to do outreach and advertising citywide to alert property owners of the opportunity to participate in the Phase 2 zoning conversion process. (See attachments.) Consequently, the Planning Department developed an extensive and robust public outreach strategy.

Free Advertising

Free advertising included Constant Contact emails sent to a distribution list of more than 10,000 people, including all Neighborhood Association representatives with email addresses on file with the Office of Neighborhood Coordination. Monthly articles or advertisements about the zoning conversion process appeared in the City's Neighborhood News monthly beginning in June 2018 and continuing through July 2019. A slider with information appeared at the top of the ABC Libraries webpage in September and October 2018 and February 2019. (See attachments.)

Since adoption of the IDO, the Planning Department has also used social media, including Facebook and NextDoor, to post information about this process. From September to November 2018, the social media campaign focused on the Phase 2 conversion effort.

Paid Media Advertising

Paid print advertising included ads in the *Albuquerque Journal* on September 10, 22, and 24, 2018; October 6, 2018; and February 2, 4, 16, and 18, 2019. Paid print ads appeared in the *Weekly Alibi* on September 13 and 27, 2018; February 18-24; and March 4-10. Print ads appeared in Albuquerque Business First from February through April 2019.

Radio ads aired on I Heart Media stations from September 10-16, 2018; September 24-30; February 18-24, 2019; and March 4-10, 2019. Radio ads aired in Spanish on February 4-March 29 on KANW and Univision Spanish Radio. Advertisements were placed on City buses from September 2018 through February 2019.

Mailed Outreach

Every property owner in Albuquerque received information about this process in English and Spanish via an insert in their Property Tax bill from the Bernalillo County Treasurer

in early November 2018. In addition, property owners received information via an insert in their water bill in December 2018.

A direct mailing was sent to property owners whose property was likely to be eligible for this zoning conversion process based on 1 or more of the 5 criteria. The Planning Department performed an analysis using GIS to identify over 30,000 properties that were likely to be eligible based on based on pre-IDO zoning, current zoning, lot size, and/or land use category according to existing City records.

- For owners with fewer than 5 eligible properties, postcards were mailed to the property owner identified in the Bernalillo County Assessor's records for each property.
- For owners with over 5 eligible properties, the Planning Department sent letters to those individuals, businesses, or agencies to minimize the postage costs.

Most of the postcards and letters were mailed in December 2018, notifying owners of approximately 21,000 properties; a smaller second mailing was completed in March 2019, notifying owners of approximately 10,000 properties.

Meetings and Presentations

Since adoption of the IDO, the Planning Department has met with, or presented to, approximately 800 people. These events included public meetings, neighborhood association or coalition presentations, office hour appointments, and tabling at various community events.

Between August and October 2018, Staff tabled and distributed information at nine community events, including the Downtown Growers' Market, the Rail Yards Market, the Mile-Hi Market, and the International Festival.

Planning Staff was invited to either present at, or be available for one-on-one questions with area residents at, 13 neighborhood association (NA) meetings: Wells Park NA, Bear Canyon NA, University Heights NA, Near North Valley NA, District 8 Coalition, Supper Rock NA, Academy Estates East NA, Huning Highland NA, Silver Hills NA, Santa-Barbara Martineztown Work Group, Raynolds Addition NA, Santa Barbara-Martineztown NA, and Nob Hill NA. Outreach also included presenting to several groups by request, including UNM, the Apartment Association of New Mexico, and Greater Albuquerque Area Realtors.

Approximately 40 individuals and neighborhood association groups attended office hours.

III. R-18-29 CRITERIA FOR ZONING CONVERSIONS

Criterion 1: Nonconforming Use

None of the properties in Batch 3 qualify based on Criterion 1.

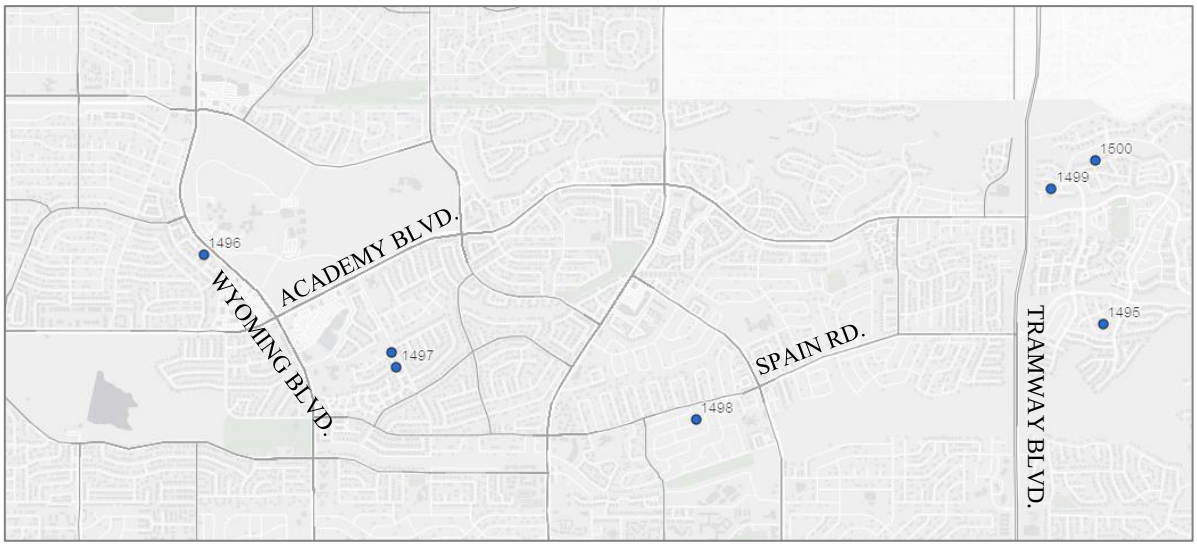
Criterion 2: Voluntary Downzone (7 of 36 properties)

The second criterion adopted by City Council in R-18-29 is for properties where "[the] zoning conversion would result in a less intense or less dense IDO zone district in an Area of Consistency that is compatible in scale and intensity with the existing land use at the site and surrounding development patterns."

The IDO establishes protections for certain residential zone districts that are intended only for low-density residential development, which includes single-family detached houses, duplexes, manufactured home communities, and townhouses. Many properties throughout Albuquerque developed with low-density residential uses, even though the zone district allowed higher-density uses. For example, some areas are zoned R-ML (which allows duplexes, townhouses, and multi-family uses) but developed with single-family land uses. Property owners in these areas may prefer the R-1 zone district, which more closely matches their land use pattern and may provide additional protections.

The Comprehensive Plan establishes Areas of Consistency, where the character, scale, and pattern of the built environment is to be protected and reinforced over time. This Phase 2 zoning conversion process provides the opportunity to convert the zoning on properties in Areas of Consistency from a higher-density to a lower-density zone district that still allows the existing use on the property.

There are 7 properties in an Area of Consistency whose owners have opted in to the voluntary zoning conversion process for a voluntary downzone, as shown in the map below. (See attachment – Rules for Zoning Conversion – Batch 3 Properties, Criteria 2: Voluntary Downzone.)



Batch 3 Properties – Voluntary Downzone Criterion (7 of 36 properties)

There are several neighborhood associations where most or all of the properties in an area have a zone district that allows multiple dwellings per lot (i.e. R-T, R-ML, R-MH, or MX-T) but are developed with low-density residential development. In these areas, many property owners would prefer a less dense Residential zone district that would better match the pattern of surrounding development and would provide additional protections for the low-density residential development. In these neighborhoods, residents organized to inform their neighbors of the Phase 2 zoning conversion process and helped collect Property Owner Request and Agreement forms to participate. Staff agrees that these conversions are appropriate as voluntary downzones. These include (described from west to east):

- 1 property in the Bear Canyon neighborhood near Wyoming and Burlison that is zoned R-MH. Staff recommended that these properties convert to R-T to reflect the mixed pattern of low-density residential development in this area.
- 2 properties in the Lamplighter Estates area near Moon and Academy that are zoned R-ML and the property owner requested R-1. Staff recommended that these properties convert to R-1B based on the average lot size in this neighborhood.
- 1 property in the Oso Grande area near Spain and Juan Tabo that is zoned R-T and the property owner requested R-1 zoning. Staff recommended R-1A due to the lot sizes and dwellings that are generally built on one of the side lot lines.
- 3 properties in the High Desert area near Tramway and Spain that are zoned R-T and the property owner requested R-1. For different subdivisions within High Desert, staff recommended a "flavor" of R-1 (R-1A, B, or C) depending on the average lot size of the portion of the subdivision.

Criterion 3: Floating Zone Line

None of the properties in Batch 3 qualify based on Criterion 1.

Criterion 4: Prior Special Use or RD Zoning (29 of 36 properties)

The fourth criterion adopted by City Council in R-18-29 is for properties where "[the] zoning conversion is for undeveloped property previously regulated by the Residential and Related Uses Zone, Developing Area (R-D), or by special use zoning (SU-1, SU-2, or SU-3), and an IDO zone designation other than what was assigned through the Phase 1 conversion process would be more appropriate for the site."

Many of the City's previous zone districts established allowable uses and development standards for each property through a site development plan (including 23,525 properties zoned SU-1 or R-D) and/or Sector Development Plan (including over 400 unique SU-2 zones). Together, almost 40% of the acreage in the City was controlled by one-off regulations outside of the Zoning Code for individual sites or small geographic areas.

For the Phase 1 conversion, Staff reviewed the title/descriptor of the SU-1, SU-2, or SU-3 zone district and matched the bundle of uses as closely as possible to a new IDO zone

district that allowed the same uses in a set of conversion rules adopted by the City Council.

Some SU zone districts established allowable uses by referencing a base zone from the Zoning Code and identifying additional uses. The Phase 1 zoning conversion matched the base zone to the closest corresponding IDO zone district, potentially eliminating additional allowable uses. For example, "SU-1 for C-1 Uses" converted to MX-L, which is the corresponding base zone for C-1 throughout the city. However, SU-1 for C-1 Uses was interpreted to allow all C-1 uses (permissive or conditional) permissively, so some uses may have gone from being allowed permissively to being conditional or not allowed at all.

For undeveloped properties formerly zoned SU or RD, the Phase 2 conversion allows a zoning conversion to an IDO zone district that reflects the intentions of the property owner for future development, whether to restore a use allowed under the prior SU or RD zone or to establish allowable uses by the conversion to a base zone district for properties that never had an approved site development plan to define allowable uses. This Phase 2 zoning conversion process provides the opportunity to determine a more appropriate zone district for such properties based on existing entitlements and surrounding context.

There are 29 properties that are undeveloped land with prior SU-1 zoning, as shown in the map below. Three of these are in an Area of Change, and 26 are in an Area of Consistency. (See attachment – Rules for Zoning Conversion – Batch 3 Properties, Criteria 4: Prior SU or RD Zoning.)

Batch 3 Properties – Prior SU or RD Zoning Criterion (29 of 36 properties).

29 properties are in an undeveloped subdivision near Paradise Blvd. and Unser Blvd. NW where the previous zoning was SU-1 for C-1 Uses. The property owner requesting this conversion owns about half of the properties in this subdivision, which are generally not contiguous (see map above). If approved, this conversion would create a mix of MX-L and MX-T zoning.

The requested conversion is from MX-L to MX-T, which would allow for the development of single-family detached dwellings. Although the prior SU-1 zone refers to the C-1 zone, which was generally intended to be a commercial zone, the general interpretation of the title of the zone, "SU-1 for C-1 Uses," was that it allowed all of the conditional uses permissively. Based on that interpretation, single-family detached dwellings would have been allowed under the previous zoning. But also, some uses that are more intense would have also been allowed permissively. In whole, the "SU-1 for C-1 Uses" zoning resulted in a more diverse and intense set of allowable uses than would have been allowed with C-1 zoning. Uses such as kennels, mortuaries, outdoor storage,

fueling stations, would have been allowed alongside single-family and multi-family land uses, resulting in a potentially more intense and mixed land use pattern. The IDO intentionally changed the land use entitlements to create zones that only allowed uses that are compatible in scale and intensity in each zone. Further, the Comprehensive Plan discourages single-family development on the West Side. It would be more appropriate for the EPC to review this request as a Zoning Map Amendment to determine whether such a change is appropriate given based on the zone change criteria.

Criterion 5: Size Thresholds

None of the properties in Batch 3 qualify based on Criterion 1.

IV. NOTICE

Required Notice for the EPC Hearing

The required notice for an Amendment to IDO Text is published, mailed, and posted on the web. (See Table 6-1-1: Summary of Development Review Procedures.) A neighborhood meeting is not required for an Amendment to IDO Text. The City published notice of the EPC hearing on June 19, 2019 in the ABQ Journal legal ads. (See attachment.)

First class mailed notice was sent to the two representatives of each Neighborhood Association and Coalition that is registered with the Office of Neighborhood Coordination according to the requirements of IDO Subsection 6-4(K)(2)(a). (See attachment for the full list of notified Neighborhood Association representatives.)

The City posted notice of the EPC hearing on the Planning Department website at this address: http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes.

The City also posted notice of the application and EPC hearing on the project website at this address: https://www.abc-zone.com/post-ido-voluntary-zone-conversion-process.

Additional Notice Provided for the EPC Hearing

An article about this voluntary zoning conversion process and the EPC hearing was published in the Office of Neighborhood Coordination Neighborhood News in June and July 2019. (See attachment – Neighborhood News article.)

Email notice about the application and the EPC hearing was sent to approximately 10,000 subscribers to the ABC-Z project update email list on June 3, 2019. (See attachment – Email Notice).

V. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

There were no agency comments received for Batch 3. Because of the similarity of this request to the first two Batches of the Phase 2 Zoning Conversion, those comments were carried forward into this staff report.

Agencies that commented noted "no comment" or "no objection" regarding the request. Long-Range Planning provided a comment that briefly explains the request and applicable procedure. Agency comments begin on p. 28.

Neighborhood/Public

Mailed and email notice was sent to every neighborhood organization registered with the Office of Neighborhood Coordination. As of this writing, Staff has not received any comments. There is no known support or opposition to the request.

VI. CONCLUSION

The request is for a legislative amendment to the IDO text to adopt zoning conversion rules for 36 properties that have been submitted to the Phase 2 zoning conversion process and that meet the criteria for a voluntary zoning conversion found in Resolution 18-29 (Enactment No. R-018-019). If approved, the properties will convert to the recommended zone districts, and the Official Zoning Map will be revised accordingly.

These 36 properties are the third of three batches of Phase 2 IDO zoning conversions submitted to the EPC for review and recommendation to City Council. Seven of the 36 proposed conversions support existing uses and help maintain existing development patterns. The other 29 proposed conversions could be seen as compatible with surrounding development, but may also be considered inappropriate conversions given the intent of the existing zoning and given that the requested zone conflicts with Comprehensive Plan policies.

Staff developed an extensive and robust public outreach strategy, as directed by Resolution R-18-29, to alert property owners of the opportunity to participate in the Phase 2 zoning conversion process. The City notified neighborhood associations and published notice as required. Staff has not received any comments in support or opposition to the request. Staff recommends that a recommendation of approval be forwarded to the City Council.

FINDINGS – RZ: 2019-00035, October 10, 2019 – Text Amendment to the IDO

1. This is a request for legislative adoption of zoning conversion rules for 36 properties located Citywide whose owners have voluntarily opted into the Phase 2 zoning conversion process established by Council Resolution 18-29 (Enactment No. R-2018-019).

2. The request is analogous to an amendment to the Integrated Development Ordinance (IDO) Text and will be processed according to the procedural requirements in Section 14-16-6-7(D) of the IDO.

3. The criteria for review and decision for this Phase 2 zoning conversion process as established in City Council Resolution 18-29 is whether the proposed zoning conversions are consistent with the Comprehensive Plan and the IDO implementation goals, citywide, for properties that fall within at least one of the following 5 categories outlined in Resolution 18-29:

   A. **Nonconforming Use**: The zoning conversion will remedy a nonconforming use of the property.

   B. **Voluntary Downzone**: The zoning conversion will result in a less intense or less dense IDO zone district in an Area of Consistency that is compatible in scale and intensity with the existing land use at the site and surrounding development patterns.

   C. **Floating Zone Line**: The zoning conversion will remedy a boundary that does not correspond to a lot line in either the Bernalillo County Assessor's data or Albuquerque Geographic Information Systems (AGIS) City parcel data (i.e. a "floating zone line").

   D. **Prior Special Use or R-D Zoning**: The zoning conversion is for undeveloped property previously regulated by the Residential and Related Uses Zone, Developing Area (R-D), or by special use zoning (SU-1, SU-2, or SU-3), and an IDO zone designation other than what was assigned through the Phase 1 conversion process will be more appropriate for the site.

   E. **Size Thresholds**: The zoning conversion is for property converted to Planned Development (PD) or Non-residential Business Park (NR-BP) zone districts that does not meet size thresholds set by the IDO for those zone districts.

4. The Phase 2 zoning conversion rules support existing uses, allow new uses compatible with surrounding development, and encourage desirable development in appropriate locations in the city.

5. This Phase 2 zoning conversion process is intended to address issues not resolved by the adoption of the IDO, in which approximately 1,200 zone districts were converted to one of 20 new zone districts established by the IDO via 1 of 3 sets of Phase 1 zoning conversion

rules: "base zones" from the Zoning Code, SU-1 or R-D zones, and SU-2/SU-3 zones from adopted Sector Development Plans.

6. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.

7. Throughout Albuquerque, many platted parcels mapped by AGIS differ from ownership parcels mapped by the Bernalillo County Assessor. For the Phase 2 zoning conversion process, the City will convert zoning to match platted parcels.

8. Regarding the 7 properties that meet **Criterion #2 (Voluntary Downzone)**, the request furthers the following applicable goals and policies from the Comprehensive Plan:

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

      Policy 4.1.1-Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

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

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

      The request will establish zone districts that better match existing land uses and lot sizes and will promote the protection and enhancement of neighborhood character by establishing zoning conversions that allow appropriate and contextual land uses. The proposed zoning conversions are compatible with surrounding land uses and zoning patterns, which will reinforce established character and protect identity and cohesiveness in developed neighborhoods.

   B. Goal 4.2-Process: Engage communities to identify and plan for their distinct character and needs.

      Policy 4.2.2-Community Engagement: Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.

      An extensive public outreach effort to engage communities is part of the request. This effort engaged communities and individuals to better understand zoning and land use, and thereby identify and plan for the distinct character and needs of their property and area (Goal 4.2). Staff worked with individuals and neighborhoods to facilitate meaningful engagement opportunities to address residents' needs (Policy 4.2.2).

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

Policy 5.2.1.c: Maintain the characteristics of distinct communities through zoning and design standards that are consistent with long-established residential development patterns.

The request will maintain the characteristics of distinct communities through establishing zoning that is consistent with established residential development patterns.

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

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

For the 7 properties located in existing neighborhoods that qualify based on the voluntary downzone criterion (Criterion #2), the proposed zoning conversions will establish appropriate zone districts that protect, reinforce, and enhance the character of existing single-family neighborhoods in Areas of Consistency.

E. Goal 5.7-Implementation Processes: Employ procedures and processes to effectively and equitably implement the Comp Plan.

The IDO's procedures and processes work to effectively and equitably implement the Comprehensive Plan. The proposed zoning conversions are a necessary follow-up procedure to address mismatches of land use and zoning and create greater zoning and land use compatibility between properties in neighborhoods, which will support efforts to effectively and equitably implement the Comprehensive Plan.

F. Action 5.7.2.16: Work with property owners to identify mismatches between existing land uses, zoning, and the Comp Plan vision and recommend City-sponsored zone changes for the future.

The above action was specifically added to the 2017 Comprehensive Plan to recognize existing issues regarding mismatches of land use and zoning and the intended regulatory updates needed to address them. From the outset, the Phase 2 zoning conversion process established by R-18-29 was explicitly intended to accomplish regulatory alignment beyond what was accomplished in Phase 1.

9. **[O.1]** Regarding the 29 properties that meet **Criterion # 4 (Undeveloped Prior SU-1 & RD)**, the request is consistent with the following applicable goals and policies from the Comprehensive Plan:

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

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

The request will contribute to creating healthy, sustainable, and distinct communities

with a mix of uses because the proposed zoning conversions are compatible with surrounding development patterns, which will support the community while facilitating a contextually-appropriate mix of uses. Infill development will be encouraged because prior zoning entitlements will be more accurately reflected in zoning that is more contextually appropriate and subject to standards that create high-quality development.

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

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

For the 26 properties that are undeveloped and qualify based on the former SU and R-D criterion (Criterion #4), the proposed zoning conversions would be a downzone that would allow for less dense or intense development. Because the surrounding area contains largely single-family subdivisions, the conversion could result in future development on that portion of the subdivision that is consistent with other nearby single-family residential developments.

C. Goal 5.7-Implementation Processes: Employ procedures and processes to effectively and equitably implement the Comp Plan.

The IDO's procedures and processes work to effectively and equitably implement the Comprehensive Plan. The proposed zoning conversions are a necessary follow-up procedure to address mismatches of land use and zoning and create greater zoning and land use compatibility between properties in neighborhoods, which will support efforts to effectively and equitably implement the Comprehensive Plan.

D. Policy 5.7.2-Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

Policy 5.7.2.c: Avoid the use of SU-1 as a tool to negotiate design or use standards between stakeholders and limit its application to uses specified in the SU-1 zone.

The request will serve to update a regulatory framework by establishing legislative conversion rules that apply zoning districts that are appropriate for existing uses and contextually compatible with the area surrounding them. In addition to supporting desired growth and economic development, this will move the City's zoning system away from one-off approaches for individual properties to a regulatory code that includes appropriate mixes of land uses in base zones and predictable standards to facilitate high-quality development.

10. **[O.2]** Regarding the 29 properties that meet **Criterion # 4 (Undeveloped Prior SU-1 & RD)**, the request conflicts with the following applicable goals and policies from the Comprehensive Plan:

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

Policy 4.1.1-Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

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

The request could encourage development that is consistent with the single-family residential uses of surrounding neighborhoods; however, the existing lot sizes and platting pattern are likely to result in a development that is inconsistent with the character of surrounding communities in terms of platting and site access. This development is subdivided as a large-lot commercial area; residential uses are likely to be developed with multiple cul-de-sacs that serve each 1-acre lot. Further, establishing a checkerboard zoning pattern for this undeveloped subdivision is likely to create a less cohesive development in the future as multi-family and non-residential uses are constructed, which is inconsistent with Goal 4.1, Policy 4.1.1, and Policy 4.1.2.

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

Policy 5.2.1.c: Maintain the characteristics of distinct communities through zoning and design standards that are consistent with long-established residential development patterns.

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

The request is not likely to contribute to creating healthy, sustainable, and distinct communities because it will establish an irregular, patchwork zoning pattern in this undeveloped subdivision among lots that allow single-family dwellings and those that do not. This is inconsistent with long-established residential development patterns that are created when an area has a uniform zone. Infill development will be encouraged on lots with MX-T zoning that is inconsistent in form and scale with the development and uses allowed on the abutting MX-L zoning. The request is inconsistent with Policy 5.2.1.

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

For the 29 properties in an undeveloped subdivision on the West Side, the requested conversion would allow a new land use, single-family residential dwellings, which is not allowed by the existing MX-L zoning. The request conflicts with Policy 5.2.1.k.

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

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.

Batch 3 of the Phase 2 Zoning Conversion process contains 3 properties in an Area of Change, which are incompatible with the remainder of the surrounding subdivision, which is Area of Consistency. The proposed zoning conversions for these 3 properties would be a downzone and would thus direct less intense development in this area where more intense development is encouraged. The request conflicts with Policy 5.6.2.

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

The request does not protect and enhance the character of areas outside of Centers and Corridors because it would establish an irregular, patchwork zoning pattern in this undeveloped subdivision among lots that allow single-family dwellings and those that do not. This is generally inconsistent with typical zoning approaches that would create a uniform development character and pattern. The request conflicts with Policy 5.6.3.

14. Regarding the criteria of Resolution 18-29, the request meets the intent of the Community Identity chapter of the Comprehensive Plan as follows:

A. **Voluntary Downzones:** For the 7 properties that qualify as voluntary downzones, these zoning conversions will establish zone districts that better match existing land uses and lot sizes.

B. **[O.1] Undeveloped Prior SU-1 & RD:** For the 29 properties that qualify based on undeveloped prior SU-1 or RD zoning, these zoning conversions will establish a zone district appropriate for the context for undeveloped properties where the IDO zone does not match prior entitlements.

C. **[O.2] Undeveloped Prior SU-1 & RD:** For the 29 properties that qualify based on undeveloped prior SU-1 or RD zoning, these zoning conversions will not establish a zone district appropriate for the context for undeveloped properties, even though the IDO zone does not match prior entitlements.

15. Regarding the criteria of Resolution 18-29, the request meets the intent of Areas of Change in the Land Use chapter of the Comprehensive Plan as follows:

A. **[O.1] Undeveloped Prior SU or RD:** For the 3 properties in Areas of Change that qualify based on prior special use zoning, the zoning conversions allow the development

of non-residential and mixed uses in zone districts compatible with surrounding development.

B. **[O.2] Undeveloped Prior SU or RD:** For the 3 properties in Areas of Change that qualify based on prior special use zoning, the zoning conversions would allow development of low-density residential development in an area otherwise designated for higher intensity residential uses, mixed uses, and non-residential development.

16. Regarding the criteria of Resolution 18-29, the request meets the intent of Areas of Consistency in the Land Use chapter of the Comprehensive Plan as follows:

    A. **Voluntary Downzones:** For the 7 properties in Areas of Consistency that qualify based on the voluntary downzone criterion, these zoning conversions will establish zone districts that align with existing land uses and match surrounding lot sizes, particularly in areas with predominantly single-family residential uses.

    B. **[O.1] Undeveloped Prior SU-1 & RD:** For the 23 properties in Areas of Consistency that qualify based on prior special use zoning, these zoning conversions will establish a zone district appropriate for the context for undeveloped properties where the IDO zone does not match prior entitlements.

    C. **[O.2] Undeveloped Prior SU-1 & RD:** For the 23 properties in Areas of Consistency that qualify based on prior special use zoning, these zoning conversions would not establish a zone district appropriate for the context for undeveloped properties, even though the IDO zone does not match prior entitlements.

17. As directed by Resolution 18-29, Staff developed an extensive outreach strategy to let the public know about the voluntary zoning conversion process, including advertisements, meetings, presentations, mailed inserts, and direct mailing to property owners of properties likely to be eligible for the process.

18. The required notice for an Amendment to IDO Text is published, mailed, and posted on the web. The City published notice of the EPC hearing in the ABQ Journal legal ads. First class mailed notice was sent to the two representatives of each neighborhood organization registered with the Office of Neighborhood Coordination (ONC). Notice was posted on the Planning Department website and on the project website.

19. Additional notification consisted of an article published in the Neighborhood News in June and July 2019 and email notice sent to approximately 10,000 subscribers to the ABC-Z project update email list on June 3, 2019.

20. Though a neighborhood meeting is not required for an Amendment to IDO Text, Staff met with area residents at 13 neighborhood association (NA) meetings by request: Wells Park

NA, Bear Canyon NA, University Heights NA, Near North Valley NA, District 8 Coalition, Supper Rock NA, Academy Estates East NA, Huning Highland NA, Silver Hills NA, Santa-Barbara Martineztown Work Group, Raynolds Addition NA, Santa Barbara-Martineztown NA, and Nob Hill NA.

21. As of this writing, Staff has not received any comments about Batch 3 properties. There is no known support or opposition to the request.

RECOMMENDATION

That a recommendation of APPROVAL of Project #: 2018-001843, RZ-2019-00058, a request for Text Amendments to the IDO, be forwarded to the City Council based on the preceding Findings.

Russell Brito
UD&D Manager

Mikaela Renz-Whitmore
Project Manager

Notice of Decision cc list:

List will be finalized subsequent to the EPC hearing on October 10, 2019.

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Office of Neighborhood Coordination

Long Range Planning
This is a request for a legislative action to amend the Official Zone Map for properties that meet the criteria for a voluntary zone conversion, as directed by City Council via Resolution 18-29. Long Range Planning is the applicant for this request.

This request is analogous to a text amendment and will be processed according to the Amendment to IDO Text procedures in IDO Subsection 14-16-6-7(D). The review and decision criteria are identified in Council Resolution 18-29.

CITY ENGINEER

Transportation Development
No objection to the request.

Hydrology Development

New Mexico Department of Transportation (NMDOT)
NMDOT has no comments at this time.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning
No comments.

Traffic Engineering Operations (Department of Municipal Development

Street Maintenance (Department of Municipal Development)

WATER UTILITY AUTHORITY

Utility Services

No adverse comment to the proposed amendment.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division-No comment

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT-No comment

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

AMAFCA has no comment.

ALBUQUERQUE PUBLIC SCHOOLS

No adverse impacts. The submission mentions the importance of encouraging development which meets the goals of the Albuquerque Comprehensive Plan, as specified in the Integrated Development Ordinance. This includes ensuring that development in the vicinity of schools should consider, respond to, and provide to meet infrastructural needs associated with schools, including the critical importance of establishing and maintaining safe streets and routes to school.

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

PNM has no comments based on information provided to date.

PNM Comments
Environmental Planning Commission
Public Hearing to be Held on October 10, 2019

Russell Brito:

Conditions for Approval for Project #2018-001843 (RZ-2019-00058) – Text Amendment to the IDO (Phase II, Batch 3 IDO Zoning Conversion)

PNM has no comments based on information provided to date.

Attachments

1. History – City Council Resolution 18-29

2. Application Information
   a. Application
   c. Project Letter
   d. PRT Notes

3. Zoning Conversion Rules – Batch 3 Properties

4. Notification & Neighborhood Information
   a. Letter sent to neighborhood representatives
   b. One letter sent to those representing more than one organization
   c. Mailing list/labels of neighborhood representatives notified
   d. Inquiry to ONC
   e. List of neighborhood representatives notified

5. Outreach & Advertising
   Free
   a. Neighborhood News articles in June and July 2019
   b. Email notice – September 4, 2018; October 19, 2018; December 10, 2018; January 3, 2019; February 5, 2019; April 16, 2019; June 3, 2019
   c. Library website
   Paid
   d. Insert in tax bill
   e. Insert in water bill
   f. Bus advertising
   g. Print media ad

City of Albuquerque

Office of the City Clerk

Timothy M. Keller, Mayor **Trina Gurule, Acting City Clerk**

Interoffice Memorandum

May 9, 2018

To: CITY COUNCIL

From: TRINA GURULE, ACTING CITY CLERK

Subject: BILL NO. R-18-29 ENACTMENT NO. R-2018-019

I hereby certify that on May 9, 2018, the Office of the City Clerk received Bill R-18-29 as signed by the president of the City Council, Ken Sanchez. Enactment No. R-2018-019 was passed at the May 7, 2018 City Council meeting. Mayor Keller did not sign the approved Resolution within the 10 days allowed for his signature and did not exercise his veto power. Pursuant to the Albuquerque City Charter Article XI, Section 3, this Resolution is in full effect without Mayor's approval or signature. This memorandum shall be placed in the permanent file for Bill No. R-18-29.

Sincerely,

Trina Gurule
Acting City Clerk

CITY of ALBUQUERQUE
TWENTY THIRD COUNCIL

COUNCIL BILL NO. F/S R-18-29 ENACTMENT NO. R-2018-019

SPONSORED BY: Trudy E. Jones and Isaac Benton

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RESOLUTION

REPEALING AND REPLACING C/S R-17-240; ESTABLISHING A PROCESS FOR IDO-RELATED ZONING CONVERSIONS THAT ARE TO BE PROCESSED BY THE CITY PLANNING DEPARTMENT COMMENCING ON THE EFFECTIVE DATE OF THE IDO, AND CONCLUDING WITHIN ONE YEAR THEREFROM.

WHEREAS, the City Council, the governing body of the City of Albuquerque, has the authority to adopt and amend plans for the physical development of areas within the planning and platting jurisdiction of the City authorized by statute, Section 3-19-3, NMSA 1978, and by its home rule powers; and

WHEREAS, the City's zoning powers are established by the City Charter, in which Article I, Incorporation and Powers, allows the City to adopt new regulatory structures and processes to implement the Albuquerque-Bernalillo County Comprehensive Plan ("Comp Plan") and help guide future legislation; Article IX, Environmental Protection, empowers the City to adopt regulations and procedures to provide for orderly and coordinated development patterns and encourage conservation and efficient use of water and other natural resources; and Article XVII, Planning, establishes the City Council as the City's ultimate planning and zoning authority; and

WHEREAS, the City amended the Comp Plan in 2001 via R-01-343 (Enactment No. 171-2001) to identify Community Planning Areas and provide goals and policies to protect and enhance distinct community identity in each area; and

WHEREAS, the City Council adopted an updated Comp Plan on March 20, 2017 via R-16-108 (Enactment No. R-2017-026), including an updated community vision based on a Centers and Corridors approach to growth, including an updated Centers and Corridors map with boundaries for Centers

and distances from the centerline for Corridors; priority designations for transportation modes on each Corridor; and

WHEREAS, the Comp Plan establishes a hierarchy of Centers and Corridors from the most to the least walkable, mixed-use, and dense, with Downtown, Urban Centers, Premium Transit Corridors, and Main Street Corridors all intended to be highly walkable, with a mix of residential and non-residential land uses, and with higher-density and higher-intensity uses; and

WHEREAS, the Comp Plan includes goals and policies to protect community health and maintain safe and healthy environments where people can thrive; and

WHEREAS, the Comp Plan establishes a complementary set of Development Areas – Areas of Change, where growth is encouraged and higher-density and intensity uses are the most appropriate – and Areas of Consistency, where the existing pattern of uses, density, and intensity is to be maintained and reinforced over time; and

WHEREAS, the Integrated Development Ordinance (IDO) was drafted as part of a citywide effort to update and replace the City's 40-year-old, 1970's-era Comprehensive Zoning Code, and as the primary regulatory tool to implement the Comp Plan for land within the municipal boundaries of the City of Albuquerque; and

WHEREAS, the IDO's stated purpose is to implement the Comp Plan; ensure that all development in the City is consistent with the intent of other plans and policies adopted by City Council; ensure provision of adequate public facilities and services for new development; protect quality and character of residential neighborhoods; promote economic development and fiscal sustainability of the City; provide efficient administration of City land use and development regulations; protect health, safety, and general welfare of the public; provide for orderly and coordinated development patterns; encourage conservation and efficient use of water and other natural resources; implement a connected system of parks, trails, and open spaces to promote improved outdoor activity and public health; provide reasonable protection from possible nuisances and hazards and to otherwise protect and

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improve public health; and encourage efficient and connected transportation and circulation systems for motor vehicles, bicycles, and pedestrians; and

WHEREAS, the IDO was drafted to be consistent with and implement Comp Plan goals and policies; and

WHEREAS, the IDO helps to implement these goals and policies by providing a set of zones (§14-16-2) that range from low intensity to high intensity and designating the appropriate mix of land uses in each zone; and

WHEREAS, the City Council adopted an Official Zoning Map (§14-16-1-6) that converted pre-existing zone districts from the City Comprehensive Zoning Code to base zone districts in the IDO according to a set of zoning conversion rules for base zones and Special Use zones (SU-1, SU-2, and SU-3) that matched as closely as possible the permissive uses in each zone; and

WHEREAS, this conversion from approximately 1,200 zones to a set of 19 zones necessarily involved changes to individual allowable uses in many zones; and

WHEREAS, as a result of the conversions some uses that were allowed in the prior zone designations were changed to correspond with the Use Table in the IDO (§14-16-4-2) that indicates land uses as permissive, conditional, accessory, conditional accessory, conditional vacant, or temporary in each zone district of the IDO; and

WHEREAS, the Community Planning Area assessment process is intended to provide opportunities on a 5-year cycle to analyze and recommend zone map amendments in specific geographic areas to better implement the Comp Plan, particularly encouraging walkable, higher-density and higher-intensity development in Centers and Corridors; and

WHEREAS, the intent of the IDO was to update the City's land use and zoning framework for future development without eliminating or limiting the ability of lawful, existing land uses to continue after the IDO's adoption; and

WHEREAS, the City understands that predictability of zoning and compatibility of land use and zoning are essential in order to maintain and strengthen economic value and viability for property owners and businesses, and to ensure appropriate and adequate protections for neighboring properties; and

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WHEREAS, the Planning Department has committed to a phase II of the City's comprehensive zoning conversion process, where such amendments fall within the criteria outlined by this resolution, are accompanied by written participation requests and agreement from property owners, and satisfy conversion rules consistent with the Comprehensive Plan and the IDO implementation goals; and

WHEREAS, C/S R-17-240 was adopted by the City Council on November 13, 2017 and established the process for zoning conversions related to the phase II IDO conversion; and

WHEREAS, C/S R-17-240 erroneously designated the EPC as the final decision maker on zoning conversions under the phase II process where the City Council is required to be the final decision maker in this process, and thus needs to be repealed and replaced to make this correction and related changes.

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

SECTION I. C/S R-17-240 is hereby repealed in its entirety, and replaced with this resolution.

SECTION II. The City Planning Department shall administer a zoning conversion process beginning on the effective date of the IDO pursuant to the following:

Section 1. Outreach. The City Planning Department shall do outreach and advertising citywide to alert property owners of the opportunity to participate in the zone map amendment process pursuant to this resolution. Outreach efforts shall include coordination with Neighborhood Associations and other relevant organizations to share information about the potential opportunities and implications of zone changes.

Section 2. Eligible Properties. The City Planning Department shall evaluate, analyze, process and recommend a phase II zoning conversion per zoning conversion rules consistent with the Comprehensive Plan and the IDO implementation goals, city-wide, for properties that fall within at least one of the following categories:

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A. Nonconforming Use. The zoning conversion could remedy a nonconforming use of the property;

B. Voluntary Downzone. The zoning conversion would result in a less intense or less dense IDO zone district in an Area of Consistency that is compatible in scale and intensity with the existing land use at the site and surrounding development patterns;

C. Floating Zone Line. The zoning conversion could remedy a boundary that does not correspond to a lot line in either the Bernalillo County Assessor's data or Albuquerque Geographic Information Systems (AGIS) City parcel data (i.e. a "floating zone line");

D. Prior Special Use Zoning. The zoning conversion is for undeveloped property previously regulated by the Residential and Related Uses Zone, Developing Area (R-D), or by special use zoning (SU-1, SU-2 or SU-3), and an IDO zone designation other than what was assigned through the Phase 1 conversion process would be more appropriate for the site; or

E. Size Thresholds. The zoning conversion is for property converted to PD or NR-BP zone districts that does not meet size thresholds set by the IDO for those zone districts.

Section 3. Process.

A. Request Form; Participation Agreement. The Planning Department shall create a participation request and agreement form that must be completed by the owner(s) or agent representing the owners of any premises that may be eligible for inclusion in this phase II zoning conversion process;

B. Acceptance. Such form must be submitted to and accepted as complete by the Planning Department within one year of the IDO becoming effective, but will not be accepted prior to the IDO effective date. For purposes of this section, participation forms will be deemed complete upon submittal of a signed and fully completed participation request and agreement form together with any supplemental material required by the Planning Department. Any professional services costs associated with the preparation of materials required for this submittal shall be borne by the individual property owners;

C. Determination of Eligibility. The Planning Department shall evaluate each participation request to determine whether it reasonably falls within the

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[Bracketed/Strikethrough Material] - Deletion

criteria established by Section 2 of this Resolution. In the event that it does not, the Planning Department shall decline to process the associated zoning conversion. However, nothing shall prevent an owner so situated from appealing this administrative determination by the Planning Department through the appeal process established by the IDO, or from otherwise pursuing a zone map amendment request for the subject premise through the regular zone map amendment process established by the IDO;

D. Final Decision Making Authority. The Phase II zoning conversion called for by this resolution is part of the comprehensive, City-wide rezoning associated with the IDO, and becomes effective only upon a final legislative action by the City Council. Property owners that are not eligible for the process outlined by this resolution, or that are otherwise unsatisfied with the zoning on their respective properties notwithstanding the results of this phase II process, may seek an individual zone map amendment through the relevant IDO zone map amendment process outlined in Section 14-16-6-7.

Section 4. Stay of Enforcement Pending Completion. The Planning Department shall not enforce the provisions related to nonconforming uses in Subsection 14-16-6-8 of the IDO for premises that are eligible for and participating in the zoning conversion process established by this resolution unless and until the final action on the relevant zoning conversion fails to cure the nonconformity.

Section 5. Use of Consultants. The City shall engage consultants as necessary to complete this project.

Section 6. Cooperation with Departments. All relevant City Departments and Divisions, including but not limited to the Legal Department, Municipal Development Department, Parks and Recreation Department, Cultural Services Department, Senior Affairs Department, and the Office of Neighborhood Coordination, shall work with the Planning Department as necessary to coordinate and implement this project.

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PASSED AND ADOPTED THIS 7th DAY OF May, 2018
BY A VOTE OF: 8 FOR 0 AGAINST.

Excused: Harris

Ken Sanchez, President
City Council

APPROVED THIS _____ DAY OF _____, 2018

Bill No. F/S R-18-29

Timothy M. Keller, Mayor
City of Albuquerque

ATTEST:

Trina Gurule, Acting City Clerk

[+Bracketed Material+] - New
[-Bracketed Material-] - Deletion

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

Effective 4/17/19

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

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
☐ Archaeological Certificate *(Form P3)*	☐ Site Plan – EPC including any Variances – EPC (*Form P1*)	☐ Adoption or Amendment of Comprehensive Plan or Facility Plan *(Form Z)*
☐ Historic Certificate of Appropriateness – Minor *(Form L)*	☐ Master Development Plan *(Form P1)*	☐ Adoption or Amendment of Historic Designation *(Form L)*
☐ Alternative Signage Plan *(Form P3)*	☐ Historic Certificate of Appropriateness – Major *(Form L)*	☒ **Amendment of IDO Text *(Form Z)***
☐ Minor Amendment to Site Plan *(Form P3)*	☐ Demolition Outside of HPO *(Form L)*	☐ Annexation of Land *(Form Z)*
☐ WTF Approval *(Form W1)*	☐ Historic Design Standards and Guidelines *(Form L)*	☐ Amendment to Zoning Map – EPC *(Form Z)*
	☐ Wireless Telecommunications Facility Waiver *(Form W2)*	☐ Amendment to Zoning Map – Council *(Form Z)*
		Appeals
		☐ Decision by EPC, LC, ZHE, or City Staff *(Form A)*

APPLICATION INFORMATION

Applicant: **City of Albuquerque**		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any): **City of Albuquerque Planning Department / Urban Design & Development**		Phone: **505-924-3860**
Address: **600 2nd Street NW, 3rd Floor**		Email: **abctoz@cabq.gov**
City: **Albuquerque**	State: **NM**	Zip: **87102**
Proprietary Interest in Site: **N/A**	List all owners: **N/A**	

BRIEF DESCRIPTION OF REQUEST

Phase 2 IDO Zoning Conversions (Batch 3), city-wide

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

Lot or Tract No.: **various**	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street:	Between:	and:

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

1001620, 2018-001843

Signature:	**Date: August 29, 2019**
Printed Name: Mikaela Renz-Whitmore	☐ Applicant or ☒ **Agent**

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Case Numbers	Action	Fees	Case Numbers	Action	Fees

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

Form Z: Policy Decisions

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

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

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

__ Interpreter Needed for Hearing? _no___ if yes, indicate language: _____

X Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

X Letter of authorization from the property owner if application is submitted by an agent, ***Council R-18-29, Authorization Forms***

N/A Traffic Impact Study (TIS) form *(not required for Amendment to IDO Text)*

N/A Zone Atlas map with the entire site/plan amendment area clearly outlined and labeled *(not required for Amendment to IDO Text)* NOTE: For Annexation of Land, the Zone Atlas must show that the site is contiguous to City limits.

❑ **ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN**

❑ **ADOPTION OR AMENDMENT OF FACILITY PLAN**

__ Plan, or part of plan, to be amended with changes noted and marked

__ Letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-7(A)(3) or 14-16-6-7(B)(3), as applicable

__ Required notices with content per IDO Section 14-16-6-4(K)(6)

__ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing

__ Proof of emailed notice to affected Neighborhood Association representatives

__ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

☒ **AMENDMENT TO IDO (TEXT) – Phase 2 IDO Zoning Conversions (Batch 2) per R-18-29**

N/A Section(s) of the Integrated Development Ordinance to be amended with changes noted and marked

X Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(D)(3) **R-18-29**

X Required notices with content per IDO Section 14-16-6-4(K)(6)

X Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing

N/A Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

❑ **ZONING MAP AMENDMENT – EPC**

❑ **ZONING MAP AMENDMENT – COUNCIL**

__ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)

__ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(F)(3) or Section 14-16-6-7(G)(3), as applicable

__ Required notices with content per IDO Section 14-16-6-4(K)(6)

__ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing

__ Proof of emailed notice to affected Neighborhood Association representatives

__ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

__ Sign Posting Agreement

❑ **ANNEXATION OF LAND**

__ Application for Zoning Map Amendment *Establishment of zoning must be applied for simultaneously with Annexation of Land.*

__ Petition for Annexation Form and necessary attachments

__ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(E)(3)

__ Board of County Commissioners (BCC) Notice of Decision

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

Signature:	**Date: August 29, 2019**
Printed Name: Mikaela Renz-Whitmore	☐ Applicant or ☒ **Agent**

FOR OFFICIAL USE ONLY

Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Interim Director
(505) 924-3454

August 29, 2019

Dan Serrano, Chair
Environmental Planning Commission
c/o City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Dear Chair Serrano,

The Planning Department is pleased to submit the third of three batches of proposed zoning conversions for the Environmental Planning Commission's (EPC) review and recommendation to the City Council. There were 36 properties that were submitted prior to the application deadline but were inadvertently omitted from the second batch; hence, a third and final batch is to be heard by the EPC. These Phase 2 zoning conversions are intended to resolve issues not addressed by the adoption of the Integrated Development Ordinance (IDO) in November 2017 via Ordinance 17-49 (Enactment No. O-2017-025).

The City Council's adoption of the IDO established new zone districts and converted approximately 1,200 individual zones into one of the 20 new zone districts via a set of conversion rules. This Phase 1 zoning conversion matched permissive uses as closely as possible from the pre-existing zoning districts to the new IDO zone districts. These Phase 1 zoning conversions went into effect on May 17, 2018, following 6-month amendments adopted via Ordinance 18-11 (Enactment No. O-2018-009) (Exhibit 1).

There were five issues known at the time of the IDO adoption and the 6-month amendments that were not addressed through the Phase 1 conversion but that were included as criteria in Resolution 18-29, adopted by the City Council at the same time as the IDO 6-month amendments. Resolution 18-29 (Enactment No. R-2018-019) directed the Planning Department to create a voluntary process for property owners to resolve the following five zoning issues on properties throughout the city. These five issues are described here.

1. **Nonconforming Use**: The zoning conversion would remedy a nonconforming use of the property.
2. **Voluntary Downzone**: The zoning conversion would result in a less intense or less dense IDO zone district in an Area of Consistency that is compatible in scale and intensity with the existing land use at the site and surrounding development patterns.
3. **Floating Zone Line**: The zoning conversion would remedy a boundary that does not correspond to a lot line in either the Bernalillo County Assessor's data or Albuquerque Geographic Information Systems (AGIS) City parcel data (i.e. a "floating zone line").

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

4. **Prior Special Use or R-D Zoning**: The zoning conversion is for undeveloped property previously regulated by the Residential and Related Uses Zone, Developing Area (R-D), or by special use zoning (SU-1, SU-2, or SU-3), and an IDO zone designation other than what was assigned through the Phase 1 conversion process would be more appropriate for the site.
5. **Size Thresholds**: The zoning conversion is for property converted to Planned Development (PD) or Non-residential Business Park (NR-BP) zone districts that does not meet size thresholds set by the IDO for those zone districts.

This batch includes 36 properties whose owners have opted into this process. City staff has analyzed these requests to confirm eligibility via at least one of the criteria above.

The EPC is a recommending body for this legislative process to review the requests per the Phase 2 zoning conversion rules for these properties. The EPC is to review the proposed zoning conversions and make a recommendation to the City Council for final decision. The criteria for decision are based on whether the proposed Phase 2 zoning conversion rules are consistent with the ABC Comprehensive Plan and the IDO implementation goals, city-wide, for properties that fall within at least one of the five categories outlined in Resolution 18-29.

Please see the attached list of properties for consideration by the EPC for conversion to a different IDO zone district (Exhibit 2). The list of properties includes the eligibility criteria, former zone, IDO zone, the zoning conversion requested by the property owner, and the zoning conversion recommended by staff. All of the properties in Batch 3 qualify based on either criterion 2, voluntary downzone, or criterion 4, former SU or R-D land.

Justification of Phase 2 Zoning Conversions (Batch 3) under the Criteria in R-18-29

Voluntary Downzone (Criterion #2) – 7 properties

Zone districts allow residential uses that range in density from multi-family (i.e. higher density) to single-family (i.e. lower density) dwellings. The IDO establishes protections in residential zone districts for low-density residential development, which includes single-family detached houses, duplexes, manufactured home communities, and townhouses. Many properties throughout Albuquerque developed with low-density residential uses, even though the zone district allowed high-density uses. For example, some property owners with single-family land uses and R-T zoning (which may allow townhouses and duplexes as well as single-family detached homes) want the R-1 zone district, which more closely matches their land use.
The ABC Comprehensive Plan establishes Areas of Consistency, where the character, scale, and pattern of the built environment is to be protected and reinforced over time.

This voluntary zoning conversion process provides the opportunity to convert the zoning on properties in Areas of Consistency from a higher-density to a lower-density zone district that still allows the existing use on the property.

ABC Comprehensive Plan policies that support this criterion for new zoning conversion rules and action that the Phase 2 zoning conversion helps implement include the following:

Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.
Policy 4.1.4 Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.
Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

c) Maintain the characteristics of distinct communities through zoning and design standards that are consistent with long-established residential development patterns.

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

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

b) Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.
d) In areas with predominantly single-family residential uses, support zone changes that help align the appropriate zone with existing land uses.

Policy 5.7.2 Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

Action 5.7.2.16 Work with property owners to identify mismatches between existing land uses, zoning, and the Comp Plan vision and recommend City-sponsored zone changes for the future.

Former SU and R-D (Criterion #4) – 29 properties
Many of the City's previous zone districts established allowable uses and development standards for each property through a site plan and/or sector development plan. As of June 2017, there were approximately 23,525 properties zoned SU-1 or R-D. There were approximately 400 unique SU-2 zones established by an adopted sector development plan. Together, almost 40% of the acreage in the City was controlled by one-off regulations outside of the Zoning Code.

The Phase 1 conversion looked at the title/descriptor of the SU-1, SU-2, or SU-3 zone district and matched the bundle of uses as closely as possible to a new IDO zone district that allowed the same uses in a set of conversion rules adopted by the City Council. Where the development entitlements were unclear in the zone district title/descriptor, the property was converted to Planned Development (PD) – the IDO zone district that is site-plan controlled – to maintain the existing entitlements. This

Phase 2 conversion allows more detailed contextual and site-specific research to determine the most appropriate conversion.

Some SU zone districts established allowable uses by referencing a base zone from the Zoning Code and identifying additional uses. The Phase 1 zoning conversion matched the base zone to the closest corresponding IDO zone district, potentially eliminating the additional allowable uses. For example, "SU-1 for C-1 and drive-through restaurant" converted to MX-L, which is the corresponding base zone for C-1 throughout the city.

Some SU zone districts established unique ranges of uses. The Phase 1 zoning conversion matched the uses as closely as possible, but some individual uses were not allowed in the IDO zone district that was assigned for the conversion. This Phase 2 conversion allows property owners intending to use one of the allowable uses from an SU zone to convert to an IDO zone district that allows that use.

For undeveloped properties formerly zoned SU or R-D that have never had a site plan approved to further define allowable uses, this Phase 2 conversion allows a zoning conversion to a different IDO zone district than was assigned in the Phase 1 zoning conversion that is appropriate in that location and that reflects the intentions of the property owner for future development.

This voluntary zoning conversion process provides the opportunity to convert the zoning on these properties to an IDO zone district that better matches the intended future development on the property and that is compatible with the surrounding land uses and zone districts.

ABC Comprehensive Plan policies that support this criterion for new zoning conversion rules and actions that the Phase 2 zoning conversion helps implement include the following:

Policy 5.7.2 Regulatory Alignment: Update regulatory frameworks to support desired growth, high quality development, economic development, housing, a variety of transportation modes, and quality of life priorities.

c) Avoid the use of SU-1 as a tool to negotiate design or use standards between stakeholders and limit its application to uses specified in the SU-1 zone.

Action 5.7.2.5 Minimize the use of Planned Developments and Special Use Permits by establishing by-right zoning for uses that implement the Centers and Corridors vision, with clear design standards for high-quality development and adequate transitions and buffers between uses of different intensity and scale.

Action 5.7.2.17 Minimize the use of Planned Development zones by encouraging an appropriate mix of permissive land uses in residential, mixed-use, and non-residential zones.

Action 5.7.2.18 Limit the list of uses allowed in the SU-1 zone to those that are unique, infrequently occurring, and not adequately addressed by other zones.

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.

b) Encourage development that expands employment opportunities.
d) Encourage higher-density housing and mixed-use development as appropriate land uses that support transit and commercial and retail uses.
e) Encourage job creation in business and industrial parks, near freight routes, and where adequate transitions and buffers can be provided to protect abutting residential uses.
g) Encourage development where adequate infrastructure and community services exist.

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

b) Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.
c) Carefully consider zone changes from residential to non-residential zones in terms of scale, impact on land use compatibility with abutting properties, and context.
e) In areas with predominantly non-residential uses, carefully consider zone changes from non-residential to mixed-use or residential zones for potential impact on land use compatibility with abutting properties, employment opportunities, and historic development patterns.

Public Outreach

The Planning Department has done substantial advertising and outreach for this process as required by the language in R-18-29. Free advertising included Constant Contact emails sent to a distribution list of more than 10,000 people, including all Neighborhood Association representatives. Monthly articles appeared in the City's ***Neighborhood News***. A slider with information appeared at the top of the ABC Libraries webpage from early September through early November.

Paid advertising in September and October included ads in the ***Albuquerque Journal*** and the ***Weekly Alibi***, radio ads on several I Heart Radio stations, and bus ads on City buses. Every property owner in Albuquerque received information about this process in English and Spanish via an insert in their tax bill from the Bernalillo County Treasurer in early November 2018. The Planning Department identified 29,000 properties that were potentially eligible for this process based on mapped data and mailed postcards to individual property owners and sent letters to owners of multiple properties.

Outreach included presenting to several neighborhood groups by request, as well as to the Apartment Association of New Mexico. Between August and October, staff

distributed information at the Downtown Growers' Market, the Rail Yards Market, the Mile-Hi Market, and the International Festival. Staff offered weekly office hours for property owners and small groups.

Conclusion

These proposed zoning conversions support existing uses, allow new uses compatible with surrounding development, and encourage desirable development in appropriate locations in Albuquerque. The Planning Department is proud to submit the second batch of properties for Phase 2 IDO zoning conversions to the Environmental Planning Commission for consideration, as the first step of the review and approval process.

Sincerely,

Brennon Williams, Interim Director
Planning Department
City of Albuquerque

PRE-APPLICATION REVIEW TEAM (PRT) MEETING REQUEST

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

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

Official Use only

PA#: 19-244 Received By: G Delgado Date: 8·7·19

APPOINTMENT DATE & TIME: Aug. 13 2019 @ 3pm

Applicant Name: CABQ PLANNING DEPT Phone#: 924-3844 Email: ABGTDZ@CABQ.GOV

PROJECT INFORMATION:

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

Size of Site: Citywide Existing Zoning: VARIOUS Proposed Zoning: VARIOUS

Previous case number(s) for this site: _____

Applicable Overlays or Mapped Areas: _____

Residential – Type and No. of Units: _____

Commercial – Estimated building square footage: _____ No. of Employees: _____

Mixed-use – Project specifics: _____

LOCATION OF REQUEST:

Physical Address: CITYWIDE Zone Atlas Page (Please identify subject site on the map and attach) _____

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

BATCH 3 ZONE CONVERSION
TEXT AMENDMENT TO THE IDO

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

CLARIFY THE PROCESS THROUGH EPC

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-244 Date: 13 Aug 2019 Time: 3:00pm

Address: city-wide

AGENCY REPRESENTATIVES AT MEETING:

Planning: Russell Brito

Code Enforcement:

Fire Marshall:

Transportation:

Other:

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!
THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL..
Additional research may be necessary to determine the exact type of application and/or process needed. Factors unknown at this time and/or thought of as minor could become significant as the case progresses.

REQUEST: Text amendment to IDO – batch 3 of Phase 2 conversion

SITE INFORMATION:

Zone: Size:

Use: Overlay Zone:

Comp Plan Area Of: Comp Plan Corridor:

Comp Plan Center: MPOS or Sensitive Lands:

Parking: MR Area:

Landscaping: Street Trees:

Use Specific Standards:

Dimensional Standards:

*Neighborhood Organization/s:

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

PROCESS:

Type of Action: Text amendment

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

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# _____ Date: _____ Time: _____

Address: _____

NOTES: Per Table 6-1-1

- Amendment to IDO text
  - published
  - mailed
  - web posting

  } Notice
  - review by City staff
  - recommendation by EPC
  - decision by Council
- Process per 6-7(D)
- Submittal deadline for EPC is last Thursday of each month, Noon
- Application to EPC
  - justification
  - review and decision criteria

RULES FOR ZONING CONVERSION - BATCH 3 PROPERTIES

Organized by Criterion

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
1494	5512 Aniston St. NE	102006117747820160	LT 51-P1 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1830 AC M/L OR 7,971 SQ FT M/L	FORNEY LARRY L & JOYCE L	CONSISTENCY	R-2	R-ML	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
1495	5609 Valerian Pl. NE	102306219004430460	LT 45P1 PLAT OF SOLTERRA SUBDIVISION UNIT 2 AT HIGH DESERTCONT 0.23110 AC	REULE DOLORES A	CONSISTENCY	HD/R-T	R-T	R-1A	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
1496	6120 Rio Hondo Dr. NE	101906228216940635	* 018 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	BUICK KIRSTEN PAI	CONSISTENCY	R-3	R-MH	N/A	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
1497	8812 New Hampton Rd. NE	102006118844420111	LOT 2 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1641 AC M/L OR 7,148 SQ FT M/L	GONZALES SHANE & ANGELA	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
1498	10439 Cueva del Oso NE	102106133232911710	* 21 3 OSO GRANDE SUBD UNIT #2 CONT 0.101 AC	LORD ROBERTA L	CONSISTENCY	SU-1/PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A 'flavor' of R-1, R-1A is an appropriate zone conversion.
1499	12709 Sandia Ridge Pl. NE	102306207334620446	LT 43 PLAT OF CHAMISA TRAIL AT HIGH DESERT CONT 0.1288 AC M/L OR 5,611 SF M/L	INGALLS HENRY A & DONNA L	CONSISTENCY	HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1500	12923 Sunrise Trail Pl. NE	102306217341220621	LT 83 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.2314 AC	RAYMAN BRETT D & SUSAN J	CONSISTENCY	HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.

RULES FOR ZONING CONVERSION - BATCH 3 PROPERTIES

Organized by Criterion

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
1369	ZEIDMAN AVE NW ALBUQUERQUE NM 87114	101106529113740128	LT 12B OF UNIT 1 PARADISE HILLS INVEST PROPERTIES OF PARADISE HILLS DEVELO	RABADI SHARIF A & SAMIA S TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1370	GLUCKMAN AVE NW ALBUQUERQUE NM 87114	101106522910630102	*26B UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	MERKEL DANIEL L & SUE J TRUSTEES MERKEL RVT	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1501	BUGLO AVE NW ALBUQUERQUE NM 87114	101106521315040122	*07A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIFF A & SAMIA S TRUSTEES STAR TRUST	CHANGE	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1502	LILENTHAL AVE NW ALBUQUERQUE NM 87114	101106522815040121	*08A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & SAMIA S TRUSTEES STAR TRUST	CHANGE	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1503	LILENTHAL AVE NW ALBUQUERQUE NM 87114	101106524415040120	*09A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & SAMIA S TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1504	ZEIDMAN AVE NW ALBUQUERQUE NM 87114	101106521313640123	*07B UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF & SAMIA TRUSTEES STAR TRUST	CHANGE	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1505	ZEIDMAN AVE NW ALBUQUERQUE NM 87114	101106522813840124	*08B UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & SAMIA S TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.

RULES FOR ZONING CONVERSION - BATCH 3 PROPERTIES

Organized by Criterion

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
1506	ZEIDMAN AVE NW ALBUQUERQUE NM 87114	101106524313640125	*09B UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & RABADI SAMIA S TRUSTEES OF THE STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1507	BEIDMAN AVE NW ALBUQUERQUE NM 87114	101106525913840126	*10B UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & SAMIA S TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1508	LILENTHAL AVE NW ALBUQUERQUE NM 87114	101106530615640116	*13A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF & SAMIA TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1509	LILENTHAL AVE NW ALBUQUERQUE NM 87114	101106532215840115	*14A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	STAR TRUST (THE) C/O SHARIF RABADI	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1510	LILENTHAL AVE NW ALBUQUERQUE NM 87114	101106533214840114	*14B UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	STAR TRUST (THE) C/O SHARIF RABADI	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1511	ZEIDMAN AVE NW ALBUQUERQUE NM 87114	101106532013640130	*14C UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & SAMIA TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1512	LILENTHAL AVE NW ALBUQUERQUE NM 87114	101106533613240113	*15A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & SAMIA S TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.

RULES FOR ZONING CONVERSION - BATCH 3 PROPERTIES

Organized by Criterion

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
1513	ZEIDMAN AVE NW ALBUQUERQUE NM 87114	101106532512140131	*15B UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	STAR TRUST (THE) C/O SHARIF RABADI	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1514	GLUCKMAN AVE NW ALBUQUERQUE NM 87114	101106532510240132	*16A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	STAR TRUST (THE) C/O SHARIF RABADI	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1515	LILENTHAL AVE NW ALBUQUERQUE NM 87114	101106533810240111	*16B UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	STAR TRUST (THE) C/O SHARIF RABADI	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1516	BEIDMAN AVE NW ALBUQUERQUE NM 87114	101106522811730113	*26A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	STAR TRUST SHARIF A & SAMIA S RABADI TRUSTEES	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1517	ZEIDMAN AVE NW ALBUQUERQUE NM 87114	101106524411730112	*27A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & SAMIA TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1518	ZEIDMAN AVE NW ALBUQUERQUE NM 87114	101106525911830111	*28A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & SAMIA S TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1519	ZEIDMAN AVE NW ALBUQUERQUE NM 87114	101106530611630108	*031A UNIT NO 1 OF PARADISE HILLS INVESTMENT PROPERTIES - PARADISE HILLS DEVELOP	RABADI SHARIF A & SAMIA TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.

RULES FOR ZONING CONVERSION - BATCH 3 PROPERTIES

Organized by Criterion

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
1520	GLUCKMAN AVE NW ALBUQUERQUE NM 87114	101106527510630105	*29B UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & SAMIA CO-TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1521	GLUCKMAN AVE NW ALBUQUERQUE NM 87114	101106530510630107	*031B UNIT NO 1 OF PARADISE HILLS INVESTMENT PROPERTIES - PARADISE HILLS DEVELOP	RABADI SHARIF A & SAMIA TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1522	GLUCKMAN AVE NW ALBUQUERQUE NM 87114	101106521208840140	*24A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	STAR TRUST C/O SHARIF RABADI	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1523	GLUCKMAN AVE NW ALBUQUERQUE NM 87114	101106522808640139	*23A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & SAMIA S TRUSTEE STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1524	GLUCKMAN AVE NW ALBUQUERQUE NM 87114	101106524308640138	*22A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & RABADI SAMIA S TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1525	GLUCKMAN AVE NW ALBUQUERQUE NM 87114	101106525908740137	*21A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & SAMIA S TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1526	GLUCKMAN AVE NW ALBUQUERQUE NM 87114	101106527408640136	*20A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & RABADI SAMIA S TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.

RULES FOR ZONING CONVERSION - BATCH 3 PROPERTIES

Organized by Criterion

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recom-mended Zone	Criteria					Staff Notes
										1	2	3	4	5	
1527	ZEIDMAN AVE NW ALBUQUERQUE NM 87114	101106529011830109	*30A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIFF A & SAMIA S TR STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.

Barkhurst, Kathryn Carrie

From: Reed, Terra L.
Sent: Monday, June 17, 2019 8:38 AM
To: 'startrustofnm@yahoo.com'; 'mntahat10@gmail.com'
Cc: City of Albuquerque Planning Department; Gould, Maggie S.
Subject: Zoning Conversion requests

Mr. Rabadi,

Thank you for providing additional information about the properties for which you are requesting a zoning conversion. While the parcels that you own in the area around Bulgo and Lyons qualify for a Zoning Conversion, this process is intended to convert properties to appropriate zone districts. Because of the other MX-L properties in this subdivision, it would be inappropriate to downzone the parcels you own to MX-L through this process. There is an overabundance of single-family development on the West Side, and the decision to change an area from a zone that does not allow single-family to a zone that allows single-family should be made through the regular Zoning Map Amendment process, with a hearing before the Environmental Planning Commission (EPC).

The same is true for the property in Volcano Cliffs, which was zoned for Village Center in the Volcano Cliffs Sector Development Plan. The existing zoning for this property is a more appropriate zone for the type of development that was intended for this area. Again, if you would like to change the zoning of this property, you should do so through the regular Zoning Map Amendment process with a hearing before the EPC.

Thank you,

TERRA L REED
long range planner
o 505.924.3475
e treed@cabq.gov
cabq.gov/planning

August 20, 2019

Authorized Representative
City of Albuquerque Recognized or Registered Neighborhood Association

Dear Neighborhood Association Representative,

On August 29, 2019, the Planning Department will submit into the City's review and decision process the third of three batches of Phase 2 zoning conversions to address issues not resolved with the Phase 1 zoning conversions that were approved by City Council with the adoption in November 2017 of the Integrated Development Ordinance (IDO), the City's new zoning code, which went into effect on May 17, 2018. There were 36 properties that were submitted prior to the application deadline but were inadvertently omitted from the second batch; hence, a third and final batch is to be heard by the EPC.

This third batch of proposed zoning conversions includes 36 properties. The property owners have opted into the process by signing a form, and City staff has confirmed that the properties qualify for the process via at least one of the following five criteria established by City Council in Resolution 18-29:

1. **Nonconforming Use**: The zoning conversion would remedy a nonconforming use of the property.
2. **Voluntary Downzone**: The zoning conversion would result in a less intense or less dense IDO zone district in an Area of Consistency that is compatible in scale and intensity with the existing land use at the site and surrounding development patterns.
3. **Floating Zone Line**: The zoning conversion would remedy a boundary that does not correspond to a lot line in either the Bernalillo County Assessor's data or Albuquerque Geographic Information Systems (AGIS) City parcel data (i.e. a "floating zone line").
4. **Prior Special Use or R-D Zoning**: The zoning conversion is for undeveloped property previously regulated by the Residential and Related Uses Zone, Developing Area (R-D), or by special use zoning (SU-1, SU-2, or SU-3), and an IDO zone designation other than what was assigned through the Phase 1 conversion process would be more appropriate for the site.
5. **Size Thresholds**: The zoning conversion is for property converted to Planned Development (PD) or Non-residential Business Park (NR-BP) zone districts that does not meet size thresholds set by the IDO for those zone districts.

This zoning conversion process is a legislative action and will be heard by the Environmental Planning Commission (EPC) for review and recommendation to the City Council. (See date and time of the public hearing below.) The City Council's Land Use, Planning, and Zoning (LUPZ) committee will review and recommend the zoning conversions to the full City Council, and the City Council will make the final decision. Each step in this process includes public hearings that you can attend and where you can sign up to speak. Written comments will also become part of the public record and will be considered throughout the process.

Batch 3 properties will be identified in a list and an online map available on the project website: https://tinyurl.com/IDOzoninglookup. The public file is also available for viewing at the Planning Department, 3rd Floor, during office hours.

EPC Hearing: **Thursday, October 10, 2019, 8:30 am** in the Plaza del Sol Hearing Room, Basement.

The agenda and staff report that will include details about the third batch of properties will be posted on the EPC webpage on October 3, 2019: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes

Send **written comments** to the Environmental Planning Commission:

email: EPC Chair Dan Serrano
c/o Planning Department
abctoz@cabq.gov

regular mail: EPC Chair Dan Serrano
c/o COA Planning Department, Third Floor
600 Second Street NW
Albuquerque NM 87102

- To be included in the staff report for EPC consideration, send comments by **9 a.m. on Monday, September 30, 2019**.
- To submit limited, clarifying materials for EPC consideration, send comments by **9 a.m. on Tuesday, October 8, 2019**.

Written comments received after these deadlines will be forwarded to City Council for consideration at the next step in the review/decision process.

The Planning Department has done substantial advertising and outreach for this process, including emails to Neighborhood Association representatives and a distribution list of more than 10,000 people; monthly articles in the Neighborhood News; ads in the Albuquerque Journal, Weekly Alibi, local radio stations, the ABC Library webpage; and an insert in English and Spanish in tax bills sent to every property owner in Albuquerque in early November 2018. The Planning Department identified 29,000 properties that were potentially eligible for this process based on mapped data and mailed postcards to individual property owners and sent letters to owners of multiple properties. Between August and October, staff distributed information at the Downtown Growers' Market, the Rail Yards Market, the Mile-Hi Market, and the International Festival and presented to several neighborhood groups by request, as well as to the Apartment Association of New Mexico. Staff offered weekly office hours for property owners and small groups.

Please contact any of the following members of Planning Department staff, if you have any questions about this application or the EPC process:

Russell Brito	Mikaela Renz-Whitmore	Carrie Barkhurst
UD&D Manager	Long Range Manager	Long Range Senior Planner
505.924.3337	505.924.3932	505.924.3345
rbrito@cabq.gov	mrenz-whitmore@cabq.gov	kcbarkhurst@cabq.gov

Sincerely,

Mikaela Renz-Whitmore, Long Range Manager
Urban Design & Development (UD&D) Division
City of Albuquerque Planning Department

Aug 12, 2019

Re: Amendment to Integrated Development Ordinance (IDO) Map – Phase 2 Zoning Conversions (Batch 3)

Public Notice – Mailed Notice to Neighborhood Assoc. Representatives

For information, the following neighborhood representatives represent multiple Neighborhood Associations and received one copy of the notification letter:

First Name	***Last Name***	***Association Name***
Erin	Brizuela	Embudo Canyon HOA
		Story Rock HOA
		Torretta Oeste HOA
Arina	Caster	Anderson Heights Master Association Incorporated
		Orchards at Anderson Heights Subassociation Incorporated
Rosemary	Chabala	Casa Pacifica Condominium HOA Incorporated
		Montecito Estates Community Association
		Quivera Estates HOA
Donna	Chavez	Little Turtle HOA Incorporated
		Richland Hills HOA
		Villa Del Rio HOA
Chris Linda	Christy Trujillo	El Camino Real NA
Jack	Corder	Seven Bar North HOA
		Vista De La Luz HOA
Donald	Couchman	Academy Hills Park NA
		District 8 Coalition of Neighborhood Associations
Giezell	Edison	Anderson Heights Master Association Incorporated
		Anderson Hills HOA
		Orchards at Anderson Heights Subassociation Incorporated
		San Antonio Condominium HOA
Jerry	Gallegos	Alamosa NA
		South West Alliance of Neighborhoods (SWAN Coalition)
David	Haughawout	Classic Uptown NA
		District 7 Coalition of Neighborhood Associations
Harry	Hendriksen	Tuscany NA
		Westside Coalition of Neighborhood Associations
Brandy	Hetherington	Montecito West Community Association Incorporated
		The Manors at Mirehaven Community Association Incorporated
Rene	Horvath	Taylor Ranch NA
		Westside Coalition of Neighborhood Associations
Craig Julita Ann	Ilg Leavell-Ilg	Del Norte NA
Eileen	Jessen	District 6 Coalition of Neighborhood Associations
		South Los Altos NA
Janelle James	Johnson Souter	Tuscany NA
		Vista Del Norte Alliance

Doyle	Kimbrough	North Valley Coalition
		Rio Grande Boulevard NA
John & Virginia	Kinney	Winrock South NA
Larry & Jan	LaPitz	Anderson Hills HOA
		Anderson Hills NA
Allan & Marie	Ludi	Ladera Heights NA
		St Joseph's Townhouse Association
Lynne	Martin	District 7 Coalition of Neighborhood Associations
		Indian Moon NA
Pamela	Meyer	Bosque Montano HOA Incorporated
		Willow Wood NA
		Windmill Manor Place Subdivision HOA
Ava	Mueller	Lafayette Place Condominium Association Incorporated
		Oakland Estates HOA
		Ocotillo HOA
		The Trails at Seven Bar South HOA Incorporated
Loretta	Naranjo-Lopez	Martineztown Work Group
		Santa Barbara Martineztown NA
Fran	Pawlak	Villa De Paz HOA Incorporated
		Western Trails Estates HOA
Cherise	Quezada	Route 66 West NA
		South West Alliance of Neighborhoods (SWAN Coalition)
Daniel	Regan	District 4 Coalition of Neighborhood Associations
		Knapp Heights NA
Jody	Roman	Montecito West Community Association Incorporated
		The Manors at Mirehaven Community Association Incorporated
Michelle	Romero	Trementina HOA
		Western Trails Estates HOA
Susie	Sollien	Los Vigils HOA Incorporated
		Villa De Villagio HOA

Terra Reed
Planner/Long Range
CABQ Planning Department

Shirley Lockyer
7501 Sky Court Circle NE
Albuquerque, NM 87110

Steve Randall
7424 Arvada NE
Albuquerque, NM 87110

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205 Silver Avenue SW #428
Albuquerque, NM 87102

Leon Garcia
205 Silver Avenue SW #419
Albuquerque, NM 87102

Singing Arrow NA
12614 Singing Arrow SE
Albuquerque, NM 87123

Judy Young
13309 Rachel Road SE
Albuquerque, NM 87123

Tony Chavez
305 Claire Lane SW
Albuquerque, NM 87121

Beatrice Purcella
201 Claire Lane SW
Albuquerque, NM 87121

Laura Garcia
1404 Katie Street NE
Albuquerque, NM 87110

Julie Nielsen
8020 Bellamah Avenue NE
Albuquerque, NM 87110

Chris Davis
6604 Tesoro Place NE
Albuquerque, NM 87113

Robyn Garcia-Romero
6909 Tesoro Place NE
Albuquerque, NM 87113

Frances Armijo
915 William SE
Albuquerque, NM 87102

Gwen Colonel
900 John Street SE
Albuquerque, NM 87102

Andy Apple
5116 Guadalupe Trail NW
Albuquerque, NM 87107

Heather Brislen
4905 Guadalupe Trail NW
Albuquerque, NM 87107

Eileen Jessen
420 General Hodges Street NE
Albuquerque, NM 87123

Allen Osborn
245 Espejo Street NE
Albuquerque, NM 87123

Zabdiel Aldaz
735 Alvarado SE
Albuquerque, NM 87108

Khadijah Bottom
1200 Madeira SE #130
Albuquerque, NM 87108

Marcia Fernandez
2401 Violet SW
Albuquerque, NM 87105

Roberto Roibal
2233 Don Felipe Road SW
Albuquerque, NM 87105

Michael Gallegos
308 Adams Street SE
Albuquerque, NM 87108

John Pate
1007 Idlewilde Lane SE
Albuquerque, NM 87108

Sandra Nunn
602 Camino Espanol NW
Albuquerque, NM 87107

Jerri Paul-Seaborn
610 Camino Espanol NW
Albuquerque, NM 87107

Peter Feibelman
1401 Sigma Chi Road NE
Albuquerque, NM 87106

James Tolbert
424 Spruce Street NE
Albuquerque, NM 87106

Julian Morales
6328 Keswick Place NW
Albuquerque, NM 87120

Monnet Serafin
1722 Vasilion Place NW
Albuquerque, NM 87120

Tillery Dingler
7727 Hermanson Place NE
Albuquerque, NM 87110

Mary Hawley
7712 Hendrix Road NE
Albuquerque, NM 87110

Kim Lovely-Peake
7100 Bellrose NE
Albuquerque, NM 87110

Matt Stratton
7309 Bellrose NE
Albuquerque, NM 87110

Eloy Padilla Jr.
7619 Greywolf Road SW
Albuquerque, NM 87121

Dan Sosa III
3615 Tower Road SW
Albuquerque, NM 87121

Carl Gervais
7225 Pebble Stone Place NE
Albuquerque, NM 87113

Edy Klein
8700 Education Place NW Bldg. A
Albuquerque, NM 87114

Allan Armenta
6005 Sipapu Avenue NW
Albuquerque, NM 87120

Mark Lines
3010 Arno Street NE
Albuquerque, NM 87107

William Sabatini
2904 Arno Street NE
Albuquerque, NM 87107

Elisha Allen
817 Amherst Drive NE
Albuquerque, NM 87106

Jan Schuetz
3501 Calle Del Ranchero Drive NE
Albuquerque, NM 87106

Brenda Oliver
8450 Creek Street NE
Albuquerque, NM 87113

Ruth Troyer
8305 Brook Street NE
Albuquerque, NM 87113

Rebecca Jimenez
3601 Sunstar Loop SW
Albuquerque, NM 87105

Ken Williams
3639 Sunstar Boulevard SW
Albuquerque, NM 87105

Ken O'Keefe
600 Vista Abajo Drive NE
Albuquerque, NM 87123

Kathleen Schindler-Wright
407 Monte Largo Drive NE
Albuquerque, NM 87123

Mardon Gardella
411 Maple Street NE
Albuquerque, NM 87106

Richard Vigliano
1205 Copper NE
Albuquerque, NM 87106

Jaime Jaramillo
2001 Allegretto Trail NW
Albuquerque, NM 87104

Michelle Lombard
1512 Presto Way NW
Albuquerque, NM 87104

Jolene Wolfley
7216 Carson Trail NW
Albuquerque, NM 87120

Rene Horvath
5515 Palomino Drive NW
Albuquerque, NM 87120

Jayne Aubele
2919 Monument Drive NW
Albuquerque, NM 87120

Jackie Cooke
8015 Dark Mesa NW
Albuquerque, NM 87120

Jill Greene
3915 Fox Sparrow Trail NW
Albuquerque, NM 87120

Julie Karl
9100 Del Webb Lane NW
Albuquerque, NM 87120

Angela Manzanedo
9100 Del Webb Lane NW
Albuquerque, NM 87120

Lucy Barabe
7025 Moon Glow Court NE
Albuquerque, NM 87111

Darrell Spreen
10412 City Lights Drive NE
Albuquerque, NM 87111

Gary Illingworth
8700A Education Place NW
Albuquerque, NM 87114

Karin van der Gaarden
610 Central Avenue SW 3E
Albuquerque, NM 87102

Paul Jones
4808 San Timoteo Avenue NW
Albuquerque, NM 87114

Bob McElearney
5009 San Timoteo Avenue NW
Albuquerque, NM 87114

Michelle LeBlanc
10843 Fort Point Lane NE
Albuquerque, NM 87123

Joseph Nastav
8700A Education Place NW
Albuquerque, NM 87114

Bob Pohlman
7220 Quail Springs Place NE
Albuquerque, NM 87113

Goldialu Stone
7116 Quail Springs Place NE
Albuquerque, NM 87113

Deborah Fincke
6115 Parktree Place NE
Albuquerque, NM 87111

Glen Magee
6105 Parktree Place NE
Albuquerque, NM 87111

Michelle Measles
10318 Dayflower Drive NW
Albuquerque, NM 87114

Rondall Jones
3117 Don Quixote Court NW
Albuquerque, NM 87104

Richard Meyners
3316 Calle De Daniel NW
Albuquerque, NM 87104

Gina Montoya
624 Torretta Drive SW
Albuquerque, NM 87121

John Coffman
7232 Via Contenta NE
Albuquerque, NM 87113

Michelle Romero
8500 Jefferson Street NE Suite B
Albuquerque, NM 87113

Thomas Borst
1908 Selway Place NW
Albuquerque, NM 87120

Rick Gallagher
8401 Casa Gris Court NW
Albuquerque, NM 87120

T. Alyce Ice
6902 4th Street NW #11
Albuquerque, NM 87107

Joanne Landry
7501 Trumbull SE
Albuquerque, NM 87108

Janelle Johnson & James Souter
PO Box 6270
Albuquerque, NM 87197

Harry Hendriksen
10592 Rio Del Sol NW
Albuquerque, NM 87114

Don Hancock
105 Stanford SE
Albuquerque, NM 87106

Julie Kidder
120 Vassar SE
Albuquerque, NM 87106

Antoinette Dominguez
4519 Valley Park Drive SW
Albuquerque, NM 87105

Robert Price
2700 Desert Garden Lane SW
Albuquerque, NM 87105

Harrison (Tai) Alley
1316 Dennison SW
Albuquerque, NM 87105

Rod Mahoney
1838 Sadora Road SW
Albuquerque, NM 87105

Erin Engelbrecht
PO Box 40298
Albuquerque, NM 87196

Patricia Willson
505 Dartmouth Drive SE
Albuquerque, NM 87106

Christine Roy
54 Calle Monte Aplanado NW
Albuquerque, NM 87120

Fran Pawlak
8500 Jefferson Street NE Suite B
Albuquerque, NM 87113

James Morrow
10848 Como Drive NW
Albuquerque, NM 87114

Richard Davis
3304 Calle Vigo NW
Albuquerque, NM 87104

Elizabeth Meek
8301 Mendocino Drive NE
Albuquerque, NM 87122

David Zarecki
8405 Vintage Drive NE
Albuquerque, NM 87122

Marijo Rymer
5023 Sala De Tomas Drive
Albuquerque, NM 87120

Chris Crum
1209 Sierra Larga Drive NE
Albuquerque, NM 87112

Dennis Roach
13812 Spirit Trail NE
Albuquerque, NM 87112

Berent Groth
3546 Sequoia Place NW
Albuquerque, NM 87120

Richard Schaefer
3579 Sequoia Place NW
Albuquerque, NM 87120

Deidra Gurule-Armijo
1733 Cliffside Drive NW
Albuquerque, NM 87105

Lita Pino
5129 Cascade Place NW
Albuquerque, NM 87105

Euca Burrows White
9200 Picacho Lane NW
Albuquerque, NM 87114

Diane Exline
4632 Miramar Drive NW
Albuquerque, NM 87114

Doreen McKnight
1426 7th Street NW
Albuquerque, NM 87102

Catherine Mexal
1404 Los Tomases NW
Albuquerque, NM 87102

Patrisha Dyea
5012 Bridges Avenue NW
Albuquerque, NM 87120

Kimberlee Tolon McCandless
3208 Vista Grande Drive NW
Albuquerque, NM 87120

Peggy Neff
8305 Calle Soquelle NE
Albuquerque, NM 87113

Erica Vasquez
8511 Rancho Del Oro Place NE
Albuquerque, NM 87113

Steven Budenski
5732 La Anita Avenue NW
Albuquerque, NM 87105

Dee Silva
313 63rd Street NW
Albuquerque, NM 87105

Glen Effertz
2918 Mountain Road NW
Albuquerque, NM 87104

Kendra Roberston
2319 Edna Avenue NW
Albuquerque, NM 87104

Elaine Faust
200 Gallup Avenue SW
Albuquerque, NM 87104

Sarah Mandala
2225 Alhambra Avenue SW
Albuquerque, NM 87104

Matthew Archuleta
1628 Summerfield Place SW
Albuquerque, NM 87121

Eric Faull
1335 El Rancho Drive SW
Albuquerque, NM 87121

Charles Bates
5000 Watercress Drive NE
Albuquerque, NM 87113

Larry Caudill
4915 Watercress Drive NE
Albuquerque, NM 87113

Samantha Martinez
823 Glacier Bay Street SE
Albuquerque, NM 87123

Christopher James
5301 Tierra Amada Street NW
Albuquerque, NM 87120

John & Virginia Kinney
7110 Constitution Avenue NE
Albuquerque, NM 87110

Donald Love
2125 Stanford Drive SE
Albuquerque, NM 87106

Kim Love
2122 Cornell Drive SE
Albuquerque, NM 87106

Barkhurst, Kathryn Carrie

From: Quevedo, Vicente M.
Sent: Thursday, August 8, 2019 3:19 PM
To: Reed, Terra L.
Subject: Public Notice Inquiry_Phase 2 IDO Zoning Conversion (Batch 3) - a legislative process_City Project
Attachments: Public Notice Inquiry_Phase 2 IDO Zoning Conversion (Batch 3) - a legislative process_City Project.xlsx

Follow Up Flag: Follow up
Flag Status: Flagged

Terra,

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

Association Name	First Name	Last Name	NA Representative Address List Below
ABQ Park NA	Steve	Randall	s
ABQ Park NA	Shirley	Lockyer	s
Academy Acres North NA	Irene	Minke	
Academy Acres North NA	Fred	Aiken	f
Academy Estates East NA	Larry	Pope	l
Academy Estates East NA	Jeannette	Fantl	f
Academy Hills Park NA	William	Tallman	w
Academy Hills Park NA	Donald	Couchman	d
Academy North NA	Christee	King	k
Academy North NA	Nancy	Mead	n
Academy Park HOA	Chris	Ocksrider	c
Academy Park HOA	William	Pratt	p
Academy Ridge East NA	Tom	Arnold	a
Academy Ridge East NA	Jim	Munroe	ji
Acequia Jardin HOA	Marianne	Dickinson	n
Acequia Jardin HOA	Mary	Zeremba	n
Alameda North Valley Association	Mark	Rupert	n
Alameda North Valley Association	Steve	Wentworth	a
Alamosa NA	Jerry	Gallegos	j
Alamosa NA	Jeanette	Baca	j
Alban Hills NA	Jim	Wolcott	w
Alban Hills NA	Patsy	Nelson	p
Albuquerque Meadows Residents Association	Emily	Gray	d
Albuquerque Meadows Residents Association	Shelly	Curatolo	s
Aliso Nob Hill HOA Incorporated	Joan	Weissman	j
Aliso Nob Hill HOA Incorporated	Lloyd William	Bower	l
Altura Addition NA	Denise	Hammer	a

Association Name	First Name	Last Name	Address Line 1	Address Line 2	City	State	Zip
ABQ Park NA	Shirley	Lockyer	7501 Sky Court Circle NE		Albuquerque	NM	87110
ABQ Park NA	Steve	Randall	7424 Arvada NE		Albuquerque	NM	87110
Academy Acres North NA	Fred	Aiken	P.O. Box 90181		Albuquerque	NM	87199
Academy Acres North NA	Irene	Minke	6504 Dungan Avenue NE		Albuquerque	NM	87109
Academy Estates East NA	Jeannette	Fantl	5605 Brockton Court NE		Albuquerque	NM	87111
Academy Estates East NA	Larry	Pope	9000 Galaxia Way NE		Albuquerque	NM	87111
Academy Hills Park NA	William	Tallman	5909 Canyon Pointe Court NE		Albuquerque	NM	87111
Academy Hills Park NA; District 8 Coalition of Neighborhood Asso	Donald	Couchman	6441 Concordia Road NE		Albuquerque	NM	87111
Academy North NA	Christee	King	8213 Parrot Run Road NE		Albuquerque	NM	87109
Academy North NA	Nancy	Mead	8216 Parrot Run Road NE		Albuquerque	NM	87109
Academy Park HOA	Chris	Ocksrider	6733 Kelly Ann Road NE		Albuquerque	NM	87109
Academy Park HOA	William	Pratt	6753 Kelly Ann Road NE		Albuquerque	NM	87109
Academy Ridge East NA	Tom	Arnold	10901 Academy Ridge Road NE		Albuquerque	NM	87111
Academy Ridge East NA	Jim	Munroe	6208 Academy Ridge Court NE		Albuquerque	NM	87111
Acequia Jardin HOA	Marianne	Dickinson	2328 Rio Grande Boulevard NW		Albuquerque	NM	87104
Acequia Jardin HOA	Mary	Zeremba	2320 Rio Grande Boulevard NW		Albuquerque	NM	87104
Alameda North Valley Association	Mark	Rupert	909 Tijeras Avenue NW	#214	Albuquerque	NM	87102
Alameda North Valley Association	Steve	Wentworth	8919 Boe Lane NE		Albuquerque	NM	87113
Alamosa NA	Jeanette	Baca	901 Field SW		Albuquerque	NM	87121
Alamosa NA;South West Alliance of Neighborhoods (SWAN Coali	Jerry	Gallegos	5921 Central Avenue NW		Albuquerque	NM	87105
Alban Hills NA	Patsy	Nelson	3301 La Rambla NW		Albuquerque	NM	87120
Alban Hills NA	Jim	Wolcott	6420 Camino Del Arrebol NW		Albuquerque	NM	87120
Albuquerque Meadows Residents Association	Shelly	Curatolo	7112 Pan American East Freeway NE	Unit 211	Albuquerque	NM	87109
Albuquerque Meadows Residents Association	Emily	Gray	7112 Pan American East Freeway NE	Unit 4	Albuquerque	NM	87109
Aliso Nob Hill HOA Incorporated	Lloyd William	Bower	236 Aliso Drive SE		Albuquerque	NM	87199
Aliso Nob Hill HOA Incorporated	Joan	Weissman	224 Aliso Drive SE		Albuquerque	NM	87199
Altura Addition NA	Colin	Adams	1405 Solano Drive NE		Albuquerque	NM	87110
Altura Addition NA	Denise	Hammer	1735 Aliso Drive NE		Albuquerque	NM	87110
Altura Park NA	Debra	Heath	4100 Aspen Avenue NE		Albuquerque	NM	87110
Altura Park NA	Robert	Jackson	4125 Hannett NE		Albuquerque	NM	87110
Alvarado Gardens NA	Diana	Hunt	2820 Candelaria Road NW		Albuquerque	NM	87107
Alvarado Gardens NA	Robert	Poyourow	2812 Candelaria Road NW		Albuquerque	NM	87107
Alvarado Park NA	Darcy	Bushnell	2017 Alvarado Drive NE		Albuquerque	NM	87110
Alvarado Park NA	Robert	Habiger	2101 Valencia Drive NE		Albuquerque	NM	87110
Amberglen HOA Incorporated	Paul	Ferioli	4908 Sereno Drive NE		Albuquerque	NM	87111
Amberglen HOA Incorporated	Tamela	Lewis	2952 Pueblo Alto		Santa Fe	NM	87507
Anderson Heights Master Association Incorporated; Anderson Hill	Giezell	Edison	8700A Education Boulevard NW		Albuquerque	NM	87114
Anderson Heights Master Association Incorporated; Orchards at A	Arina	Caster	8700A Education Boulevard NW		Albuquerque	NM	87114
Anderson Hills HOA; Anderson Hills NA	Jan & Larry	LaPitz	3120 Rio Plata Drive SW		Albuquerque	NM	87121
Anderson Hills NA	Kristi	McNair	3127 Rio Plata Drive SW		Albuquerque	NM	87121
Antelope Run NA	Alex	Robinson	12033 Ibex Avenue NE		Albuquerque	NM	87111
Antelope Run NA	Dean	Willingham	11809 Ibex Avenue NE		Albuquerque	NM	87111
Arroyo Del Oso North NA	Daniel	Champine	7836 Academy Trail NE		Albuquerque	NM	87109
Arroyo Del Oso North NA	Max	Dubroff	7812 Charger Trail NE		Albuquerque	NM	87109
Arroyo Del Sol Condominium Association Incorporated	Melinda	McWenie	8700 Education Place NW	Building A	Albuquerque	NM	87114
Avalon NA	Lucy	Anchondo	601 Stern Drive NW		Albuquerque	NM	87121
Avalon NA	Samantha	Pina	423 Elohim Court NW		Albuquerque	NM	87121
Barelas NA	Dorothy	Chavez	612 10th Street SW		Albuquerque	NM	87102
Barelas NA	Alicia	Chavez	808 Santa Fe Avenue SW		Albuquerque	NM	87102
Bear Canyon NA	Patsy	Beck	7518 Bear Canyon Road NE		Albuquerque	NM	87109
Bear Canyon NA	Karl	Scheuch	6113 Torreon Drive NE		Albuquerque	NM	87109
BelAir NA	Jay	Edwards	2742 Sierra NE		Albuquerque	NM	87110
BelAir NA	Barb	Johnson	2700 Hermosa Drive NE		Albuquerque	NM	87110
Big Bend NA	Julie	Roberson	3740 Big Bend Road NE		Albuquerque	NM	87111
Big Bend NA	William	Slauson	3737 Big Bend Road NE		Albuquerque	NM	87111
Bosque Montano HOA Incorporated; Willow Wood NA; Windmill M	Pamela	Meyer	4121 Eubank Boulevard NE		Albuquerque	NM	87111
Cactus Ridge NA	Dawn	Gokee	4705 Lacy Spine NW		Albuquerque	NM	87114
Cactus Ridge NA	Karen	Vedara	4712 Silver Hair NW		Albuquerque	NM	87114
Campus NA	Sunny	Chirieleison	600 Vassar Drive NE		Albuquerque	NM	87106
Campus NA	Sara	Osborne	409 Vassar Drive NE		Albuquerque	NM	87106
Casa Pacifica Condominium HOA Incorporated	Steven	Beresh	10948 Hanalei Avenue NE		Albuquerque	NM	87111
Casa Pacifica Condominium HOA Incorporated; Montecito Estates	Rosemary	Chabala	8500 Jefferson Street NE	Suite B	Albuquerque	NM	87113
Cherry Hills Civic Association	Ellen	Dueweke	8409 Cherry Hills Road NE		Albuquerque	NM	87111
Cherry Hills Civic Association	Rob	MacIvor	6904 Red Sky Road NE		Albuquerque	NM	87111
Cibola NA	Michael	Alexander	2516 Madre Drive NE		Albuquerque	NM	87112
Cibola NA	Joseph	Freedman	13316 Tierra Montanosa Drive NE		Albuquerque	NM	87112
Cielito Lindo NA	Patricia	Duda	3720 Camino Capistrano NE		Albuquerque	NM	87111
Cielito Lindo NA	Karl	Hattler	3705 Camino Capistrano NE		Albuquerque	NM	87111
Citizens Information Committee of Martineztown	Frank	Martinez	501 Edith Boulevard NE		Albuquerque	NM	87102
Citizens Information Committee of Martineztown	Richard	Martinez	601 Edith Boulevard NE		Albuquerque	NM	87102
Classic Uptown NA	Robert	Lah	2901 Mesilla Street NE		Albuquerque	NM	87110
Classic Uptown NA; District 7 Coalition of Neighborhood Associati	David	Haughawout	2824 Chama Street NE		Albuquerque	NM	87110
Clayton Heights Lomas del Cielo NA	Isabel	Cabrera	1720 Buena Vista SE		Albuquerque	NM	87106
Clayton Heights Lomas del Cielo NA	Eloisa	Molina-Dodge	1704 Buena Vista SE		Albuquerque	NM	87106
Comanche Foothills NA	Paul	Beck	3008 Camino De La Sierra NE		Albuquerque	NM	87111
Comanche Foothills NA	Ed	Browitt	3109 Camino De La Sierra NE		Albuquerque	NM	87111
Conchas Park NA	Dianne	Peterson	9121 Claremont Avenue NE		Albuquerque	NM	87112
Conchas Park NA	Lise	Watkins	9311 Claremont Avenue NE		Albuquerque	NM	87112
Coronado Terrace HOA	Alan	Curry	13105 Calle Azul SE		Albuquerque	NM	87123
Coronado Terrace HOA	Bob	Martinson	13104 Calle Azul SE		Albuquerque	NM	87123
Cottonwood Trails HOA	Regan	Eyerman	2904 River Willow Trail NW		Albuquerque	NM	87120
Cottonwood Trails HOA	Regina	Robertson	6615 Santo Lina Trail NW		Albuquerque	NM	87120
Countrywood Area NA	Bob	Borgeson	8129 Countrywood NE		Albuquerque	NM	87109
Countrywood Area NA	Christine	Messersmith	7904 Woodridge Drive NE		Albuquerque	NM	87109
Crestview Bluff Neighbors Association	Stephanie	Gilbert	908 Alta Vista SW		Albuquerque	NM	87105
Crestview Bluff Neighbors Association	Alfred	Otero	414 Crestview Drive SW		Albuquerque	NM	87105
Del Bosque HOA Incorporated	Patricia	Cream	652 Rio Azul Lane NW		Albuquerque	NM	87104

Association Name	First Name	Last Name	Address Line 1	Address Line 2	City	State	Zip
Del Bosque HOA Incorporated	Kathleen	Davis	664 Bosque Verde Lane NW		Albuquerque	NM	87104
Del Norte NA	Craig Ilg &	Julita Ann Leavell-Il	6316 Baker Avenue NE		Albuquerque	NM	87109
Del Webb Mirehaven NA	Larry	Leahy	2120 Coyote Creek Trail NW		Albuquerque	NM	87120
Del Webb Mirehaven NA	Rorik	Rivenburgh	9204 Bear Lake Way NW		Albuquerque	NM	87120
District 4 Coalition of Neighborhood Associations	Michael	Pridham	6413 Northland Avenue NE		Albuquerque	NM	87109
District 4 Coalition of Neighborhood Associations; Knapp Heights N	Daniel	Regan	4109 Chama Street NE		Albuquerque	NM	87109
District 6 Coalition of Neighborhood Associations	Dominic	Peralta	3800 Lead Avenue SE		Albuquerque	NM	87108
District 6 Coalition of Neighborhood Associations	Paul	Sanchez	400 Cardenas Drive NE		Albuquerque	NM	87108
District 7 Coalition of Neighborhood Associations; Indian Moon NA	Lynne	Martin	1531 Espejo NE		Albuquerque	NM	87112
District 8 Coalition of Neighborhood Associations	Mary	Kurkjian	13709 Canada del Oso Place NE		Albuquerque	NM	87111
Downtown Neighborhoods Association	Jim	Clark	516 11th Street NW		Albuquerque	NM	87102
Downtown Neighborhoods Association	Daniel	Gutierrez	902 6th Street NW		Albuquerque	NM	87102
East Gateway Coalition	James	Andrews	13121 Nandina Lane SE		Albuquerque	NM	87123
East Gateway Coalition	Michael	Brasher	216 Zena Lona NE		Albuquerque	NM	87123
Eastrange Piedra Vista NA	Tom	Miles	1009 Matia Court NE		Albuquerque	NM	87123
Eastrange Piedra Vista NA	Rick	Paulsen	1008 Rocky Point Court NE		Albuquerque	NM	87123
Eastridge NA	Verrity	Gershin	12017 Donna Court NE		Albuquerque	NM	87112
Eastridge NA	Gail	Rasmussen	12225 Cedar Ridge NE		Albuquerque	NM	87112
EDo NA Incorporated	Rob	Dickson	PO Box 27439		Albuquerque	NM	87125
EDo NA Incorporated	Vince	DiGregory	PO Box 14616		Albuquerque	NM	87191
El Camino Hermoso HOA	Sharon	Harrison	4725 San Pedro Drive NE	Unit #2	Albuquerque	NM	87109
El Camino Hermoso HOA	Doris	Rhodes	4725 San Pedro Drive NE	Unit #25	Albuquerque	NM	87109
El Camino Real NA	Chris Christy &	Linda Trujillo	PO Box 27288		Albuquerque	NM	87125
Elder Homestead NA	Marian	Jordan	816 Arizona SE		Albuquerque	NM	87108
Elder Homestead NA	Carmen	Pennington	1004 San Pedro SE		Albuquerque	NM	87108
Embudo Canyon HOA	Alfred	Papillon	3400 Del Agua Court NE		Albuquerque	NM	87111
Embudo Canyon HOA; Story Rock HOA; Torretta Oeste HOA	Erin	Brizuela	8500 Jefferson Street NE	Suite B	Albuquerque	NM	87113
Embudo Canyon NA	Jason	Lechtenberg	13605 Rebonito Court NE		Albuquerque	NM	87112
Embudo Canyon NA	Judith	Minks	1209 Parsons NE		Albuquerque	NM	87112
Enchanted Park NA	Gary	Beyer	11620 Morenci Avenue NE		Albuquerque	NM	87112
Enchanted Park NA	Ed	Plunkett	2408 Hiawatha Drive NE		Albuquerque	NM	87112
Fair West NA	Patty	Keane	310 Valencia Drive NE		Albuquerque	NM	87108
Fair West NA	Katherine	Turner	616 Valencia Drive NE		Albuquerque	NM	87108
Four Hills Village HOA	James	Cochran	1600 Wagon Train Drive SE		Albuquerque	NM	87123
Four Hills Village HOA	Herb	Wright	723 Stagecoach Road SE		Albuquerque	NM	87123
Gardens on the Rio Grande HOA	Gil	Clarke	2630 Aloysia Lane NW		Albuquerque	NM	87104
Gardens on the Rio Grande HOA	Kim	Fusselman	509 Cilantro Lane NW		Albuquerque	NM	87104
Gavilan Addition NA	Bret	Haskins	5912 Pauline Street NW		Albuquerque	NM	87107
Gavilan Addition NA	Connie	Romero	444 Gavilan Place NW		Albuquerque	NM	87107
Glenwood Hills NA	Matthew	Connelly	5005 Calle De Tierra NE		Albuquerque	NM	87111
Glenwood Hills NA	Forest	Owens	12812 Cedarbrook NE		Albuquerque	NM	87111
Grande Heights Association	Richard	Kirschner	5004 Grande Vista Court NW		Albuquerque	NM	87120
Grande Heights Association	Dr. Joe	Valles	5020 Grande Vista Court NW		Albuquerque	NM	87120
Greater Gardner & Monkbridge NA	Chris	Sylvan	226 Natalie Avenue NW		Albuquerque	NM	87107
Greater Gardner & Monkbridge NA	David	Wood	158 Pleasant Avenue NW		Albuquerque	NM	87107
Heritage East Association of Residents	Jeff	Figiel	7106 Greenmont NE		Albuquerque	NM	87109
Heritage East Association of Residents	Paul	Jessen	9304 San Rafael Avenue NE		Albuquerque	NM	87109
Heritage Hills NA	Christy	Burton	8709 Palomar Avenue NE		Albuquerque	NM	87109
Heritage Hills NA	John	Woods	8513 Plymouth Rock Road NE		Albuquerque	NM	87109
High Desert Residential Owners Association	Joseph	Anguiano	10555 Montgomery Boulevard NE	Bldg.1, Ste.	Albuquerque	NM	87111
High Desert Residential Owners Association	Lynnette	Rodriguez	10555 Montgomery Boulevard NE	Building 1, S	Albuquerque	NM	87111
Highland Business and NA Incorporated	Clark	Brown	465 Jefferson NE		Albuquerque	NM	87108
Highland Business and NA Incorporated	Omar	Durant	305 Quincy Street NE		Albuquerque	NM	87108
Highlands North NA	Peggy	Clark	6504 Arroyo Del Oso Avenue NE		Albuquerque	NM	87109
Highlands North NA	Susan	Hudson	6609 Arroyo Del Oso Avenue NE		Albuquerque	NM	87109
Historic Old Town Property Owners Association	Kathy	Hiatt	110 San Felipe Street NW		Albuquerque	NM	87104
Historic Old Town Property Owners Association	Jim	Hoffsis	2012 South Plaza Street NW		Albuquerque	NM	87104
Hodgin NA	Kathy	Kleyboecker	3912 Morningside Drive NE		Albuquerque	NM	87110
Hodgin NA	Christine	Neal	4301 San Andres NE		Albuquerque	NM	87110
Hoffmantown NA	Stephanie	O'Guin	2711 Mesa Linda Drive NE		Albuquerque	NM	87112
Hoffmantown NA	Pamela	Pettit	2710 Los Arboles Place NE		Albuquerque	NM	87112
Holiday Park NA	Timothy	Engelmann	11421 Bar Harbor Place NE		Albuquerque	NM	87111
Holiday Park NA	Jack	O'Guinn	11516 Golden Gate Avenue NE		Albuquerque	NM	87111
Huning Castle NA	Deborah	Allen	206 Laguna Boulevard SW		Albuquerque	NM	87104
Huning Castle NA	Harvey	Buchalter	1615 Kit Carson SW		Albuquerque	NM	87104
Huning Highland Historic District Association	Bonnie	Anderson	321 High St. SE		Albuquerque	NM	87102
Huning Highland Historic District Association	Ann	Carson	416 Walter SE		Albuquerque	NM	87102
Indian Moon NA	Ronald	Zawistoski	8910 Princess Jeanne NE		Albuquerque	NM	87112
Inez NA	Evelyn	Feltner	2014 Utah Street NE		Albuquerque	NM	87110
Inez NA	Donna	Yetter	2111 Hoffman Drive NE		Albuquerque	NM	87110
Jerry Cline Park NA	Ron	Goldsmith	1216 Alcazar Street NE		Albuquerque	NM	87110
Jerry Cline Park NA	Eric	Shirley	900 Grove Street NE		Albuquerque	NM	87110
John B Robert NA	Sue	Hilts	11314 Overlook NE		Albuquerque	NM	87111
John B Robert NA	Lars	Wells	11208 Overlook NE		Albuquerque	NM	87111
Juan Tabo Hills NA	Catherine	Cochrane	11705 Blue Ribbon Road SE		Albuquerque	NM	87123
Juan Tabo Hills NA	Richard	Lujan	11819 Blue Ribbon NE		Albuquerque	NM	87123
Keystone Park HOA	Julie	Bush	7508 Keystone NE		Albuquerque	NM	87109
Keystone Park HOA	Ellen	Harvey	8021 Classic Avenue NE		Albuquerque	NM	87109
Kirtland Community Association	Elizabeth	Aikin	1524 Alamo Avenue SE		Albuquerque	NM	87106
Kirtland Community Association	Kimberly	Brown	PO Box 9731		Albuquerque	NM	87119
Knapp Heights NA	Courtney	McKelvey	8709 Harwood Avenue NE		Albuquerque	NM	87111
La Cuentista Subdivision Unit 1 HOA Incorporated	James	Grage	6427 Camino De Paz NW		Albuquerque	NM	87120
La Cuentista Subdivision Unit 1 HOA Incorporated	Jeff	Pointer	6309 Camino de Paz NW		Albuquerque	NM	87120
La Luz Del Sol NA	James	Fisk	2 Mill Road NW		Albuquerque	NM	87120
La Luz Del Sol NA	Arthur	Woods	33 Wind Road NW		Albuquerque	NM	87120
La Luz Landowners Association	Jonathan	Abdalla	6 Tumbleweed NW		Albuquerque	NM	87120
La Luz Landowners Association	Kathy	Adams	5 Arco NW		Albuquerque	NM	87120

Association Name	First Name	Last Name	Address Line 1	Address Line 2	City	State	Zip
La Mesa Community Improvement Association	Idalia	Lechuga-Tena	PO Box 8653		Albuquerque	NM	87198
La Mesa Community Improvement Association	Dayna	Mares	639 Dallas Street NE		Albuquerque	NM	87108
La Sala Grande NA Incorporated	John	Jackson	8600 La Sala Del Sur NE		Albuquerque	NM	87111
La Sala Grande NA Incorporated	Kathryn	Watkins	3500 La Sala Redonda NE		Albuquerque	NM	87111
Ladera Heights NA; St Josephs Townhouse Association	Allan & Marie	Ludi	6216 St. Josephs Avenue NW		Albuquerque	NM	87120
Ladera West NA	Karen	Buccola	7716 Santa Rosalia NW		Albuquerque	NM	87120
Ladera West NA	Steven	Collins	7517 Vista Alegre NW		Albuquerque	NM	87120
Lafayette Place Condominium Association Incorporated	Gloria	Carol	3301 Monroe Street NE	#J110	Albuquerque	NM	87110
Lafayette Place Condominium Association Incorporated; Oakland	Ava	Mueller	8500 Jefferson Street NE	Suite B	Albuquerque	NM	87113
Las Casitas Del Rio HOA	Tim	Conklin	507 San Diego Loop		Jemez Springs	NM	87025
Las Casitas Del Rio HOA	Danielle	Wierengo	3608 Panicum Road NW		Albuquerque	NM	87120
Las Casitas Del Rio Unit 2 Subdivision HOA	Bobby	Cordova	6191 Deergrass Circle NW		Albuquerque	NM	87120
Las Casitas Del Rio Unit 2 Subdivision HOA	Marissa	Crollett	6163 Deergrass Circle NW		Albuquerque	NM	87120
Las Casitas Del Rio Unit 2 Subdivision HOA	Colette	Schobbins	6155 Deergrass Circle NW		Albuquerque	NM	87120
Las Lomitas NA	Nancy	Griego	8024 Corte Del Viento NW		Albuquerque	NM	87120
Las Lomitas NA	David	Skowran	8116 Corte De Aguila NW		Albuquerque	NM	87120
Las Terrazas NA	David	Steidley	8434 Rio Verde Place NW		Albuquerque	NM	87120
Las Terrazas NA	Don	Voth	4323 Balcon Court NW		Albuquerque	NM	87120
Laurelwood NA	Frank	Comfort	7608 Elderwood Drive NW		Albuquerque	NM	87120
Laurelwood NA	Alex	Maller	7609 Lynwood Drive NW		Albuquerque	NM	87120
Lee Acres NA	Christine	Burrows	901 Solar Road NW		Albuquerque	NM	87107
Lee Acres NA	Donna	Knezek	900 Solar Road NW		Albuquerque	NM	87107
Little Turtle HOA Incorporated	Rhonda	Thurston	7557 Prairie Road NE		Albuquerque	NM	87109
Little Turtle HOA Incorporated; Richland Hills HOA;Villa Del Rio H	Donna	Chavez	8500 Jefferson Street NE	Suite B	Albuquerque	NM	87113
Loma Del Rey NA	Brian	Eagan	8416 Hilton Avenue NE	Apt. 4B	Albuquerque	NM	87111
Loma Del Rey NA	David	Gilpin	3620 Wyoming Boulevard NE	Suite 130	Albuquerque	NM	87111
Los Alamos Addition NA	Don	Dudley	302 Sandia Road NW		Albuquerque	NM	87107
Los Alamos Addition NA	Jeremy	Wilcox	305 Sandia Road NW		Albuquerque	NM	87107
Los Altos Civic Association	Athena	La Roux	2831 Los Altos Place SW		Albuquerque	NM	87105
Los Altos Civic Association	Dawn	Stracener	2824 Los Altos Place SW		Albuquerque	NM	87105
Los Duranes NA	Lee	Gamelsky	2412 Miles Road SE		Albuquerque	NM	87106
Los Duranes NA	William	Herring	3104 Coca Road NW		Albuquerque	NM	87104
Los Poblanos NA	Karon	Boutz	1007 Sandia Road NW		Albuquerque	NM	87107
Los Poblanos NA	Don	Newman	5723 Guadalupe Trail NW		Albuquerque	NM	87107
Los Vigils HOA Incorporated	Robert	Virden	9212 Bluewood Lane NE		Albuquerque	NM	87122
Los Vigils HOA Incorporated;Villa De Villagio HOA	Susie	Sollien	8500 Jefferson Street NE	Suite B	Albuquerque	NM	87113
Los Volcanes NA	Doug	Cooper	6800 Silkwood Avenue NW		Albuquerque	NM	87121
Los Volcanes NA	Ted	Trujillo	6601 Honeylocust Avenue NW		Albuquerque	NM	87121
Mark Twain NA	Barbara	Lohbeck	1402 California Street NE		Albuquerque	NM	87110
Mark Twain NA	Joel	Wooldridge	1500 Indiana NE		Albuquerque	NM	87110
Martineztown Work Group	Rosalie	Martinez	507 Rosemont NE		Albuquerque	NM	87102
Martineztown Work Group; Santa Barbara Martineztown NA	Loretta	Naranjo Lopez	1127 Walter NE		Albuquerque	NM	87102
McDuffie Twin Parks NA	Mark	Hyland	3607 Calle Del Monte NE		Albuquerque	NM	87110
McDuffie Twin Parks NA	Carol	Morris	4137 Marble Avenue NE		Albuquerque	NM	87110
McKinley NA	Geraldine	Griego	3018 Solano Drive NE		Albuquerque	NM	87110
McKinley NA	Marjorie	Padilla	3616 Aztec Road NE		Albuquerque	NM	87110
Mesa Del Sol NA	James	Thompson	2227 Stieglitz Avenue SE		Albuquerque	NM	87106
Mesa Del Sol NA	Joy	Ziener	5601 Addis Avenue SE		Albuquerque	NM	87106
Mesa Ridge HOA Incorporated	Terri	Lovato	5900 Mesa Vista Trail NW		Albuquerque	NM	87120
Mesa Ridge HOA Incorporated	Kevin	Wilcox	5843 Mesa Vista Trail NW		Albuquerque	NM	87120
MidTown A&E Merchant Association	Bryan	Pletta	4130 Cutler Avenue NE		Albuquerque	NM	87110
MidTown A&E Merchant Association	Carolyn	Tobias	4121 Cutler Avenue NE		Albuquerque	NM	87110
Mile Hi NA	Johanna	Bair	1312 Cagua Dr NE		Albuquerque	NM	87110
Mile Hi NA	Cynthia	Serna	1616 Cardenas Drive NE		Albuquerque	NM	87110
Molten Rock NA	Christine	Davis	5615 Popo Drive NW		Albuquerque	NM	87120
Molten Rock NA	Mary Ann	Wolf-Lyerla	5608 Popo Drive NW		Albuquerque	NM	87120
Monte Largo Hills NA	Tom	Burkhalter	13104 Summer Place NE		Albuquerque	NM	87112
Monte Largo Hills NA	Susan	Law	13101 Summer Place NE		Albuquerque	NM	87112
Montecito Estates Community Association	Stephen	Koehler	8515 Chilte Pine Road NW		Albuquerque	NM	87120
Montecito West Community Association Incorporated; The Manors	Brandy	Hetherington	8212 Louisiana Boulevard NE	Suite C	Albuquerque	NM	87113
Montecito West Community Association Incorporated; The Manors	Jody	Roman	8212 Louisiana Boulevard NE	Suite C	Albuquerque	NM	87113
Monterey Manor NA	Cindy	Miller	12208 Casa Grande Avenue NE		Albuquerque	NM	87112
Monterey Manor NA	Russell	Morris	1124 Upland Drive NE		Albuquerque	NM	87112
Monticello NA	Dan	Getz	43 Monticello NE		Albuquerque	NM	87123
Monticello NA	Daniel	Poli	12 Juan Road NE		Albuquerque	NM	87123
Mossman NA	Lori	Jameson	3543 Dakota Street NE		Albuquerque	NM	87110
Mossman NA	Marya	Sena	3418 Dakota Street NE		Albuquerque	NM	87110
Mossman South NA	Patricia	Cotterell	3113 Georgia NE		Albuquerque	NM	87110
Near North Valley NA	Joe	Sabatini	3514 6th Street NW		Albuquerque	NM	87107
Near North Valley NA	Marit	Tully	PO Box 6953		Albuquerque	NM	87197
Netherwood Park NA	William	Gannon	1726 Notre Dame NE		Albuquerque	NM	87106
Netherwood Park NA	Sara	Mills	2629 Cutler Avenue NE		Albuquerque	NM	87106
New Vistas Subdivision HOA Incorporated	Louann	Huber	4108 New Vistas Court NW		Albuquerque	NM	87114
New Vistas Subdivision HOA Incorporated	Donald	Kiger	4115 New Vistas Court NW		Albuquerque	NM	87114
Nob Hill NA	Curtis	Bayer	201 Aliso Drive SE	Unit 11	Albuquerque	NM	87108
Nob Hill NA	Gary	Eyster	316 Amherst Drive NE		Albuquerque	NM	87106
Nor Este NA	Jim	Griffee	PO Box 94115		Albuquerque	NM	87199
Nor Este NA	Timothy	Krier	8900 Olivine Street NE		Albuquerque	NM	87113
North Albuquerque Acres Community Association	Carol	Ambabo	8921 Glendale Avenue NE		Albuquerque	NM	87122
North Albuquerque Acres Community Association	Doug	Cloud	9721 San Francisco NE		Albuquerque	NM	87122
North Campus NA	Tim	Davis	2404 Hannett NE		Albuquerque	NM	87106
North Campus NA	Sara	Koplik	1126 Stanford NE		Albuquerque	NM	87106
North Domingo Baca NA	Lorna	Howerton	7201 Peregrine NE		Albuquerque	NM	87113
North Domingo Baca NA	Judie	Pellegrino	8515 Murrelet NE		Albuquerque	NM	87113
North Eastern Association of Residents	Jo	Martin	8911 Northeastern Boulevard NE	A102	Albuquerque	NM	87112
North Eastern Association of Residents	Nancy	Pressley-Naimark	9718 Apache Avenue NE		Albuquerque	NM	87112
North Edith Commercial Corridor Association	Christine	Benavidez	10417 Edith Boulevard NE		Albuquerque	NM	87113

Association Name	First Name	Last Name	Address Line 1	Address Line 2	City	State	Zip
North Edith Commercial Corridor Association	Robert	Warrick	444 Niagara NE		Albuquerque	NM	87113
North Hills NA	Elise	Kraf	7209 Gatling Drive NE		Albuquerque	NM	87109
North Hills NA	Gayle	Vickers	7653 Browning Road NE		Albuquerque	NM	87109
North Valley Coalition	Peggy	Norton	P.O. Box 70232		Albuquerque	NM	87197
North Valley Coalition; Rio Grande Boulevard NA	Doyle	Kimbrough	2327 Campbell Road NW		Albuquerque	NM	87104
North Wyoming NA	Nanci	Carriveau	8309 Krim Drive NE		Albuquerque	NM	87109
North Wyoming NA	Tracy	Guidry	8330 Krim Drive NE		Albuquerque	NM	87109
Oakland Estates HOA	Audra	Horschel	6701 Glenlochy Way NE		Albuquerque	NM	87113
Ocotillo HOA	Michael	Chase	9912 Sand Verbena Trail NE		Albuquerque	NM	87122
Onate NA	Phyllis	Chavez	1808 Shirlane NE		Albuquerque	NM	87112
Onate NA	Sharon	Ruiz	1821 Paige Place NE		Albuquerque	NM	87112
Oso Grande NA	Vivienne	Affat	10317 Camino Del Oso NE		Albuquerque	NM	87111
Oso Grande NA	Alicia	Quinones	4921 Noreen Court NE		Albuquerque	NM	87111
Oso Park Condominium Association Incorporated	Camelou	Cavalier	PO Box 67590		Albuquerque	NM	87193
Oxbow Bluff HOA	Laura	Mason	4119 Silvery Minnow Place NW		Albuquerque	NM	87120
Oxbow Bluff HOA	Ron	Schlecht	4118 Silvery Minnow Place NW		Albuquerque	NM	87120
Oxbow Park HOA	Bob	Nashwinter	3828 Tundra Swan NW		Albuquerque	NM	87120
Oxbow Park HOA	Andrea	Otero-Looney	3901 Tundra Swan Court NW		Albuquerque	NM	87120
Oxbow Village HOA	Raul	Garcia	3831 Oxbow Village Lane NW		Albuquerque	NM	87120
Oxbow Village HOA	Wendell	Harrison	3800 Oxbow Village Lane NW		Albuquerque	NM	87120
Palomas Park NA	David	Marsh	7504 Laster Avenue NE		Albuquerque	NM	87109
Palomas Park NA	Ann	Wagner	7209 Gallinas Avenue NE		Albuquerque	NM	87109
Paradise Hills Civic Association	Tom	Anderson	10013 Plunkett Drive NW		Albuquerque	NM	87114
Paradise Hills Civic Association	Maria	Warren	5020 Russell Drive NW		Albuquerque	NM	87114
Parkland Hills NA	C. Brooke	Cholka	4916 Pershing Avenue SE		Albuquerque	NM	87108
Parkland Hills NA	Robert	Leming	712 Truman Street SE		Albuquerque	NM	87108
Parkway NA	Ruben	Aleman	8005 Fallbrook Place NW		Albuquerque	NM	87120
Parkway NA	Mary	Loughran	8015 Fallbrook Place NW		Albuquerque	NM	87120
Peppertree Royal Oak Residents Association	Cheri	Schlagel	12508 Tamarac Trail NE		Albuquerque	NM	87111
Peppertree Royal Oak Residents Association	Art	Verardo	11901 San Victorio Avenue NE		Albuquerque	NM	87111
Piedras Marcadas NA	Susan	Deese-Roberts	9124 Laura Lee Place NW		Albuquerque	NM	87114
Piedras Marcadas NA	Lawrence	Fendall	8600 Tia Christina Drive NW		Albuquerque	NM	87114
Pueblo Alto NA	David	Michalski	735 Adams Street NE		Albuquerque	NM	87110
Pueblo Alto NA	Russell	Munk	809 Truman Street NE		Albuquerque	NM	87110
Quaker Heights NA	Vanessa	Alarid	5818 Jones Place NW		Albuquerque	NM	87120
Quaker Heights NA	Orlando	Martinez	5808 Jones Place NW		Albuquerque	NM	87120
Quigley Park NA	Eric	Olivas	2708 Valencia Drive NE		Albuquerque	NM	87110
Quigley Park NA	Lisa	Whalen	2713 Cardenas Drive NE		Albuquerque	NM	87110
Quintessence NA	Andrea	Landaker	10012 Coronado Avenue NE		Albuquerque	NM	87122
Quivera Estates HOA	Melinda	Van Stone	8204 Via Encantada NW		Albuquerque	NM	87122
Rancho Encantado HOA	John	Marco	4500 Mesa Rincon Drive NW		Albuquerque	NM	87120
Rancho Encantado HOA	John	Vigil	5801 Mesa Sombra Place NW		Albuquerque	NM	87120
Rancho Sereno NA	Debra	Cox	8209 Rancho Paraiso NW		Albuquerque	NM	87120
Rancho Sereno NA	Sander	Rue	7500 Rancho Solano Court NW		Albuquerque	NM	87120
Raynolds Addition NA	Margaret	Lopez	1315 Gold Avenue SW		Albuquerque	NM	87102
Raynolds Addition NA	Bob	Tilley	1208 Lead Avenue SW		Albuquerque	NM	87102
Rinconada Point Association Incorporated	Connie	Gilman	3212 Schumacher Street NW		Albuquerque	NM	87120
Rinconada Point Association Incorporated	Joni	Ulibarri	3220 Fritzie NW		Albuquerque	NM	87120
Rio Grande Boulevard NA	Eleanor	Walther	2212 Camino De Los Artesanos NW		Albuquerque	NM	87107
Rio Grande Compound HOA	Ann	King	3004 Calle De Alamo NW		Albuquerque	NM	87104
Rio Grande Compound HOA	Judd	West	2909 Calle Grande NW		Albuquerque	NM	87104
Rio Oeste HOA	Orlando	Gonzales	4101 Zarzuela Avenue NW		Albuquerque	NM	87120
Rio Oeste HOA	Stephan	Von Kalben	4105 Palacio Real Avenue NW		Albuquerque	NM	87120
Riverview Heights NA	Cynthia	Doe	1414 Crescent Drive NW		Albuquerque	NM	87105
Riverview Heights NA	Cyrus	Toll	1306 Riverview Drive NW		Albuquerque	NM	87105
Route 66 West NA	Paul	Fava	505 Parnell Drive SW		Albuquerque	NM	87121
Route 66 West NA; South West Alliance of Neighborhoods (SWAN	Cherise	Quezada	10304 Paso Fino Place SW		Albuquerque	NM	87121
San Antonio Condominium HOA	Kenneth	King	8700A Education Boulevard NW		Albuquerque	NM	87114
San Blas HOA	Kip	Fischer	6615 San Blas Place NW		Albuquerque	NM	87120
San Blas HOA	Heidi	Marchand	6627 San Blas Place NW		Albuquerque	NM	87120
San Jose NA	Robert	Brown	2200 William Street SE		Albuquerque	NM	87102
San Jose NA	Olivia	Price Greathouse	408 Bethel Drive SE		Albuquerque	NM	87102
Sandia High School Area NA	Michael	Kious	7901 Palo Duro NE		Albuquerque	NM	87110
Sandia High School Area NA	Ed	Mascarenas	8217 Dellwood Road NE		Albuquerque	NM	87110
Sandia Vista NA	Brenda	Gebler	PO Box 50219		Albuquerque	NM	87181
Sandia Vista NA	Lucia	Muñoz	316 Dorothy Street NE		Albuquerque	NM	87123
Santa Barbara Martineztown NA	Ian	Colburn	1002 Arno NE		Albuquerque	NM	87102
Santa Fe Village NA	Bruce	Armstrong	4988 Butte Place NW		Albuquerque	NM	87120
Santa Fe Village NA	Jane	Baechle	7021 Lamar Avenue NW		Albuquerque	NM	87120
Sawmill Area NA	Julie	Henss	1724 Band Saw Place NW		Albuquerque	NM	87104
Sawmill Area NA	Ralph	Roybal	1735 Band Saw Place NW		Albuquerque	NM	87104
Seven Bar North HOA	Dorlienna	Lane	10805 Chicobush Drive NW		Albuquerque	NM	87114
Seven Bar North HOA; Vista De La Luz HOA	Jack	Corder	2207 Golf Course Road	Suite B	Rio Rancho	NM	87124
Siesta Hills NA	Kathy	Pierson	6413 Mitchell SE		Albuquerque	NM	87108
Siesta Hills NA	Tamaya	Toulouse	1424 Hertz Drive SE		Albuquerque	NM	87108
Silver Hill NA	Jill	Marley Berry	1906 Silver Avenue SE		Albuquerque	NM	87106
Silver Hill NA	James	Montalbano	1409 Silver Avenue SE		Albuquerque	NM	87106
Silver Platinum Downtown NA	Ronald	Casias	205 Silver Avenue SW	#428	Albuquerque	NM	87102
Silver Platinum Downtown NA	Leon	Garcia	205 Silver Avenue SW	#419	Albuquerque	NM	87102
Singing Arrow NA	Singing Arrow NA		12614 Singing Arrow SE		Albuquerque	NM	87123
Singing Arrow NA	Judy	Young	13309 Rachel Road SE		Albuquerque	NM	87123
Skyview West NA	Tony	Chavez	305 Claire Lane SW		Albuquerque	NM	87121
Skyview West NA	Beatrice	Purcella	201 Claire Lane SW		Albuquerque	NM	87121
Snow Heights NA	Laura	Garcia	1404 Katie Street NE		Albuquerque	NM	87110
Snow Heights NA	Julie	Nielsen	8020 Bellamah Avenue NE		Albuquerque	NM	87110
Sonora HOA	Chris	Davis	6604 Tesoro Place NE		Albuquerque	NM	87113
Sonora HOA	Robyn	Garcia-Romero	6909 Tesoro Place NE		Albuquerque	NM	87113

Association Name	First Name	Last Name	Address Line 1	Address Line 2	City	State	Zip
South Broadway NA	Frances	Armijo	915 William SE		Albuquerque	NM	87102
South Broadway NA	Gwen	Colonel	900 John Street SE		Albuquerque	NM	87102
South Guadalupe Trail NA	Andy	Apple	5116 Guadalupe Trail NW		Albuquerque	NM	87107
South Guadalupe Trail NA	Heather	Brislen	4905 Guadalupe Trail NW		Albuquerque	NM	87107
South Los Altos NA	Eileen	Jessen	420 General Hodges Street NE		Albuquerque	NM	87123
South Los Altos NA	Allen	Osborn	245 Espejo Street NE		Albuquerque	NM	87123
South San Pedro NA	Zabdiel	Aldaz	735 Alvarado SE		Albuquerque	NM	87108
South San Pedro NA	Khadijah	Bottom	1200 Madeira SE	#130	Albuquerque	NM	87108
South Valley Coalition of Neighborhood Associations	Marcia	Fernandez	2401 Violet SW		Albuquerque	NM	87105
South Valley Coalition of Neighborhood Associations	Roberto	Roibal	2233 Don Felipe Road SW		Albuquerque	NM	87105
Southeast Heights NA	Michael	Gallegos	308 Adams Street SE		Albuquerque	NM	87108
Southeast Heights NA	John	Pate	1007 Idlewilde Lane SE		Albuquerque	NM	87108
Spanish Walk NonProfit Corporation	Sandra	Nunn	602 Camino Espanol NW		Albuquerque	NM	87107
Spanish Walk NonProfit Corporation	Jerri	Paul-Seaborn	610 Camino Espanol NW		Albuquerque	NM	87107
Spruce Park NA	Peter	Feibelman	1401 Sigma Chi Road NE		Albuquerque	NM	87106
Spruce Park NA	James	Tolbert	424 Spruce Street NE		Albuquerque	NM	87106
SR Marmon NA	Julian	Morales	6328 Keswick Place NW		Albuquerque	NM	87120
SR Marmon NA	Monnet	Serafin	1722 Vasilion Place NW		Albuquerque	NM	87120
Stardust Skies North NA	Tillery	Dingler	7727 Hermanson Place NE		Albuquerque	NM	87110
Stardust Skies North NA	Mary	Hawley	7712 Hendrix Road NE		Albuquerque	NM	87110
Stardust Skies Park NA	Kim	Lovely-Peake	7100 Bellrose NE		Albuquerque	NM	87110
Stardust Skies Park NA	Matt	Stratton	7309 Bellrose NE		Albuquerque	NM	87110
Stinson Tower NA	Eloy	Padilla Jr.	7619 Greywolf Road SW		Albuquerque	NM	87121
Stinson Tower NA	Dan	Sosa III	3615 Tower Road SW		Albuquerque	NM	87121
Stonebrooke Estates HOA Incorporated	Carl	Gervais	7225 Pebble Stone Place NE		Albuquerque	NM	87113
Stonebrooke Estates HOA Incorporated	Edy	Klein	8700 Education Place NW	Bldg. A	Albuquerque	NM	87114
Story Rock HOA	Allan	Armenta	6005 Sipapu Avenue NW		Albuquerque	NM	87120
Stronghurst Improvement Association Incorporated	Mark	Lines	3010 Arno Street NE		Albuquerque	NM	87107
Stronghurst Improvement Association Incorporated	William	Sabatini	2904 Arno Street NE		Albuquerque	NM	87107
Summit Park NA	Elisha	Allen	817 Amherst Drive NE		Albuquerque	NM	87106
Summit Park NA	Jan	Schuetz	3501 Calle Del Ranchero Drive NE		Albuquerque	NM	87106
Sun North Estates Property Owners' Association Incorporated	Brenda	Oliver	8450 Creek Street NE		Albuquerque	NM	87113
Sun North Estates Property Owners' Association Incorporated	Ruth	Troyer	8305 Brook Street NE		Albuquerque	NM	87113
Sunstar NA	Rebecca	Jimenez	3601 Sunstar Loop SW		Albuquerque	NM	87105
Sunstar NA	Ken	Williams	3639 Sunstar Boulevard SW		Albuquerque	NM	87105
Supper Rock NA	Ken	O'Keefe	600 Vista Abajo Drive NE		Albuquerque	NM	87123
Supper Rock NA	Kathleen	Schindler-Wright	407 Monte Largo Drive NE		Albuquerque	NM	87123
Sycamore NA	Mardon	Gardella	411 Maple Street NE		Albuquerque	NM	87106
Sycamore NA	Richard	Vigliano	1205 Copper NE		Albuquerque	NM	87106
Symphony HOA Incorporated	Jaime	Jaramillo	2001 Allegretto Trail NW		Albuquerque	NM	87104
Symphony HOA Incorporated	Michelle	Lombard	1512 Presto Way NW		Albuquerque	NM	87104
Taylor Ranch NA	Jolene	Wolfley	7216 Carson Trail NW		Albuquerque	NM	87120
Taylor Ranch NA; Westside Coalition of Neighborhood Associatior	Rene	Horvath	5515 Palomino Drive NW		Albuquerque	NM	87120
The Courtyards NA	Jayne	Aubele	2919 Monument Drive NW		Albuquerque	NM	87120
The Courtyards NA	Jackie	Cooke	8015 Dark Mesa NW		Albuquerque	NM	87120
The Enclave at Oxbow HOA	Jill	Greene	3915 Fox Sparrow Trail NW		Albuquerque	NM	87120
The Estates at Mirehaven Community Association Incorporated	Julie	Karl	9100 Del Webb Lane NW		Albuquerque	NM	87120
The Estates at Mirehaven Community Association Incorporated	Angela	Manzanedo	9100 Del Webb Lane NW		Albuquerque	NM	87120
The Estates at Tanoan HOA	Lucy	Barabe	7025 Moon Glow Court NE		Albuquerque	NM	87111
The Estates at Tanoan HOA	Darrell	Spreen	10412 City Lights Drive NE		Albuquerque	NM	87111
The Lofts @ 610 Central SW Owners Association Incorporated	Gary	Illingworth	8700A Education Place NW		Albuquerque	NM	87114
The Lofts @ 610 Central SW Owners Association Incorporated	Karin	van der Gaarden	610 Central Avenue SW	3E	Albuquerque	NM	87102
The Paloma Del Sol NA	Paul	Jones	4808 San Timoteo Avenue NW		Albuquerque	NM	87114
The Paloma Del Sol NA	Bob	McElearney	5009 San Timoteo Avenue NW		Albuquerque	NM	87114
The Presidio HOA	Michelle	LeBlanc	10843 Fort Point Lane NE		Albuquerque	NM	87123
The Presidio HOA	Joseph	Nastav	8700A Education Place NW		Albuquerque	NM	87114
The Quail Springs NA	Bob	Pohlman	7220 Quail Springs Place NE		Albuquerque	NM	87113
The Quail Springs NA	Goldialu	Stone	7116 Quail Springs Place NE		Albuquerque	NM	87113
The Terraces at Peppertree HOA Incorporated	Deborah	Fincke	6115 Parktree Place NE		Albuquerque	NM	87111
The Terraces at Peppertree HOA Incorporated	Glen	Magee	6105 Parktree Place NE		Albuquerque	NM	87111
The Trails at Seven Bar South HOA Incorporated	Michelle	Measles	10318 Dayflower Drive NW		Albuquerque	NM	87114
Thomas Village NA	Rondall	Jones	3117 Don Quixote Court NW		Albuquerque	NM	87104
Thomas Village NA	Richard	Meyners	3316 Calle De Daniel NW		Albuquerque	NM	87104
Torretta Oeste HOA	Gina	Montoya	624 Torretta Drive SW		Albuquerque	NM	87121
Trementina HOA	John	Coffman	7232 Via Contenta NE		Albuquerque	NM	87113
Trementina HOA;Western Trails Estates HOA	Michelle	Romero	8500 Jefferson Street NE	Suite B	Albuquerque	NM	87113
Tres Volcanes NA	Thomas	Borst	1908 Selway Place NW		Albuquerque	NM	87120
Tres Volcanes NA	Rick	Gallagher	8401 Casa Gris Court NW		Albuquerque	NM	87120
Trumbull Village Association	T. Alyce	Ice	6902 4th Street NW	#11	Albuquerque	NM	87107
Trumbull Village Association	Joanne	Landry	7501 Trumbull SE		Albuquerque	NM	87108
Tuscany NA; Vista Del Norte Alliance	Janelle Johnson &	James Souter	PO Box 6270		Albuquerque	NM	87197
Tuscany NA; Westside Coalition of Neighborhood Associations	Harry	Hendriksen	10592 Rio Del Sol NW		Albuquerque	NM	87114
University Heights NA	Don	Hancock	105 Stanford SE		Albuquerque	NM	87106
University Heights NA	Julie	Kidder	120 Vassar SE		Albuquerque	NM	87106
Valley Gardens NA	Antoinette	Dominguez	4519 Valley Park Drive SW		Albuquerque	NM	87105
Valley Gardens NA	Robert	Price	2700 Desert Garden Lane SW		Albuquerque	NM	87105
Vecinos Del Bosque NA	Harrison (Tai)	Alley	1316 Dennison SW		Albuquerque	NM	87105
Vecinos Del Bosque NA	Rod	Mahoney	1838 Sadora Road SW		Albuquerque	NM	87105
Victory Hills NA	Erin	Engelbrecht	PO Box 40298		Albuquerque	NM	87196
Victory Hills NA	Patricia	Willson	505 Dartmouth Drive SE		Albuquerque	NM	87106
Villa De Paz HOA Incorporated	Christine	Roy	54 Calle Monte Aplanado NW		Albuquerque	NM	87120
Villa De Paz HOA Incorporated; Western Trails Estates HOA	Fran	Pawlak	8500 Jefferson Street NE	Suite B	Albuquerque	NM	87113
Villa De Villagio HOA	James	Morrow	10848 Como Drive NW		Albuquerque	NM	87114
Villa Del Rio HOA	Richard	Davis	3304 Calle Vigo NW		Albuquerque	NM	87104
Vineyard Estates NA	Elizabeth	Meek	8301 Mendocino Drive NE		Albuquerque	NM	87122
Vineyard Estates NA	David	Zarecki	8405 Vintage Drive NE		Albuquerque	NM	87122
Vista De La Luz HOA	Marijo	Rymer	5023 Sala De Tomas Drive		Albuquerque	NM	87120

Association Name	First Name	Last Name	Address Line 1	Address Line 2	City	State	Zip
Vista Del Mundo NA	Chris	Crum	1209 Sierra Larga Drive NE		Albuquerque	NM	87112
Vista Del Mundo NA	Dennis	Roach	13812 Spirit Trail NE		Albuquerque	NM	87112
Vista Grande NA	Berent	Groth	3546 Sequoia Place NW		Albuquerque	NM	87120
Vista Grande NA	Richard	Schaefer	3579 Sequoia Place NW		Albuquerque	NM	87120
Vista Magnifica Association	Deidra	Gurule-Armijo	1733 Cliffside Drive NW		Albuquerque	NM	87105
Vista Magnifica Association	Lita	Pino	5129 Cascade Place NW		Albuquerque	NM	87105
Vista Montecito HOA Incorporated	Euca	Burrows White	9200 Picacho Lane NW		Albuquerque	NM	87114
Vista Montecito HOA Incorporated	Diane	Exline	4632 Miramar Drive NW		Albuquerque	NM	87114
Wells Park NA	Doreen	McKnight	1426 7th Street NW		Albuquerque	NM	87102
Wells Park NA	Catherine	Mexal	1404 Los Tomases NW		Albuquerque	NM	87102
West Bluff NA	Patrisha	Dyea	5012 Bridges Avenue NW		Albuquerque	NM	87120
West Bluff NA	Kimberlee	Tolon McCandless	3208 Vista Grande Drive NW		Albuquerque	NM	87120
West La Cueva NA	Peggy	Neff	8305 Calle Soquelle NE		Albuquerque	NM	87113
West La Cueva NA	Erica	Vasquez	8511 Rancho Del Oro Place NE		Albuquerque	NM	87113
West Mesa NA	Steven	Budenski	5732 La Anita Avenue NW		Albuquerque	NM	87105
West Mesa NA	Dee	Silva	313 63rd Street NW		Albuquerque	NM	87105
West Old Town NA	Glen	Effertz	2918 Mountain Road NW		Albuquerque	NM	87104
West Old Town NA	Kendra	Roberston	2319 Edna Avenue NW		Albuquerque	NM	87104
West Park NA	Elaine	Faust	200 Gallup Avenue SW		Albuquerque	NM	87104
West Park NA	Sarah	Mandala	2225 Alhambra Avenue SW		Albuquerque	NM	87104
Westgate Heights NA	Matthew	Archuleta	1628 Summerfield Place SW		Albuquerque	NM	87121
Westgate Heights NA	Eric	Faull	1335 El Rancho Drive SW		Albuquerque	NM	87121
Wildflower Area NA	Charles	Bates	5000 Watercress Drive NE		Albuquerque	NM	87113
Wildflower Area NA	Larry	Caudill	4915 Watercress Drive NE		Albuquerque	NM	87113
Willow Wood NA	Samantha	Martinez	823 Glacier Bay Street SE		Albuquerque	NM	87123
Windmill Manor Place Subdivision HOA	Christopher	James	5301 Tierra Amada Street NW		Albuquerque	NM	87120
Winrock South NA	John & Virginia	Kinney	7110 Constitution Avenue NE		Albuquerque	NM	87110
Yale Village NA	Donald	Love	2125 Stanford Drive SE		Albuquerque	NM	87106
Yale Village NA	Kim	Love	2122 Cornell Drive SE		Albuquerque	NM	87106

PUBLISHED BY THE CITY OF ALBUQUERQUE OFFICE OF NEIGHBORHOOD COORDINATION

NEIGHBORHOOD NEWS

NOVEMBER 2018

"To be a good neighbor is one of life's richest joys."

– THE DAILY QUIPPLE

THANKFUL IN NOVEMBER!

FOLLOW-UP ZONE CONVERSIONS

Thank you to the Wells Park Neighborhood Association and Bear Canyon Neighborhood Association for fantastic efforts to help property owners in their areas understand and take advantage of the free process to convert Integrated Development Ordinance (IDO) zones to better match existing land uses on their properties.

You can find out about the voluntary zone conversion process by going to the project website and downloading information brochures and forms for property owners in English and Spanish at: **www.abc-zone.com/post-ido-voluntary-zone-conversion-process**

Planning staff will submit the first batch of zone conversions into the City's review and approval process at the end of November. It takes time for staff to analyze each property owner form to confirm eligibility, so submit your form soon to be included in the first batch that will be submitted to the City's review and approval process in May 2019.

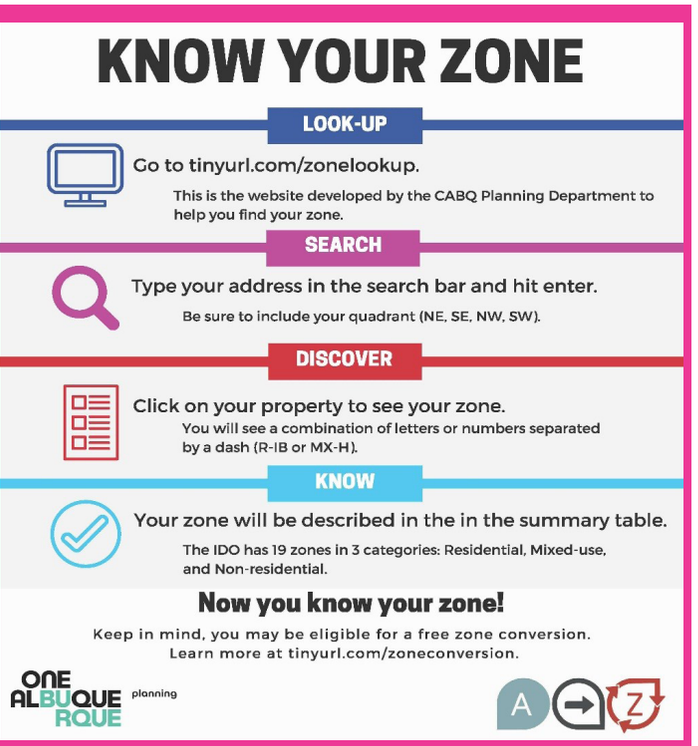
Mail: CABQ Planning Department, UDD/Long Range, PO Box 1293, Albuquerque, NM 87103
E-mail: abctoz@cabq.gov
In person: Plaza del Sol, 600 2nd St. NW, ground floor at the Development Review Services counter

If you would like help designing a flyer tailored to your neighborhood, or have staff come to one of your Neighborhood Association meetings to explain the process and help property owners fill out the form to opt in, call 505-924-3960 and ask for the ABC-Z team. The team also takes appointments and walk-ins on Friday afternoons from 2-4 p.m.

KNOW YOUR ZONE!

Did you know that your zoning changed when the Integrated Development Ordinance (IDO) went into effect on May 17, 2018? You're not alone! All zoning in the City of Albuquerque changed.

Visit this website to look up your zone:
https://tinyurl.com/IDOzonelookup



To find out how the Zone Conversion process works, visit:
abc-zone.com/faq/how-can-my-neighborhood-association-help-support-follow-zone-conversion-process

NEEDLE PICKUP WORKSHOP UNITES NEIGHBORS

A clear Saturday morning on October 20 found members of the Bel Air Neighborhood Association and the North Eastern Association of Residents (NEAR) learning how to pick up needles and syringes at Bel-Air Park. Fortified with coffee and doughnuts, these residents (shown at left) worked with Francelli Lugo and Kaitlin Greenberg of the City's Environmental Health Department, learning how to safely pick up and dispose of the needles that had become a safety and health hazard at the park.

NEAR is offering training to other groups on safe needle pickup. E-mail: flops2@juno.com or jomartin87112@zoho.com to learn more.

PUBLISHED BY THE CITY OF ALBUQUERQUE OFFICE OF NEIGHBORHOOD COORDINATION

NEIGHBORHOOD NEWS

OCTOBER 2018

"A good neighbor is a priceless treasure."

– CHINESE PROVERB

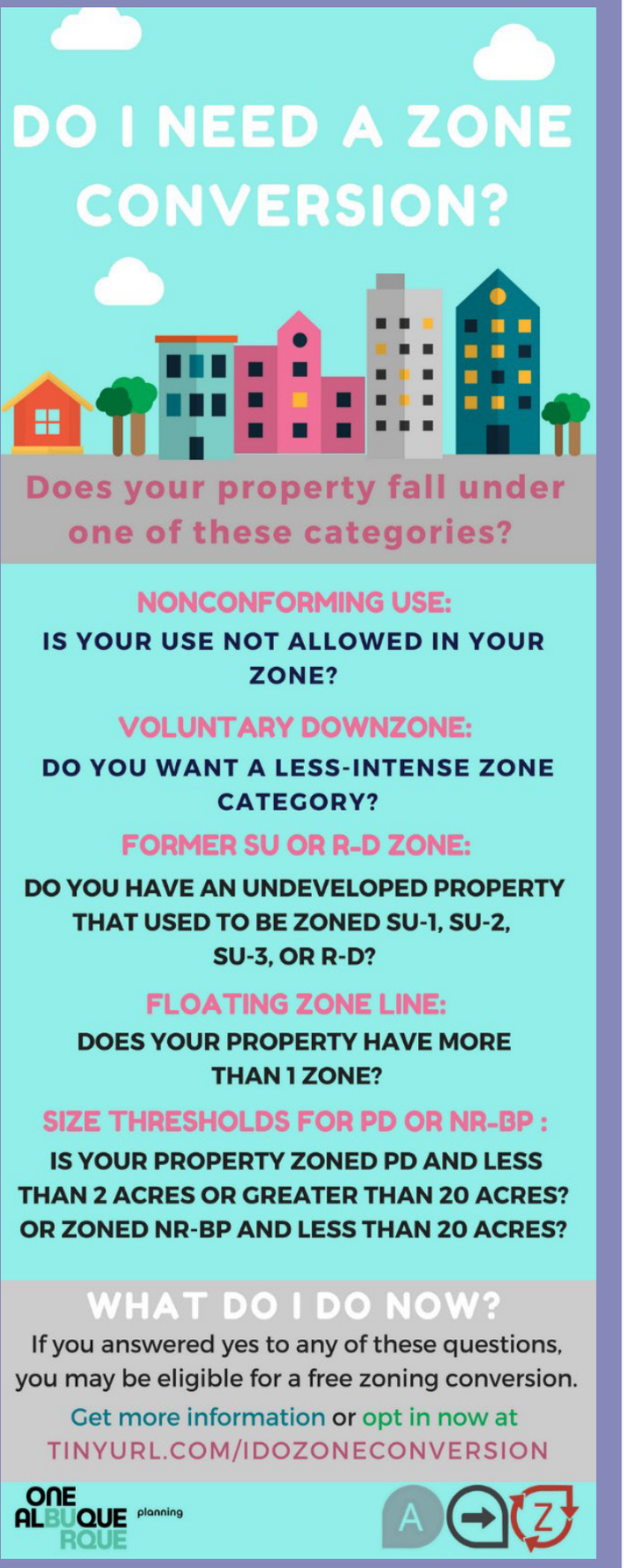
FALL INTO AUTUMN IN ALBUQUERQUE!

FOLLOW-UP ZONE CONVERSIONS

The City of Albuquerque is offering a free, one-year process for property owners to convert their IDO zoning to address five issues that the initial zoning conversion did not fix.
See the project webpage for explanations of each issue, including how to look up whether it might apply to your property, and for downloadable information brochures for property owners in English and Spanish: https://abc-zone.com/post-ido-voluntary-zone-conversion-process

Zoning will only be converted on eligible properties where the property owner has opted in via the necessary steps. If you think property owners in your area might be interested in this process, your Neighborhood or Homeowner Association can help by spreading the word about this opportunity and helping property owners complete the necessary steps!

If you would like to make an appointment with planning staff or if you would like to request that Planning staff attend an upcoming event in your area, please call 505-924-3860 and ask to speak with a member of the ABC-Z Team or email your request to: abctoz@cabq.gov. Planning staff also takes walk-ins on Friday afternoons from 2-4 p.m.



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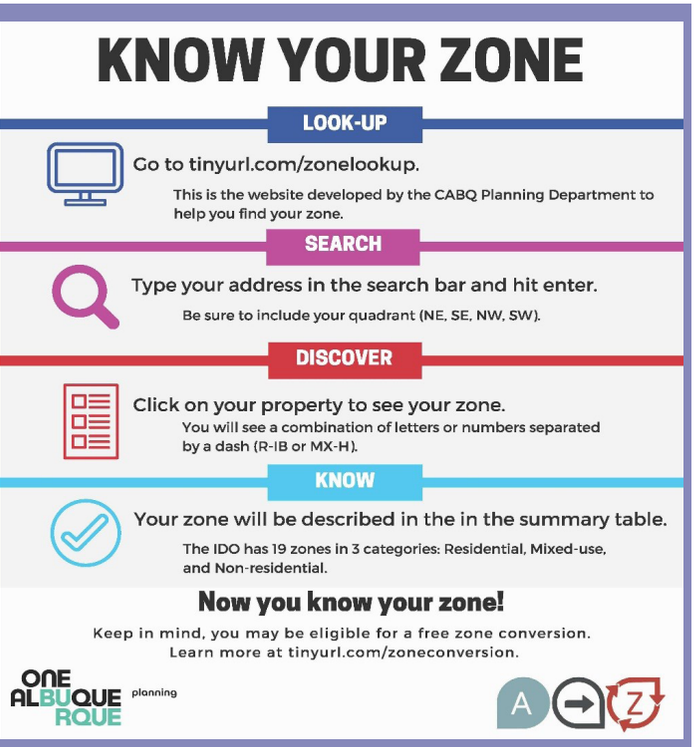

To find out how the Zone Conversion process works, visit:
abc-zone.com/faq/how-can-my-neighborhood-association-help-support-follow-zone-conversion-process

OUTREACH ESSENTIAL FOR SOUTHEAST AREA COMMAND

Community outreach, including "Coffee With A Cop," is the most essential tool in working with residents, businesses and neighborhoods in the Southeast Area Command, and the impact is direct for many residents.

"Recently, a resident researched statutes regarding temporary tags on vehicles, which is has been a safety issue for officers," said Laura Kuehn, Crime Prevention Specialist. "This gentleman put together a packet of information, including statutes in other states and current legislation here in New Mexico, and presented it to our officers so they could, in turn, make a case to our chain of command. That's a direct result of him meeting our officers at Coffee With a Cop, so we really find this outreach beneficial and encourage residents to participate."

Pictured from left: Lt. John Gonzales, Officer Marcia Benavides, Officer Chris Small,
Sgt. Larry Middleton and CPS Laura Kuehn.

PUBLISHED BY THE CITY OF ALBUQUERQUE OFFICE OF NEIGHBORHOOD COORDINATION

NEIGHBORHOOD NEWS

AUGUST 2018

"ONE ALBUQUERQUE" CHALLENGE HIGHLIGHTS VOLUNTEERISM

Have you joined in the "One Albuquerque" Challenge yet? This citywide service challenge will celebrate organizations that are working to make a difference in their communities and across the city and encourage everyone to get involved.

The aim is to excite and inspire volunteers of all ages and raise awareness about organizations doing amazing work, and in need of volunteers and resources, year-round. This year's challenge theme is Connecting Youth and Elders, and there are many ways to get involved!

You can:

- Coordinate a service project for friends and family
- Coordinate a service project for the broader community
- Sign-up to volunteer for an existing project
- Engage from home
- Challenge your friends, family and coworkers to get involved
- Tell everyone how you are rising to the challenge using #ThisIsABQ
- Donate directly to an organization working to connect youth and elders

continued on page 3

Do you have unused paint, antifreeze, old cleaning supplies or other similar household items lying around or taking up space in your garage or back yard? Why not get rid of them on Saturday, August 18?

That's when the City's Solid Waste Management Department, Department of Municipal Development Engineering Division, Bernalillo County, and Advanced Chemical Transport will jointly host and sponsor a free Household Hazardous Waste Collection Event.

Residents of Albuquerque and Bernalillo County are encouraged to bring their household hazardous waste items on this drop-off day. Examples of household hazardous waste include items that can burn easily (flammable), corrode or irritate the skin (corrosive), or poison humans and animals (toxic.) For more information, call 311 or visit: www.cabq.gov/solidwaste

Below are items that will be accepted and items that will not be accepted at this event.

ACCEPTED ITEMS
Paint
Automotive Oil and Gasoline
Antifreeze
Cleaning Supplies
Finishes and Stains
Aerosols, Pesticides and Herbicides
Poisons
Corrosives/Photo Graphics
Batteries
Fertilizers and Pool Chemicals
Fluorescent Light Bulbs
Mercury

ITEMS NOT ACCEPTED
Cylinders
Fire Extinguishers
Appliances (Stoves, Refrigerators, etc.)
Metals and Paper
Medical Waste and Needles
Medications
Computers
TVs/Stereos/Electronics
Astestos
Ammunition/Gunpowder/Expolsives
Radioactive Materials
Smoke Detectors

FREE ZONING Conversions

Long Range staff in the Planning Department should have forms available soon for property owners to opt in to the process for zoning coversions during the one-year window following the adoption of the Integrated Development Ordinance (IDO). You can find forms and learn more about the process at:

www.abc-zone.com/post-ido-voluntary-zone-conversion-process

PUBLISHED BY THE CITY OF ALBUQUERQUE OFFICE OF NEIGHBORHOOD COORDINATION

NEIGHBORHOOD NEWS

JULY 2018

TECHNOLOGY PAIRS SENIORS AND TEENS

We've all been there. A new smartphone, some new apps, a new e-mail address, or a new computer we're trying to figure out, and if we can't, we call our kid and have them help us. The current generation of high school and middle school students have grown up with technology in a way no previous generations ever have. And bringing their knowledge and expertise to the table to help senior citizens learn to use technology is the basis for Trish Lopez's innovative program, Teeniors.

> "We give teens a chance to show their natural patience and compassion, and we give seniors the opportunity to connect in a way many of them never have."
>
> – TRISH LOPEZ

"My own mother had trouble figuring out her smartphone," said Lopez, pictured above third from right, who developed Teeniors as part of a start-up event three years ago. "My son sat down with her and, slowly and calmly, showed her how to take photos, text, adjust privacy settings and much more. It planted the idea for pairing teens with seniors to give both groups a chance to interact and appreciate each other's knowledge."

Teeniors connects tech-savvy youth with seniors who want to use technology to enhance their lives. The teens provide one-on-one tutoring and coaching for any type of cell or smart phone, SmartTVs, laptop or desktop computer, printers, navigating the

continued on page 3

When you ask the staff at the Northeast Area Command what their top priority is after protecting the public, you would hear the term "community outreach" from everyone.

"Reaching out to our community is the key element to us being successful," said Area Commander Joseph Burke. "When we work closely with students, parents, senior citizens, everyone in our area, it enhances community policing because everyone is invested."

A significant aspect of community policing is having officers who actively go into the community and address issues presented by stakeholders in the Area Command. Whether it is individual residents, schools, apartment complexes, neighborhood associations or business coalitions, the officers work closely to help address problems and empower these people and groups to also take part in community policing.

"Prevention and education are essential tools in community policing and engaging with the public, followed by enforcement, which necessarily is the last aspect of what we do to keep our community safe," said Commander Burke. "What we are working toward is showing our neighborhoods that we are a resource for them, and that there are other resources they can utilize to take an active role in their personal safety, and the safety of their homes, businesses and schools."

Among the many types of outreach the NE Area Command does on a regular basis is the popular "Coffee with a Cop," which in addition to being held at businesses, is also held at area high schools. A recent one at La Cueva High School garnered much interest and feedback from students, teachers and faculty, and allowed officers to offer ideas and suggestions for increased school campus safety.

We really encourage our youth to interact with us as much as possible," said Commander Burke. "This is an excellent way for them to both share their perspective and maybe gain a better understanding of our side, too."

Coffee with a Cop at La Cueva High School

To learn more about the Northeast Area Command, connect with a Crime Prevention Specialist, or schedule a visit with the officers, visit: www.cabq.gov/police/area-commands/northeast-area-command

FREE ZONING Conversions

Long Range Staff in the Planning Department should have forms available soon for property owners to opt in to the process for zoning conversions during the one-year window following the adoption of the Integrated Development Ordinance (IDO). You can find forms and learn more about the process at:

www.abc-zone.com/post-ido-voluntary-zone-conversion-process

PUBLISHED BY THE CITY OF ALBUQUERQUE OFFICE OF NEIGHBORHOOD COORDINATION

NEIGHBORHOOD NEWS

JUNE 2018

From left: Jill Garcia, Michell Morley, Ben Lucero, Nathan Davidson, Nate Cox, and Esmeralda Baca.

PROGRAM PROMOTES MULTI-HOUSING SAFETY

A neighborhood is made up of houses and the people who live in them, within a specfic area of the city. However, neighborhoods also encompass private businesses and multi-unit housing such as apartments. And just like a residence or business, apartments are also affected by crime.

To combat this and to help create a stronger sense of community within apartment complexes, the Albuquerque Police Department's Foothills Area Command partners with apartments in their area to be part of the Albuquerque Crime Free Multi-Housing Program. The Foothills program currently has 17 multi-housing units who are part of the program, most recently joined by the Mirabella Heights apartments, a large complex just south of the Manzano Mesa Multigenerational Center.

> **"This program is really about relationship building between apartment residents, their management, and APD."**
>
> JILL GARCIA
> CRIME PREVENTION SPECIALIST

Michell Morley, Manager of Mirabella Heights, committed the complex to a higher safety standard when she took on her job.

"I've worked closely with APD, particularly Jill Garcia, the Foothills Crime Prevention Specialist, who got us connected to the program," said Morley. "Since installing our signs and committing to have our staff

continued on page 3

ABC - Z UPDATE FOR JUNE 2018

By Mikaela Renz-Whitmore
Planner,
City of Albuquerque

THE INTEGRATED DEVELOPMENT ORDINANCE (IDO) BECAME EFFECTIVE THURSDAY, MAY 17

The IDO became effective on May 17, 2018, completely replacing the 1970s Zoning Code, Subdivision Ordinance, and regulations in the Sector Development Plans.

See the Planning webpage at: www.cabq.gov/planning to view the IDO in your browser, download as a PDF, or view a hard copy at any city library.

Neighborhood Meetings

The IDO requires potential applicants to offer to meet with Neighborhood Associations for projects that will require a public meeting or hearing. You will have 15 days to respond to the offer and 30 days to schedule and hold the meeting. If you decline the meeting or do not respond within 15 days, the applicant can submit to the City for review and approval.

Next Steps

Voluntary Zone Conversion

For the next year, Long Range Planning staff will work with

IMPROVING PLACE FROM PLANNING TO ZONING

Please note that the IDO requires notice to Neighborhood Associations via e-mail for many projects that you would not have received before, so keep an eye on your inbox!

Thank you to everyone involved in this effort!

Your involvement has helped improve the land use and zoning system in Albuquerque.

property owners wanting to opt in to the Voluntary Zone Conversion Process to address the criteria established by City Council via Resolution 18-29:

- Nonconforming Use: convert from a zone that makes an existing land use nonconforming to the IDO zone that first allows the existing land use.
- Voluntary Downzone: downzone a property in an Area of Consistency (e.g. R-T to R-1).
- Floating Zone Line: fix zone lines that do not match platted lot lines.
- Prior Special Use Zoning: convert a vacant property formerly zoned with a Special Use zone (e.g. SU-1, SU-2, or SU-3) to a more appropriate IDO zone.
- Size Thresholds: convert a property with NR-BP or PD zoning that does not comply with the minimum and maximum lot sizes for those zone districts in the IDO to a more appropriate IDO zone.

Property owners can opt in via this online form: http://arcg.is/1PLufe

If you have already put a pin on your property using the Zone Conversion Map, thank you. Please be patient while we get in touch with everyone, draft forms, and work on analysis.

Annual Update of the IDO

Beginning in 2019, the Planning Department will submit text changes to the IDO every year in July. In the meantime, send your comments and suggestions to: abctoz@cabq.gov.

Community Planning Area Assessments

Beginning August 2019, Long Range Planning staff will work with stakeholders in each of the City's 12 Community Planning Areas to design the new ongoing cycle of assessments. Over the course of this planning year, staff will perform a baseline analysis and needs assessment to recommend an order of the CPAs, which City Council will ultimately decide.

The actual assessment cycle is scheduled to begin in June 2020.

The Official Zoning Map is available via two online tools:

Advanced Map Viewer:
www.cabq.gov/gis/advanced-map-viewer

IDO Zoning Interactive Map:
www.cabq.gov/planning/agis-maps/agis-interactive-map-gallery

Project information, frequently asked questions, a link to the Comprehensive Plan, updates, presentations, handouts, and video from previous trainings are available online at:
www.abc-zone.com

December 10, 2018

Improving Place from Planning to Zoning

Upcoming Public Hearing

Be part of the review/decision process for Phase 2 Zoning Conversions

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Phase 2 Zoning Conversion Review/Decision Process

Over 120 property owners completed forms to opt in to the Phase 2 zoning conversion process to resolve issues not addressed in Phase 1 by the adoption of the Integrated Development Ordinance.

Planning staff submitted these properties as Batch 1 to the City's review/decision process in late November for a hearing by the Environmental Planning Commission (EPC) in January.

https://tinyurl.com/batch1zc

To see the properties included in Batch 1, visit this online interactive map and/or see this spreadsheet.

Batch 1 properties are shown on the map with blue hatching. Clicking on the property will show a pop-up box with key information, including:

- the Form ID (which tracks with the form submitted by the property owner)
- pre-IDO and current IDO zoning
- which criteria make the property eligible for this process
- the zoning conversion for the property recommended by staff

Join us for a study session and the first hearing of the Phase 2 Zoning Conversion process in the Basement Hearing Room, Plaza del Sol, 600 2nd St. NW. No public comments will be taken at the study session, but public comments WILL be taken at the public hearing.

- **Study Session**: Thursday, December 13, starting after EPC cases on the agenda that day but no earlier than 3:00 p.m.
- **EPC Hearing**: Thursday, January 10, 2019, beginning at 8:30 a.m.

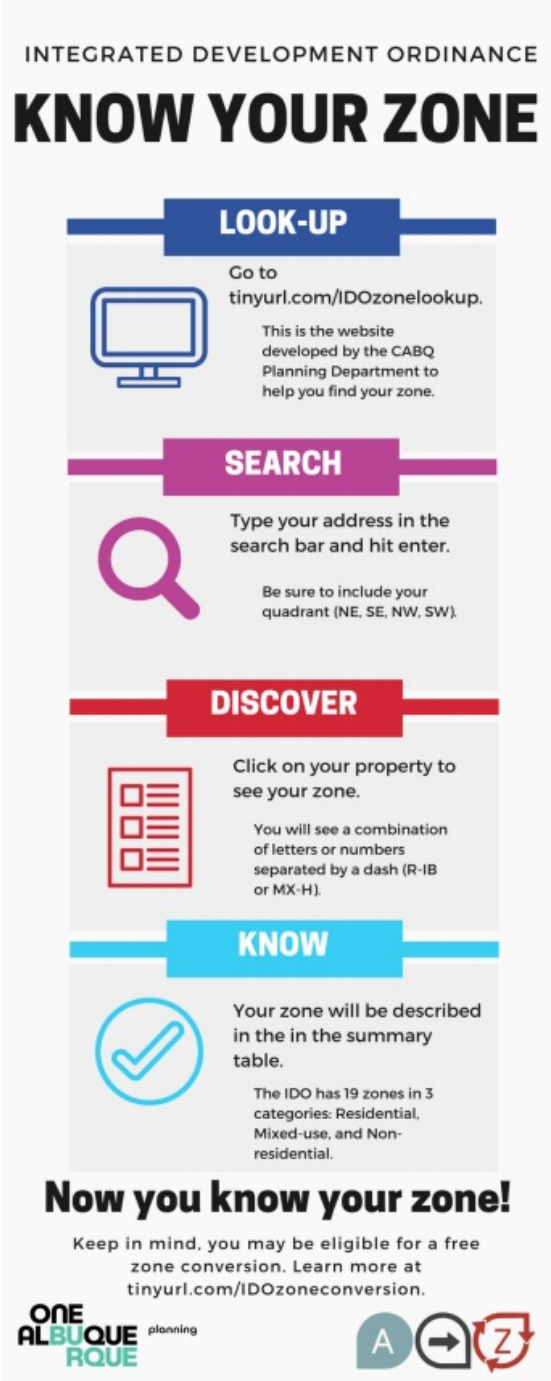
Free 2-hour parking is available on the north side of Plaza del Sol.

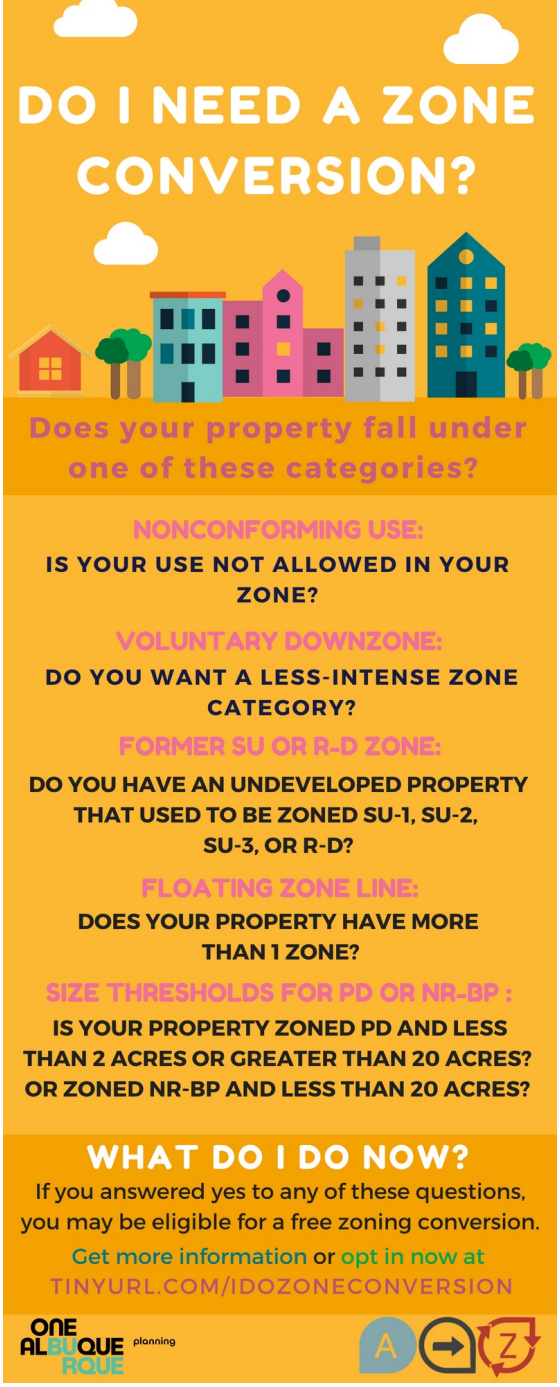
To be included in the staff report for EPC consideration, send written comments by **9 a.m. on December 31, 2018**. Comments received after this deadline will be added to the case file for consideration at the next step in the review/decision process.

- **Email**: abctoz@cabq.gov
- **Mail/hand-delivery**: Planning Department, c/o Catalina Lehner, 600 2nd St. NW, Albuquerque, NM, 87102

The EPC agenda, application materials, and staff report will be available **January 3, 2019** on the Planning Department webpage.

Voluntary Follow-up Zone Conversions





Do you own property in Albuquerque?

Have you checked your zoning since May 17, 2018 when the Integrated Development Ordinance (IDO) went into effect?

The IDO converted over 1,200 zones into a new set of about 20 zones that generally allow the same uses.

To look up your zone, visit this IDO Zone Look-up Map, type in your address in the search bar, click on your property, and then read the zone district shown in a pop-up box. A link in the pop-up box will open a PDF with the uses allowed in that zone.

If you need help or have questions, you can email abctoz@cabq.gov or call 924-3860 and ask to speak to a Long Range staff member.

We also offer appointments or take walk-ins on Friday afternoons from 2-4 p.m.

If your property falls under any of the categories above, you may be eligible for a free zone conversion between now and May 2019.

It's not too late! Get your property owner form submitted to us by **April 15, 2019** to be part of the second and final batch submitted to the City's review and approval process in May 2019.

- Property owner form in English and Spanish
- **Submit by Mail**: CABQ Planning Department, UDD/Long Range, PO Box 1293, Albuquerque, NM 87103
- **Submit by Email**: abctoz@cabq.gov
- **In person delivery**: Plaza del Sol, 600 2nd St. NW Albuquerque, NM 87102. Bring form(s) to the Development Review Services desk on the west side of the ground floor of the building.

The project webpage offers more information,

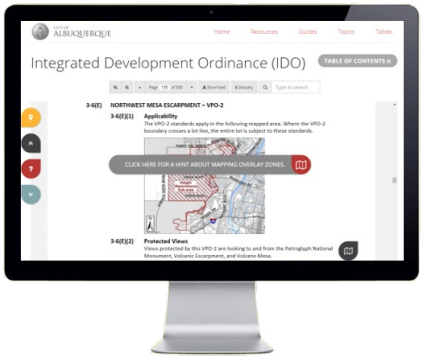
instructions for the process, and resources for Neighborhood Associations who may want to help people navigate this process.

Learn more

Interactive IDO

A new, interactive version of the Integrated Development Ordinance is available online.

- Access the Interactive IDO Zoning Map as a pop-up window without needing to leave the IDO document.
- Click on pins throughout the document that give you hints about mapping or link you to websites with more information.
- Turn on a glossary tool to underline all defined terms and see definitions in pop-up labels when you hover over each term.
- Use online tools to learn more about which review/decision processes might apply to a particular project.



https://ido.abc-zone.com

This website includes step-by-step guides that walk you through finding answers to commonly asked questions including:

- What uses are allowed on a particular property?
- Where in the city can a particular use develop?
- What development standards apply on a particular property?
- What review/decision process will a particular project have to go through?

Visit the Interactive IDO

January 3, 2019

Improving Place from Planning to Zoning

Reminder! Public Hearing

Be part of the review/decision process for Phase 2 Zoning Conversions

Phase 2 Zoning Conversions

Review/Decision Process

Join us for the first hearing of the Phase 2 Zoning Conversion process in the Basement Hearing Room, Plaza del Sol, 600 2nd St. NW. Sign up to speak anytime before the agenda item is called. The Environmental Planning Commission hearing begins at 8:30 a.m. This is the third item on the agenda, and the Environmental Planning Commission has agreed that this item will not be heard before 10 a.m.

- **Environmental Planning Commission (EPC) Public Hearing**: Thursday, January 10, 2019, beginning no earlier than 10 a.m.

Free 2-hour parking is available on the north side of Plaza del Sol.

The EPC agenda and staff report will be posted on the Planning Department webpage by the end of the day.

Batch 1 Properties

Over 120 property owners completed forms in the fall to opt in to the Phase 2 zoning conversion process to resolve issues not addressed in Phase 1 by the adoption of the Integrated Development Ordinance.

Planning staff submitted these properties as Batch 1 to the City's review/decision process in late November for the EPC hearing in January.

To see the properties included in Batch 1, visit this online interactive map and/or see this spreadsheet.

Batch 1 properties are shown on the map with blue hatching. Clicking on the property will show a pop-up box with key information, including:

- the Form ID (which tracks with the form submitted by the property owner)
- pre-IDO and current IDO zoning
- which criteria make the property eligible for this process
- the zoning conversion for the property recommended by staff

https://tinyurl.com/batch1zc

Batch 2

Still considering whether you need a zone conversion? Did you get a postcard from the City in the mail?

It's not too late! Get your property owner form submitted to us by **April 15, 2019** to ensure that your property is part of the second and final batch submitted to the City's review and approval process in May 2019.

- Download, complete, and submit the Property Owner form in English or Spanish
- **Submit by Mail**: CABQ Planning Department, UDD/Long Range, PO Box 1293, Albuquerque, NM 87103
- **Submit by Email**: abctoz@cabq.gov
- **In person delivery**: Plaza del Sol, 600 2nd St. NW Albuquerque, NM 87102. Bring form(s) to the Development Review Services desk on the west side of the ground floor of the building.

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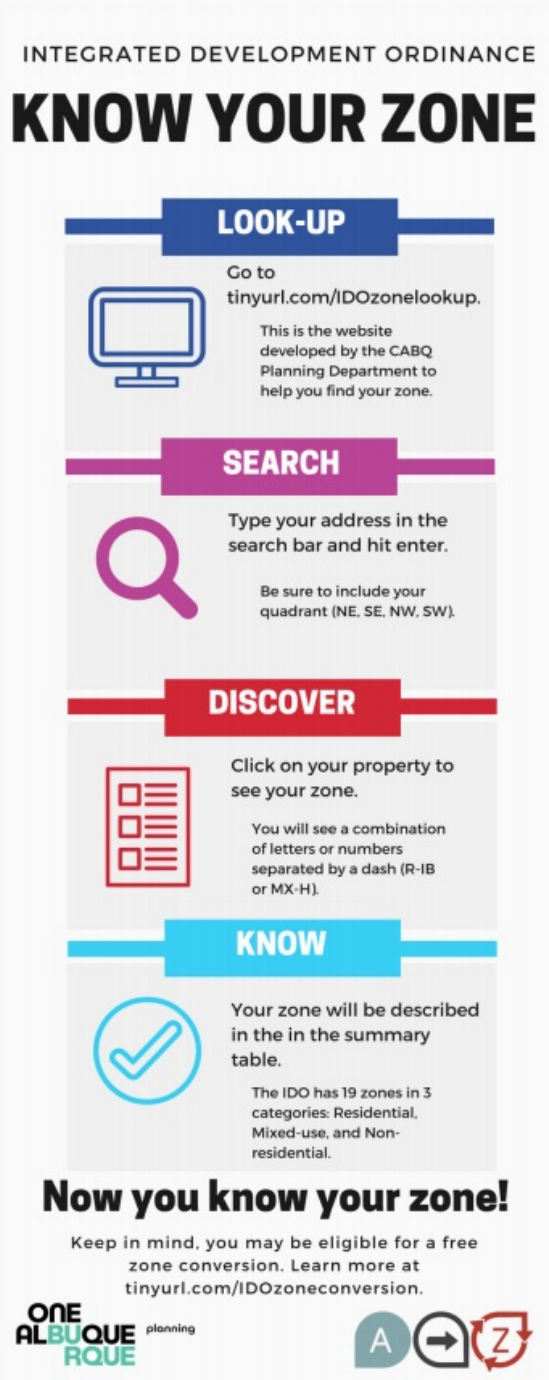


Learn more

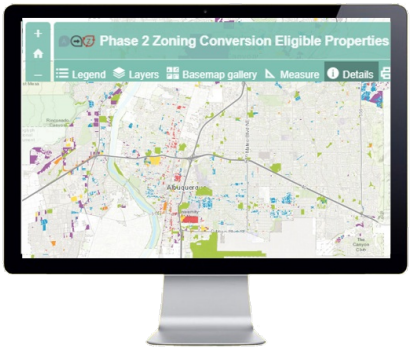
Eligible Properties

Staff has been mailing notice to owners of properties that are eligible for the Phase 2 Zoning Conversion process.

As more properties are identified, they will be added to this map.

If your property is shown as eligible for this process, let us know if you have questions!

- **Email** abctoz@cabq.gov
- **Call** 924-3860 and ask to speak to a Long Range staff member
- **Visit** with Long Range staff at office hours on Friday afternoons from 2-4 p.m.



https://tinyurl.com/zc-eligible

Visit the Eligible Properties Map

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KNOW YOUR ZONE

ONE ALBUQUERQUE planning

CONOZCA SU ZONIFICACIÓN

Zoning of all properties in the City of Albuquerque converted to a new set of zones in the Integrated Development Ordinance on May 17, 2018.

The City is offering property owners a voluntary, free process for zoning conversions for eligible properties until May 17, 2019.

To see if your property may be eligible or to opt in to the process, visit:
https://abc-zone.com/post-ido-voluntary-zone-conversion-process

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La zonificación de todas las propiedades en la ciudad de Albuquerque se convirtió en un nuevo conjunto de zonas en la Ordenanza de Desarrollo Integrado el 17 de mayo de 2018.

La Ciudad ofrece a los propietarios un proceso voluntario y gratuito para conversiones de zonificación para propiedades que califican hasta el 17 de mayo de 2019.

Para ver si su propiedad califica o para participar del proceso, visite:
https://abc-zone.com/post-ido-voluntary-zone-conversion-process

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KNOW YOUR ZONE

LOOK-UP

Go to tinyurl.com/IDOzonelookup.

SEARCH

Type your address in the search bar and hit enter.

DISCOVER

Click on your property to see your zone.

KNOW

Your zone will be described in the summary table.

Now you know your zone!

Keep in mind, you may be eligible for a free zone conversion.
Learn more at tinyurl.com/zoneconversion.

ONE ALBUQUERQUE planning

DO YOU OWN PROPERTY IN ABQ?

IS YOUR USE NOT ALLOWED IN YOUR ZONE?

DO YOU WANT A LESS INTENSE ZONE CATEGORY?

DO YOU HAVE AN UNDEVELOPED PROPERTY THAT USED TO BE ZONED SU-1, SU-2, SU-3, OR R-D?

DOES YOUR PROPERTY HAVE MORE THAN 1 ZONE?

IS YOUR PROPERTY ZONED PD AND LESS THAN 2 ACRES OR GREATER THAN 20 ACRES?
OR ZONED NR-BP AND LESS THAN 20 ACRES?

If you answered yes to any of these questions, you may be eligible for a free zoning conversion.

Get more information or opt in now at
TINYURL.COM/IDOZONECONVERSION

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ONE ALBUQUERQUE planning

KNOW YOUR ZONE

CALL 311
640
5
NO RIGHT
ON RED
Own property in Albuquerque?
Do you know your zone changed?
Look up your zone today!
Go to: tinyurl.com/ZoneLookUp
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CNG
ONE ALBUQUERQUE
KNOW YOUR ZONE

KNOW YOUR ZONE

LOOK-UP

Go to tinyurl.com/zonelookup.

This is the website developed by the CABQ Planning Department to help you find your zone.

SEARCH

Type your address in the search bar and hit enter.

Be sure to include your quadrant (NE, SE, NW, SW).

DISCOVER

Click on your property to see your zone.

You will see a combination of letters or numbers separated by a dash (R-IB or MX-H).

KNOW

Your zone will be described in the in the summary table.

The IDO has 19 zones in 3 categories: Residential, Mixed-use, and Non-residential.

Now you know your zone!

Keep in mind, you may be eligible for a free zone conversion.
Learn more at tinyurl.com/zoneconversion.

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