



Environmental Planning Commission

***Agenda #: 1
Project #: 2020-004078
Case #: RZ-2020-00018
Hearing Date: October 8, 2020***

Staff Report

<i>Agent</i>	Tierra West LLC
<i>Applicant</i>	Longview Investors LLC Etal C/O N'Tandem Properties LP
<i>Request</i>	Zoning Map Amendment
<i>Legal Description</i>	Tracts 6 & 7 ROW 1 West of Westland Atrisco Grant AKA Lots 1 & 2 Block 2, Lands of Town of Atrisco Subdivision
<i>Location</i>	10200 Central Avenue SW
<i>Size</i>	Approximately 8.8 acres
<i>Existing Zoning</i>	NR-C
<i>Proposed Zoning</i>	R-MC

Staff Recommendation

APPROVAL of
Project # 2020-004078
RZ-2020-00018
based on the Findings beginning on
Page 25.

***Staff Planner
Shawn Watson***

Summary of Analysis

This is a request for a Zoning Map Amendment for an approximately 8.8-acre site known as Tracts 6 & 7 ROW 1 West of Westland Atrisco Grant AKA Lots 1 & 2 Block 2, Lands of Town of Atrisco Subdivision and located at 10200 Central Ave. SW on the southwest corner of Central Ave. SW and 102nd St. NW. The applicant requests a zone change from NR-C to R-MC to allow the existing manufactured home community permissively. The EPC recommended Deferral at the September 2020 hearing at the request of the applicant.

The subject site is in an Area of Consistency, as designated by the ABC Comprehensive Plan. The Zoning Map Amendment has been adequately justified pursuant to the zone change criteria in the Integrated Development Ordinance.

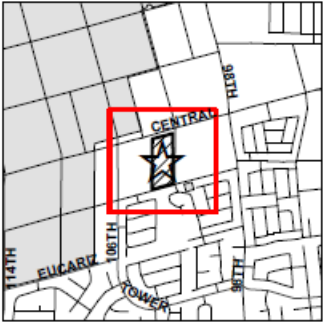
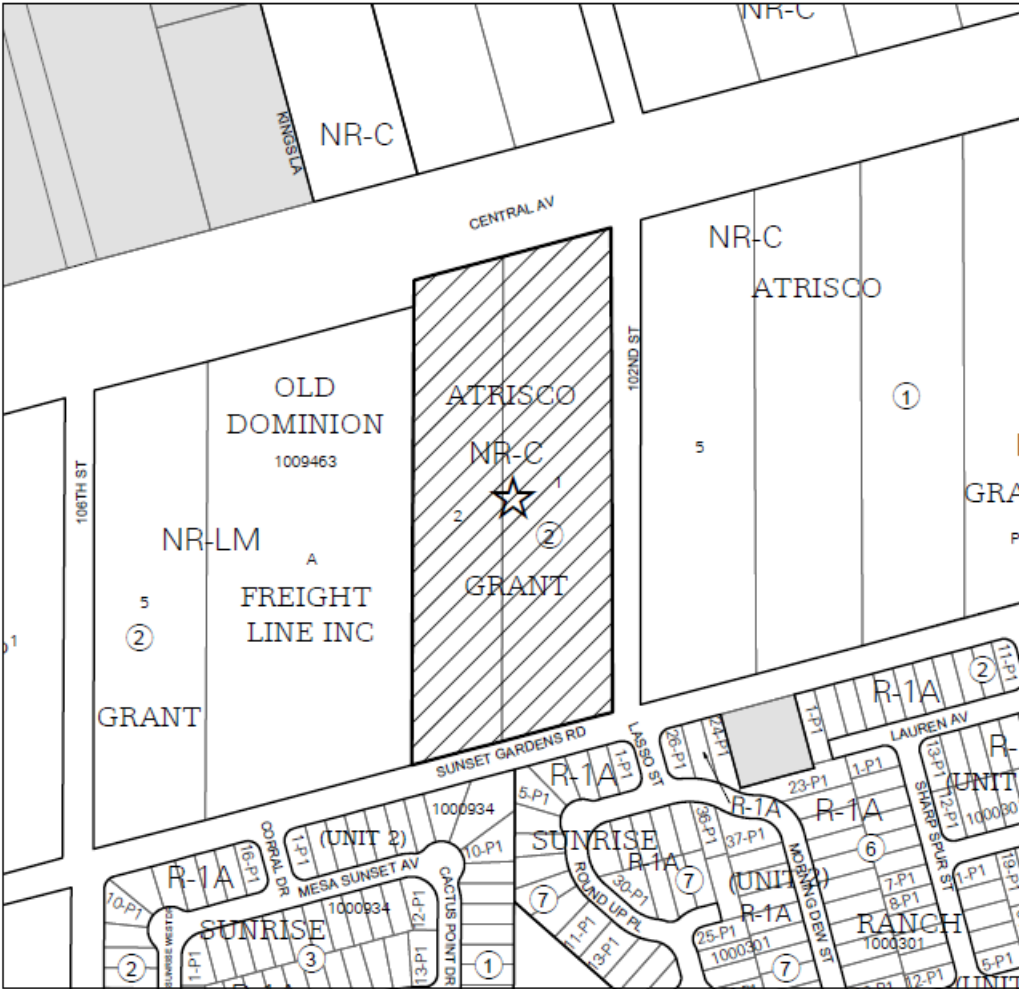
Property owners within 100 feet of the subject site and affected neighborhood associations (Westside Coalition of NAs, South Valley Coalition of NAs, South West Alliance of Neighborhoods, and Route 66 West NA) were notified as required. Staff received communication inquiring about the purpose of the Zoning Map Amendment and the history of the site's zoning but did not receive communication of support or opposition.

Staff recommends approval.




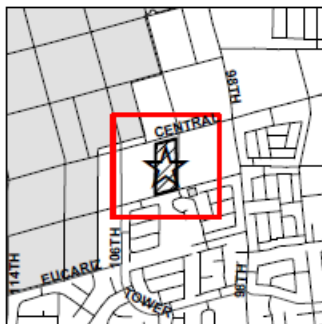


Hearing Date (due to Deferral): October 8, 2020



IDO ZONING MAP
Note: Gray shading indicates County.


1 inch = 250 feet
Hearing Date: 9/10/2020
Project Number: PR-2020-004078
Case Numbers: RZ-2020-00018
Zone Atlas Page: L-08



LAND USE MAP

Note: Gray shading
Indicates County.

Key to Land Use Abbreviations:

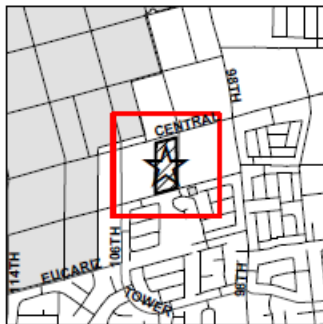
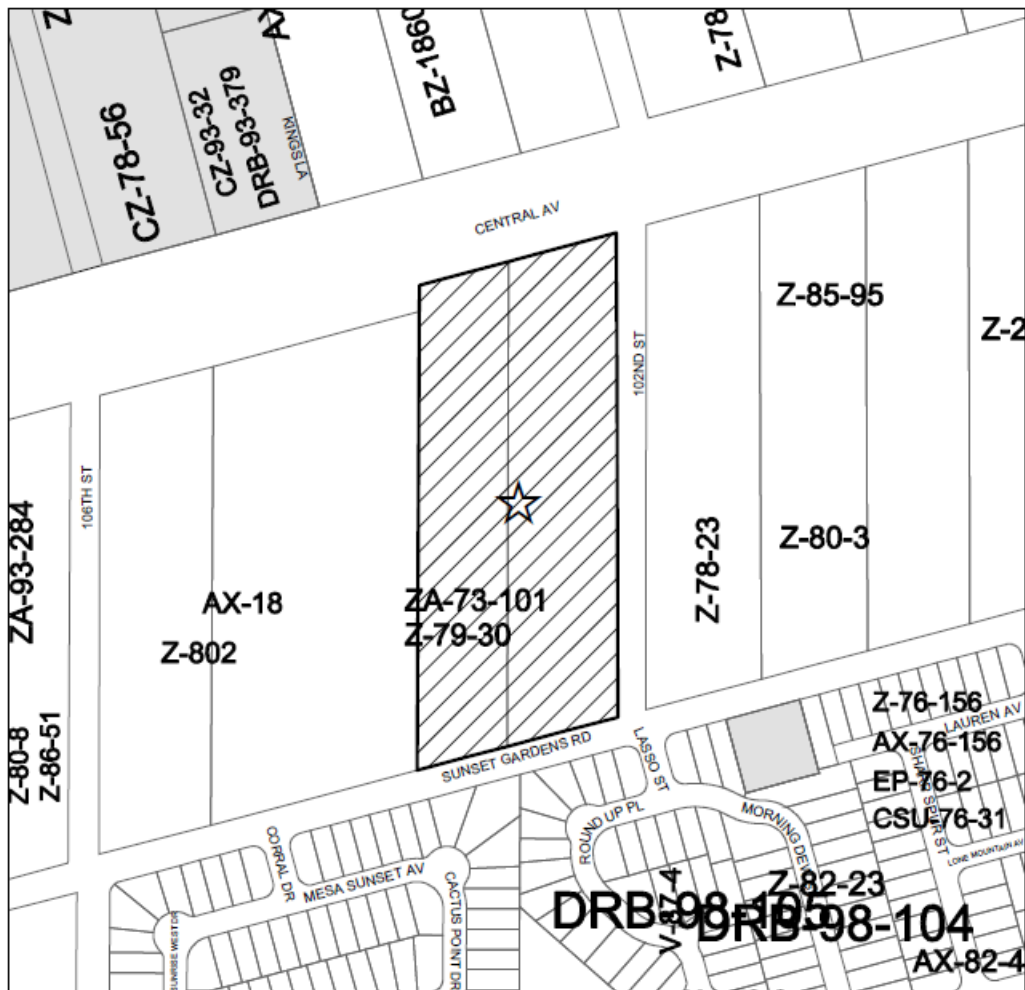
LDRES Low-density Residential	APRT Airport
MULT Multi-family	TRANS Transportation
COMM Commercial Retail	AGRI Agriculture
CMGV Commercial Services	PARK Parks and Open Space
OFC Office	DRNG Drainage
IND Industrial	VAC Vacant
INGMED Institutional / Medical	UTIL Utilities
ED Educational	CMTY Community
	KAFB Kirtland Air Force Base



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HISTORY MAP

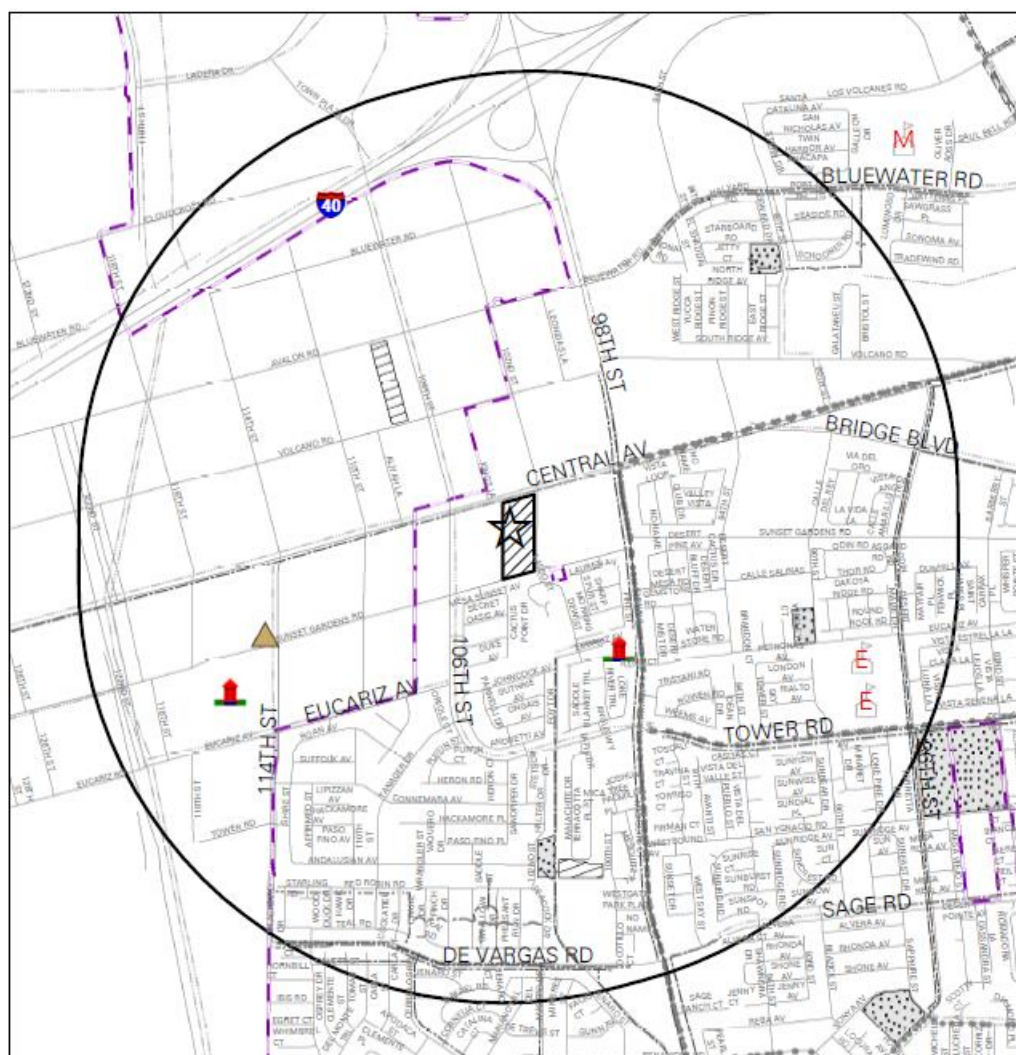
Note: Gray shading
Indicates County.



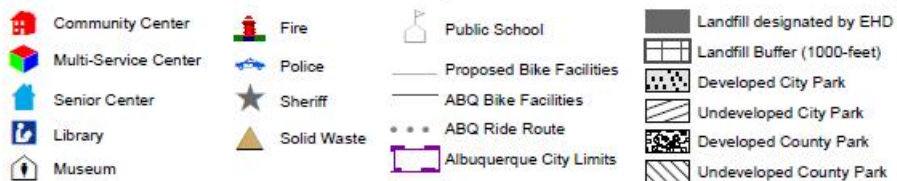
1 inch = 250 feet

Hearing Date:
9/10/2020
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L-08



Public Facilities Map with One-Mile Buffer



Project Number: PR-2020-004078

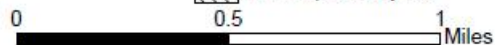


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I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area	Land Use
Site	NR-C	Area of Consistency	Manufactured Home Community
North	NR-C, R-MC	Area of Consistency	Nightclub, Manufactured Home Community
South	R-1A	Area of Consistency	Single-family Residential
East	NR-C	Area of Consistency	Commercial
West	NR-LM	Area of Consistency	Vacant

Request

The request is for a Zoning Map Amendment (zone change) for a portion of an approximately 8.8-acre site known as Tracts 6 & 7 ROW 1 West of Westland Atrisco Grant AKA Lots 1 & 2 Block 2, Lands of Town of Atrisco Subdivision. The site is located at 10200 Central Ave. SW at the southwest corner of Central Ave. SW and 102nd St. SW (the “subject site”).

The subject site is zoned NR-C (Non-Residential – Commercial). The applicant is requesting a zone change to R-MC (Residential – Manufactured Home Community) to allow the existing manufactured home community permissively.

Throughout the staff report, the term “manufactured home community” is used to describe the subject site. Manufactured home community is not a defined term in the IDO but is used to explain the R-MC zone district, pursuant to IDO Subsection 14-16-2-3(C)(1), as follows: “The purpose of the R-MC zone district is to accommodate manufactured home communities and to require those communities to incorporate high-quality planning and design.” Manufactured home communities can consist of both manufactured homes and mobile homes. Mobile homes and manufactured homes are types of “Dwelling, single-family detached.” The former is its own use, and the latter is one specific type of single-family dwelling but not a use itself. Therefore, the term “manufactured home community” is used throughout since Longview Mobile Home Community could consist of both manufactured and mobile homes.

EPC Role

The Environmental Planning Commission (EPC) is hearing this case because the EPC is required to hear all zone change cases, regardless of the site size, in the City. The EPC is the final decision-making body unless the subject site is 20 acres or greater in size (in which case the EPC is a recommending body) or the EPC decision is appealed. If so, the Land Use

Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council. The City Council would then make the final decision. The request is a quasi-judicial matter.

Context

The subject site is approximately 8.8 acres and is a manufactured home community, Longview Mobile Home Community. The applicant notes that Longview MHC has 87 manufactured home spaces and a park office. It has existed as a manufactured home community for over thirty years.

The subject site is near the western city limit and surrounded by multiple zone districts and uses. The abutting site to the west is zoned NR-C and is currently vacant. The parcels across Central Ave. to the north are zoned NR-C, developed as a bar, and R-MC, developed as a manufactured home community. The site across 102nd St. to the east is zoned NR-C and developed as commercial strip mall. Another R-MC zone district with a manufactured home community use exists east of the subject site on the southeast corner of Central Ave. and 98th St. SW. The parcels across Sunset Gardens Rd. SW to the south are zoned R-1A and are developed as single-family residential subdivisions.

History

The subject site was zoned SU-1 (Special Use for a Mobile Home Park) in 1979 (Z-79-30). There is an existing site plan associated with the subject site that was required with SU-1 zones. The site plan was approved in May 1979 and revised in October 1980, and it shows the layout of the manufactured home community.

The existing development was established around 1981. The “Mobile home development” use was allowed when it was built and included both mobile homes and manufactured homes. When the City Council adopted the West Route 66 Sector Development Plan in October 1987 (R-321), the zoning designation on the subject site was SU-2 for PDA (Special Neighborhood Zone for Planned Development Area) and categorized as a residential land use. Sector Development Plans were repealed upon adoption of the Integrated Development Ordinance (IDO) in 2018, and the IDO applied the NR-C zone district to the subject site.

Transportation System

The Long Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), includes existing roadways and future recommended roadways along with their regional role. The portion of Central Avenue abutting the subject site is designated as a Regional Principal Arterial. The other abutting roads, 102nd Street and Sunset Gardens Road, are not classified on the 2040 LRRS map.

Comprehensive Plan Corridor Designation

The subject site is not located along any Corridors as designated by the ABC Comprehensive Plan (Comp Plan). However, the subject site is within 1/8 of a mile of the end of the Major Transit Corridor on Central Avenue.

Trails/Bikeways

The Long Range Bikeway System (LRBS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies existing and proposed trails. The LRBS shows a Proposed Bicycle Lane on Central Avenue.

Transit

The subject site is less than 1/2 of a mile from ABQ Ride Route #54 (Bridge-Westgate) on 98th St. SW. This route offers service Monday through Saturday with a peak frequency of 45 minutes during the weekdays and 60-minute peak frequency on Saturdays. The site is also less than 1/2 of a mile from ABQ Ride Route #198 on 98th St., which has weekday and weekend service with a peak frequency of 30 minutes.

Public Facilities/Community Services

Please refer to the Public Facilities Map (see attachment), which shows public facilities and community services located within one mile of the subject site.

II. ANALYSIS OF APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions

Dwelling, Manufactured Home: A structure transportable in one or more sections that is built on a permanent chassis, is designed for use with or without a permanent foundation when connected to the required utilities, and meets the construction safety standards of the federal Manufactured Housing Act of 1974. Similar structures that do not meet the construction safety standards of that Act are referred to as mobile homes and are not allowed to be installed in the City. See also *Dwelling, Mobile Home*.

Dwelling, Mobile Home: A transportable structure that does not meet the construction safety standards of the federal Manufactured Housing Act of 1974.

Nonconforming Use: A use of a structure or land that does not conform to the IDO requirements for land uses in the zone district where it is located, but that was an approved use at the time the use began.

Zoning

The subject site is currently zoned NR-C. Pursuant to IDO Subsection 14-16-2-5(A)(1), the NR-C zone district is intended “to accommodate medium-scale retail, office, commercial, and institutional uses, particularly where additional residential development is not appropriate or not desired because of a deficit of jobs or services in relation to housing units in the area.” Specific permissive uses for NR-C are listed in Table 4-2: Allowable Uses, IDO p. 130.

The request proposes to change the zone district to R-MC. Pursuant to IDO Subsection 14-16-2-3(C)(1), the R-MC zone district is intended “to accommodate manufactured home communities and to require those communities to incorporate high-quality planning and design.” The R-MC zone district allows the following residential uses: single-family detached, mobile home, and cottage development. Additionally, R-MC permissively allows for other uses that can accompany residential uses, such as community garden and residential community amenity. Specific permissive uses for R-MC are listed in Table 4-2 of the IDO.

The development is currently considered to be legally nonconforming pursuant to the criteria in Subsection 14-16-6-8(C) of the IDO, since the NR-C zone district does not allow the “Dwelling, mobile home” use or manufactured home communities (single-family detached homes), but they were allowed under the subject site’s previous SU-2 zoning.

The applicant states that the intent of the zone change request is to “preserve the neighborhood by not requiring the existing mobile home community to be removed from the area and the residents displaced.” If there are any mobile homes (that is, pre-1974 structures) on the subject site, they are considered nonconforming and must be removed within 5 years of the effective date of the IDO unless the zone change to R-MC is granted. After the zone change, any mobile homes that still do not conform with R-MC standards would be considered nonconforming but would not have a compliance clock. They would be subject to limitations on expansion and continuing the use per IDO Subsection 14-16-6-8(C)(6)(b). Further, if there are any other conditions within the subject site that do not comply with current IDO regulations, they would be considered nonconforming and subject to the nonconforming regulations in IDO Subsection 14-16-6-8.

Character Protection Overlay

There are no applicable Historic or Character Protection Overlays on the site.

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in an Area of Consistency as designated by the Comprehensive Plan. Applicable goals and policies are listed below. The goals and policies listed below are cited by the applicant in the zone change justification letter dated August 27, 2020 (see attachment).

Note: Applicant’s Justification is in indented *italics*; Staff’s Analysis is indented **bold** text.

Chapter 4: Community Identity

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 furthers Policy 4.1.2 because it will allow for the appropriate type and scale of uses to take advantage of the existing identity and character of the neighborhood which provides affordable housing in a location where it exists today within a transition zone between various residential uses and commercial uses. Rezoning the site to R-MC will allow the existing mobile home community to remain in tact as it has for over 30 years. The area will not be disrupted by the removal and relocation of existing community or the relocation of existing residents. This use also allows affordable housing opportunities within the community.

The request would protect the identity and cohesiveness of the existing manufactured home community specifically and of the neighborhood more broadly. The neighborhood contains a mix of residential and commercial uses with multiple manufactured home communities within a one-mile radius of the subject site. The request would make this site a Protected Lot, so future development on the abutting lot to the west and adjacent lot to the east would be subject to Neighborhood Edges (14-16-5-9). The request furthers Policy 4.1.2 - Identity and 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 furthers Policy 4.1.4 because it will protect an existing stable, thriving residential neighborhood and preserve the neighborhood by not requiring the existing mobile home community to be removed from the area and the residents displaced. The primary goal of the requested zone change to R-MC is to do exactly what this policy requires: To keep the mobile home community in place so that the neighborhood and its residents can preserve and protect what they have spent over 30 years building.

The request would protect and preserve the existing manufactured home community specifically and the neighborhood more broadly by allowing the existing manufactured home community permissively. The manufactured home community has existed for over 30 years, and the request would support the long-term health and vitality of the community by allowing it to remain. The request furthers Policy 4.1.4 – Neighborhoods.

Chapter 5: Land Use

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

The goal of the zone change request is to make the long established existing mobile home community a permissive use. This will allow the existing close knit community to remain a sustainable mobile home development in an area with good street connectivity and convenient access to transit. It would also help to maintain and foster the broad housing options available in the area to meet a range of incomes and lifestyles needed within the community that offers a mix of uses that are conveniently accessible from the subject property.

The request fosters a community where residents can live, work, learn, shop, and play together by protecting the housing that exists in the manufactured home community. Further, the area has a mix of commercial and residential uses that allow residents access to nearby jobs and retail, especially near 98th Street, and transportation along Central Avenue. The request furthers Goal 5.2 – Complete Communities.

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 goal of the requested zone change is to maintain the existing mobile home community that is in an area that helps to align the appropriate zone with the existing land use. The zone change will bring the existing use into conformance with the appropriate zoning and will serve to protect the character of the existing community and allow it and its residents to remain.

The request would protect and enhance the character of the existing manufactured home community and surrounding neighborhood in this Area of Consistency. The current use has existed over 30 years, and the request would maintain consistency and provide protections for its residents. The request would make the subject site a Protected Lot under the Neighborhood Edges (14-16-5-9) provision, which protects areas that are intended to remain stable. Future development on the abutting lot to the west and adjacent lot to the east would be subject to protections for building height, screening and buffering, and parking, drive-throughs, and loading areas. The request furthers Policy 5.6.3 – Areas of Consistency.

Chapter 6: Transportation

Goal 6.2: Multi-Modal System: Encourage walking, biking, and transit, especially at peak-hour commuting times, to enhance access and mobility for people of all ages and abilities.

Bicycle, pedestrian and transit connections provide the means to neighborhood residents and employees to take public transportation or to walk or bicycle to obtain necessary daily services. The existing mobile home community is located approximately 0.2 miles west of the existing pedestrian trail and bike paths along the 98th Street. The distance to the City transit bus stop on 98th Street is less than 3 tenths of a mile from the park entrance.

The request encourages walking, biking, and transit because the existing manufactured home community is within 1/8 of a mile of the end of a Major Transit

Corridor on Central Avenue with nearby service from ABQ Ride Route #54 and Route #198. Additionally, the Long Range Bikeway System map, produced by MRCOG, shows a Proposed Bicycle Lane on this section of Central Avenue, which could serve the community in the future. The request furthers Goal 6.2 – Placemaking.

Chapter 9: Housing

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

The existing Longview Mobile Home Community helps support diverse housing options within this area of the city. It ensures availability and affordability for not only the current residents within the existing park but for future residents as well. It provides lower income residents with an opportunity to own the unit within which they live rather than renting an apartment or single family detached house. It does so within an area that is close to public transit and is within walking distance to numerous existing and future job opportunities, which contributes to its affordability of the housing.

This request supports the improvement and conservation of housing for a variety of income levels and types of residents and households by allowing the existing use permissively. If the use were permissive, the owner would be able to access financial instruments to improve and conserve the existing manufactured home community. This conservation allows existing and future residents a housing option that is accessible to a variety of income levels in an area of the city where the primary housing type are single-family homes. The request furthers Policy 9.1.1 – Housing Options.

Policy 9.3.2: Other Areas: Increase housing density and housing options in other areas by locating near appropriate uses and services and maintaining the scale of surrounding development.

The existing Longview Mobile Home Community provides higher density, affordable residential opportunities near public transportation facilities in an area with considerable existing and future job opportunities and available shopping. The site is within a quarter of a mile of a retail/grocery center.

The subject property is currently served by public water and sanitary sewer as well as being served by PNM for electric services and NM Gas Co for gas services. The requested zone change will not require the construction of additional public or private infrastructure.

This request would maintain increased housing density and housing options in areas outside of Centers and Corridors and maintains the scale of surrounding development. The applicant notes that Longview Mobile Home Community has 87 manufactured home spaces within approximately 8.8 acres. The existing community thus increases density in an area of town predominated by single-family homes while respectfully maintaining the scale of surrounding development. The request furthers Policy 9.3.2 – Other Areas.

Chapter 13: Resilience and Sustainability

Goal 13.5: Community Health: Protect and maintain safe and healthy environments where people thrive.

The connections noted above assist in the improvement of air quality by keeping area residents closer to their homes and not having to travel by vehicle, minimizing the adverse effects of motor vehicle pollution in an existing safe and healthy mobile home community that is thriving to date.

The request protects and maintains a safe and healthy environment where people thrive by allowing the existing use permissively. The request would make this site a Protected Lot, so future development on the abutting lot to the west and adjacent lot to the east would be subject to Neighborhood Edges (14-16-5-9). This would provide protections to the existing manufactured home community by regulating screening and buffering, parking, drive-throughs, and loading areas. The request furthers Goal 13.5 – Community Health.

III. ZONING MAP AMENDMENT (ZONE CHANGE)

Requirements

The review and decision criteria outline requirements for deciding zone change applications. The applicant must provide sound justification for the proposed change and demonstrate that several tests have been met. The burden is on the applicant to show why a change should be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: 1) there was an error when the existing zone district was applied to the property; or 2) there has been a significant change in neighborhood or community conditions affecting the site; or 3) a different zone district is more advantageous to the community as articulated by the Comprehensive Plan or other, applicable City plans.

Justification and Analysis

The zone change justification letter analyzed here, received on August 27, 2020, is a response to Staff's request for a revised justification (see attachment).

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

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

The zone change request is consistent with the health, safety, and general welfare of the City as demonstrated by this letter which provides analysis of policies from the ABC Comp Plan related to the request. The request furthers a preponderance of goals and policies in the ABQ Comp Plan. The request seeks to maintain the existing mobile home community, making it an allowable use under the new zoning. The zone change will allow a mobile

home community to continue to thrive in a section of town that has numerous employment opportunities as well as many City services available to them including public transportation within walking distance of the property. Having affordable housing close to commercial areas and close to public transportation decreases the long distance travel for employees to get to their work place. Keeping the existing mobile home community in place will avoid displacing residents who would have a difficult time finding alternate affordable low income housing. This would decrease the burden on the City programs that are in place to help families that can't afford a place to live. Making the current use allowable under the new zoning will help to maintain the existing mobile home community and to continue meeting the preponderance of goals and policies in the ABQ Comp Plan.

Consistency with the City's health, safety, and general welfare is shown by demonstrating that a request furthers a preponderance of applicable Comprehensive Plan goals and policies (and other plans if applicable) and does not significantly conflict with them. The applicant has adequately demonstrated this in a policy-based response. Therefore, the request would be consistent with the City's health, safety, and general welfare. The response to Criterion A is sufficient.

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

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

Per Criteria 3, the subject property is located in an Area of Consistency and the requested change to R-MC zoning furthers the goals outlined in the Comp Plan. The new zone would clearly reinforce and strengthen the established character of the community by providing an alternate to housing type that are advantages to lower income families or individuals in a section of the city that contains opportunities for employment and easy access to public transit, pedestrian and bicycle facilities, and to shopping centers. These strengths and opportunities would be lost under the current zoning NR-C zoning, in which these residential uses are not allowed.

The new zone would not permit development that is significantly different from the established character of the subject site or the surrounding area. It will in fact allow the

existing established use to remain in place and to continue to offer an affordable option for low income families that choose to live in the area. The specific uses that become permissive with the approval of the zone change request from NR-C to R-MC are Single-family, Mobile home and Cluster development dwellings. These uses are not significantly different from the established character of the community.

A different zoning from the existing NR-C zoning would be more advantageous to the community by allowing the existing mobile home village to remain in place where the existing NR-C zoning would make the existing village a non-conforming use. The Longview Mobile Home Village has been in existence for over 30 years. The park offers affordable housing opportunities that complement the surrounding developments including the existing mobile home communities. These mobile home communities include Loma Vista Mobile Home Park located across Central Ave to the north, Vista Manufactured Home Community located less than a quarter of a mile to the east along Central Ave, West Ridge Park located one half mile to the northeast, Clear Creek mobile home community located three quarters of a mile to the northeast all of which are zoned R-MC. The Palisades RV park is also located just over a half mile to the east from the subject site. The requested rezoning to R-MC will allow the continued use of the mobile home community which provides a transition between adjacent commercial properties and the R-1A single family detached housing properties to the south.

The park is not just an affordable option for low income families, it is also a tight knit community where residents know and look out for each other in an area where they can feel safe and protected. It is a place where access is restricted to the two entrances and the aesthetics are well managed by the rules and regulations of the park. The residents opt to live in a community scenario for the social and emotional benefits of such a network, which can be extraordinary. It is this tradition and atmosphere that the zone request seeks to preserve.

In addition, the current classification of zoning and resulting listing of the property as non-conforming prevents the property owner from procuring the proper instruments to keep the facility from falling into disarray. The requested zone change to R-MC will remove this constraint.

The existing manufactured home community ensures the livability and safety of surrounding neighborhoods by allowing affordable housing within an area that contains multiple job opportunities. This close proximity from housing to work helps mitigate any harmful effects of traffic traveling into the area for work from outside the community.

The existing and proposed uses in the RM-C zone are compatible with the surrounding area and uses as evidenced by the existing RM-C zoned properties in the area. The R-MC zoning would provide a transition between single-family residential properties and the properties zoned NR-C and NR-LM.

The site is located wholly within an Area of Consistency. A different zone district (R-MC) would generally be more advantageous to the community than the existing zone district (NR-C), which the applicant's policy analysis has shown to be inappropriate since the long-standing existing use is not allowed permissively in the NR-C zone

district. The request would further Comprehensive Plan goals and policies relating to Identity and Design, Neighborhoods, Areas of Consistency, and Housing Options. The response to Criterion B is sufficient.

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

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

The subject property is located wholly in an Area of Consistency and this criterion does not apply.

The subject site is located wholly within an Area of Consistency, so this criterion does not apply.

D. The zone change does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 14-16-4-3 associated with that use will adequately mitigate those harmful impacts.

The specific uses that become permissive with the approval of the zone change request from NR-C to R-MC are Single-family, Mobile home and Cluster development dwellings. The potential harm of each of these uses (other than the desired Mobile Home use) on the adjacent property, the neighborhood or the community will be mitigated by the use-specific standards dictating the minimum lot size, height limitations and by restricting the allowable number or dwelling units that can be placed on the subject area and dictating required building setbacks and common open space area requirements. Therefore none of the permissive uses in the R-MC zone (listed in below zoning comparison table) will be harmful to the adjacent property, neighborhood or community.

The only other less restrictive, permissive use that would be allowed with the approval of the requested zone change is Residential Community Amenity. Although there are no use specific standards listed for a residential community amenity in the R-MC zoning, the limited uses that would fit within this designation would not adversely affect or harm the adjacent properties or neighborhood.

The majority of uses allowed under the requested R-MC zoning are also allowed in the existing NR-C Zoning or the uses are more restrictive. The uses that are indicated in the table below as being less restrictive under the requested zoning are Accessory or

Temporary uses that would have no harmful effect on the neighborhood or community. New conditional uses that differ from the existing use would have to come to the City for Conditional Use approval at which time their effect on the adjacent property can be evaluated.

In comparison, the uses permissive to the new zoning NR-C (listed in below zoning comparison table) established with the adoption of the IDO would significantly change the characteristics of the existing neighborhood. It would displace residents within the property itself and isolate the adjacent residential properties by decreasing the R-MC zoning which currently help to establish a buffer zone between the single family residential uses and the properties with commercial uses. The neighborhood and surrounding community may be subject to increased traffic, noise, storm runoff and crime if the site is redeveloped with uses that are permissive to the newly adopted NR-C zoning.

IDO ZONING LIST OF USES:			
Use	R-MC	NR-C	Comparison
			R-MC vs. NR-C
Residential Uses			
Dwelling, single-family detached	P	-	Less Restrictive
Dwelling, mobile home	P	-	Less Restrictive
Dwelling, cottage development	P	-	Less Restrictive
Civic and Institutional Uses			
Adult or child day care facility	C	P	More restrictive
Commercial Uses			
Community garden	P	P	No change
Health club or gym	A	P	More restrictive
Residential community amenity	P	-	Less Restrictive
Paid parking lot	A	P	More restrictive
Parking structure	A	P	More restrictive
Farmer's market	T	P	More restrictive
General retail, small	A	P	More restrictive
Industrial Uses			
Telecommunications, Towers, and Utilities			
Geothermal energy generation	A	A	No change
Solar Energy generation	P	P	No change
Utility, electric	P	P	No change
Utility, other major	P	P	No change
Wireless Telecommunications Facility			
Architecturally Integrated	A	A	No change
Co-location	A	A	No change
Roof mounted	A	A	No change
Public utility co-location	A	A	No change
Accessory Uses			
Agriculture sales stand	A	A	No change
Animal Keeping	A	A	No change
Automated Teller Machine	A	A	No change
Family care facility	A	-	Less Restrictive
Family home daycare	A	-	Less Restrictive
Garden	A	A	No change
Hobby Breeder	A	-	Less Restrictive
Home Occupation	A	-	Less Restrictive
Mobile food truck	A	A	No change
Parking of non-commercial vehicle	A	-	Less Restrictive
Parking of recreational vehicle, boat, and / or recreational trailer	A	-	Less Restrictive
Second kitchen in a dwelling	A	-	Less Restrictive
Other use accessory to residential primary use	A	-	Less Restrictive
Temporary Uses			

Construction staging area, trailer or office	T	T	No change
dwelling unit, temporary	T	T	No change
Fair, festival or theatrical performance	T	T	No change
Garage or yard sale	T	-	Less Restrictive
Hot air balloon takeoff/landing	T	T	No change
Real estate office or model home	T	T	No change
Temporary use not listed	T	T	No change

The requested zone (R-MC) allows fewer uses than the existing zone (NR-C). The R-MC zone district allows the following residential uses: single-family detached, mobile home, and cottage development, which are not allowed in NR-C. The single-family detached and cottage development uses are both regulated by use-specific standards. Additionally, R-MC permissively allows for other uses that can accompany residential uses, such as community garden and residential community amenity, which are also both regulated by use-specific standards.

The zone change request to R-MC would allow the existing manufactured home community permissively. The request would also make the subject site a Protected Lot. Future development on the abutting lot to the west and adjacent lot to the east would be subject to Neighborhood Edges (14-16-5-9), which would provide protections to the existing manufactured home community by regulating building height, screening and buffering, parking, drive-throughs, and loading areas. The response to Criterion D is sufficient.

E. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:

1. Have adequate capacity to serve the development made possible by the change of zone.
2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.
4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City- approved Development Agreement between the City and the applicant.

Per Requirement 1, the proposed zone change will not require major and programmed capital expenditures by the City. This is an existing mobile home community that the owner wishes to keep intact and the current infrastructure capacity is sufficient to serve the existing development. The existing infrastructure is sufficient as evidenced by its ability to service the existing mobile home community that to date is at or near full occupancy. This includes adequate roadways, wet and dry utilities and drainage infrastructure.

The request meets this requirement because the City's existing infrastructure and public improvements have adequately served the subject site and its existing use for many years. The response to Criterion E is sufficient.

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

The location of the property is not the sole justification for the zone change request. The request is mainly based on the owner's desire to maintain the current use of the property

as a mobile home community, which furthers a preponderance of applicable Comprehensive Plan policies for land use and infill development as demonstrated in the response to Criterion A.

The applicant's justification is not completely based on the subject site's location on Central Avenue, a Regional Principal Arterial. The request is primarily based on changing the zone district to allow the existing manufactured home community permissively. The request is supported by a preponderance of applicable Comprehensive Plan goals and policies. The response to Criterion F is sufficient.

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

Cost of land or other economic considerations are not the determining factors for the zone change request. The predominant factor for the zone change request is to allow the continued use of the property as a mobile home community, which furthers the wellbeing of the neighborhood and the community.

The applicant's justification is not based completely or predominately on the cost of land or economic considerations. The main purpose of the request is to change the zoning to allow the existing manufactured home community permissively. The response to Criterion G is sufficient.

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

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

The request for a zone change would apply a zone district to the subject site (8.8 acres) that is different from the majority of the surrounding zone districts but the same as a 5 acre parcel to the north. The area surrounding the subject site contains a variety of residential and commercial uses. The lots south of the subject property are zoned R-1A, the surrounding area to the west is zoned NR-LM. The area east of the site is zoned NR-C. The area north of the site, across Central Ave. is zoned NR-C and RMC. The request would NOT result in a spot-zone but instead would add to the like-zoned properties in the area.

The request would not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone"). There are multiple properties within a one-mile radius that are zoned R-MC, including the property to the north, across Central Avenue. Additionally, there are other residential zone districts near the subject site, including a subdivision zoned R-1A to the south, across Sunset Gardens Road. There are also multiple commercial zone districts in the area. The abutting property to the west is zoned NR-LM, and the property further to the west is NR-BP. The adjacent property to the east is zoned NR-C, and the properties to the north, across Central Avenue, are also primarily zoned NR-C. The response to Criterion H is sufficient.

V. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other interested agencies reviewed this application. Few agency comments were received.

Long Range Planning notes that the zone change request would allow the existing use permissively in addition to protecting an existing affordable housing option on the West Side. Further, the request to a Residential zone would apply protections to the subject site that do not exist with its current NR-C zoning, such as Neighborhood Edges (IDO Section 14-16-5-9).

The Department of Municipal Development's Traffic Engineering division noted that MRCOG's 2040 Metropolitan Transportation Plan (MTP) indicates that in addition to the proposed bicycle lane on Central Avenue, the plan also proposes a bicycle lane and paved trail on Sunset Gardens Road.

Neighborhood/Public

The affected neighborhood organizations are Westside Coalition of Neighborhood Associations, South Valley Coalition of Neighborhood Associations, South West Alliance of Neighborhoods, and Route 66 West Neighborhood Association (see attachments). Property owners within 100 feet of the subject site were also notified, as required (see attachments).

As of this writing, the agent, Tierra West LLC, was contacted by two residents. The first resident wanted more information about the purpose of the Zoning Map Amendment, and the second resident inquired if the Longview Mobile Home Community would remain and asked why the subject site was zoned NR-C under the IDO. These residents did not express support or opposition to the request. No comments were received from neighborhood associations.

A neighborhood meeting was not requested by any of the notified neighborhood associations.

VI. CONCLUSION

The request is for a Zoning Map Amendment for an approximately 8.8-acre site located at 10200 Central Avenue SW on the southwest corner of Central Avenue SW and 102nd Street NW. The subject site is developed as a manufactured home community and in an Area of Consistency, as designated by the ABC Comprehensive Plan.

The subject site is currently zoned NR-C (Non-Residential – Commercial). The applicant is requesting the R-MC (Residential – Manufactured Home Community) zone district to allow the existing manufactured home community use permissively.

The Zoning Map Amendment has been adequately justified pursuant to the IDO Review and Decision criteria in 14-16-6-7(F)(3) based upon the proposed zoning being more advantageous to the community than the current zoning.

The affected neighborhood organizations are the Westside Coalition of Neighborhood Associations, South Valley Coalition of Neighborhood Associations, South West Alliance of Neighborhoods, and Route 66 West Neighborhood Association, which were notified as required. Property owners within 100 feet of the subject site were also notified as required.

As of this writing, Staff received communication inquiring about the purpose of the Zoning Map Amendment and the history of the zoning on the subject site but did not receive communication of support or opposition.

Staff recommends approval.

Findings, RZ: 2020-00018, October 8, 2020, Zoning Map Amendment (Zone Change)

1. This is a request for a Zoning Map Amendment for an approximately 8.8-acre site known as Tracts 6 & 7 ROW 1 West of Westland Atrisco Grant AKA Lots 1 & 2 Block 2, Lands of Town of Atrisco Subdivision located at 10200 Central Avenue SW on the southwest corner of Central Avenue SW and 102nd Street NW (the “subject site”).
2. The applicant requests a Zoning Map Amendment from NR-C to R-MC to allow the existing manufactured home community use permissively.
3. The subject site is within an Area of Consistency as designated by the Comprehensive Plan.
4. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance are incorporated herein by reference and made part of the record for all purposes.
5. The request generally furthers the following applicable Comprehensive Plan goals and policies related to Community Identity:

- A. 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 would protect the identity and cohesiveness of the existing manufactured home community specifically and of the neighborhood more broadly. The neighborhood contains a mix of residential and commercial uses with multiple manufactured home communities within a one-mile radius of the subject site. The request would make this site a Protected Lot, so future development on the abutting lot to the west and adjacent lot to the east would be subject to Neighborhood Edges (14-16-5-9).

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

The request would protect and preserve the existing manufactured home community specifically and the neighborhood more broadly by allowing the existing manufactured home community permissively. The manufactured home community has existed for over 30 years, and the request would support the long-term health and vitality of the community by allowing it to remain.

6. The request generally furthers the following applicable Comprehensive Plan goals and policies related to Complete Communities:

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

The request fosters a community where residents can live, work, learn, shop, and play together by protecting the housing that exists in the manufactured home community. Further, the area has a mix of commercial and residential uses that allow residents access to nearby jobs and retail, especially near 98th Street, and transportation along Central Avenue.

- B. 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 would protect and enhance the character of the existing manufactured home community and surrounding neighborhood in this Area of Consistency. The current use has existed over 30 years, and the request would maintain consistency and provide protections for its residents. The request would make the subject site a Protected Lot under the Neighborhood Edges (14-16-5-9) provision, which protects areas that are intended to remain stable. Future development on the abutting lot to the west and adjacent lot to the east would be subject to protections for building height, screening and buffering, and parking, drive-throughs, and loading areas.

- C. Goal 6.2: Multi-Modal System: Encourage walking, biking, and transit, especially at peak-hour commuting times, to enhance access and mobility for people of all ages and abilities.

The request encourages walking, biking, and transit because the existing manufactured home community is within 1/8 of a mile of the end of a Major Transit Corridor on Central Avenue with nearby service from ABQ Ride Route #54 and Route #198. Additionally, the Long Range Bikeway System map, produced by MRCOG, shows a Proposed Bicycle Lane on this section of Central Avenue, which could serve the community in the future.

- D. Goal 13.5: Community Health: Protect and maintain safe and healthy environments where people thrive.

The request protects and maintains a safe and healthy environment where people thrive by allowing the existing use permissively. The request would make this site a Protected Lot, so future development on the abutting lot to the west and adjacent lot to the east would be subject to Neighborhood Edges (14-16-5-9). This would provide protections to the existing manufactured home community by regulating screening and buffering, parking, drive-throughs, and loading areas.

7. The request generally furthers the following applicable Comprehensive Plan goals and policies related to Housing Options:

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

This request supports the improvement and conservation of housing for a variety of income levels and types of residents and households by allowing the existing use permissively. If the use were permissive, the owner would be able to access financial instruments to improve and conserve the existing manufactured home community. This conservation allows existing and future residents a housing option that is accessible to a variety of income levels in an area of the city where the primary housing type are single-family homes.

- B. Policy 9.3.2: Other Areas: Increase housing density and housing options in other areas by locating near appropriate uses and services and maintaining the scale of surrounding development.

This request would maintain increased housing density and housing options in areas outside of Centers and Corridors and maintains the scale of surrounding development. The applicant notes that Longview Mobile Home Community has 87 manufactured home spaces within approximately 8.8 acres. The existing community thus increases density in an area of town predominated by single-family homes while respectfully maintaining the scale of surrounding development.

8. The applicant has adequately justified the request pursuant to IDO Section 14-16-6-7(F)(3) Review and Decision Criteria for Zoning Map Amendments, as follows:

- A. Criterion A: Consistency with the City's health, safety, and general welfare is shown by demonstrating that a request furthers a preponderance of applicable Comprehensive Plan goals and policies (and other plans if applicable) and does not significantly conflict with them. The applicant has adequately demonstrated this in a policy-based response. Therefore, the request would be consistent with the City's health, safety, and general welfare.
- B. Criterion B: The site is located wholly within an Area of Consistency. A different zone district (R-MC) would generally be more advantageous to the community than the existing zone district (NR-C), which the applicant's policy analysis has shown to be inappropriate since the long-standing existing use is not allowed permissively in the NR-C zone district. The request would further Comprehensive Plan goals and policies relating to Identity and Design, Neighborhoods, Areas of Consistency, and Housing Options.
- C. Criterion C: The subject site is located wholly within an Area of Consistency, so this criterion does not apply.
- D. Criterion D: The requested zone (R-MC) allows fewer uses than the existing zone (NR-C). The R-MC zone district allows the following residential uses: single-family detached, mobile home, and cottage development, which are not allowed in NR-C. The single-family detached and cottage development uses are both regulated by use-specific standards. Additionally, R-MC permissively allows for other uses that can accompany residential uses, such as community garden and residential community amenity, which are also both regulated by use-specific standards.

The zone change request to R-MC would allow the existing manufactured home community permissively. The request would also make the subject site a Protected Lot. Future development on the abutting lot to the west and adjacent lot to the east would be subject to Neighborhood Edges (14-16-5-9), which would provide protections to the existing manufactured home community by regulating building height, screening and buffering, parking, drive-throughs, and loading areas.

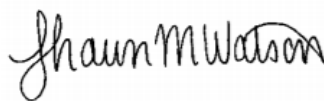
- E. Criterion E: The request meets this requirement because the City's existing infrastructure and public improvements have adequately served the subject site and its existing use for many years.
- F. Criterion F: The applicant's justification is not completely based on the subject site's location on Central Avenue, a Regional Principal Arterial. The request is primarily based on changing the zone district to allow the existing manufactured home community

permissively. The request is supported by a preponderance of applicable Comprehensive Plan goals and policies.

- G. Criterion G: The applicant's justification is not based completely or predominately on the cost of land or economic considerations. The main purpose of the request is to change the zoning to allow the existing manufactured home community permissively.
- H. Criterion H: The request would not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone"). There are multiple properties within a one-mile radius that are zoned R-MC, including the property to the north, across Central Avenue. Additionally, there are other residential zone districts near the subject site, including a subdivision zoned R-1A to the south, across Sunset Gardens Road. There are also multiple commercial zone districts in the area. The abutting property to the west is zoned NR-LM, and the property further to the west is NR-BP. The adjacent property to the east is zoned NR-C, and the properties to the north, across Central Avenue, are also primarily zoned NR-C.
9. The applicant's policy analysis adequately demonstrates that the request furthers a preponderance of applicable goals and policies in the Comprehensive Plan and does not significantly conflict with it. Based on this demonstration, the proposed zone category would be more advantageous to the community than the current zoning.
10. The affected neighborhood organizations are Westside Coalition of Neighborhood Associations, South Valley Coalition of Neighborhood Associations, South West Alliance of Neighborhoods, and Route 66 West Neighborhood Association. Property owners within 100 feet of the subject site were also notified, as required.
11. As of this writing, Staff received communication inquiring about the purpose of the Zoning Map Amendment and the history of the zoning on the subject site but did not receive communication of support or opposition.

RECOMMENDATION – RZ-2020-00018, October 8, 2020

APPROVAL of Project #2020-004078, RZ-2020-00018, a request for a Zoning Map Amendment from NR-C to R-MC for Tracts 6 & 7 ROW 1 West of Westland Atrisco Grant AKA Lots 1 & 2 Block 2, Lands of Town of Atrisco Subdivision located at 10200 Central Avenue SW, based on the preceding Findings.



Shawn Watson
Associate Planner

Notice of Decision cc list:

South West Alliance of Neighborhoods (SWAN Coalition), Jerry Gallegos, jgallegoswccd@gmail.com

South West Alliance of Neighborhoods (SWAN Coalition), Johnny Pena, johnnyepena@comcast.net

Westside Coalition of Neighborhood Associations, Rene Horvath, aboard111@gmail.com

Westside Coalition of Neighborhood Associations, Elizabeth Haley, ekhaley@comcast.net

South Valley Coalition of Neighborhood Associations, Marcia Fernandez, mbfernandez1@gmail.com

South Valley Coalition of Neighborhood Associations, Roberto Roibal, rroibal@comcast.net

Route 66 West NA, Paul Fava, paulfava@gmail.com

Route 66 West NA, Cherise Quezada, cherquezada@yahoo.com

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Long Range Planning

If granted, the zone change request would remove the nonconforming status of the existing use and help protect existing, affordable housing options on the West Side. A zone change to a Residential zone would provide protections for existing residents through use-specific standards (IDO Section 14-16-4-3), Neighborhood Edge standards (IDO Section 14-16-5-9), and Edge Buffer standards (IDO Subsection 14-16-5-6(E)) that refer to Residential zone districts.

Zoning/Code Enforcement

Metropolitan Redevelopment

CITY ENGINEER

Transportation Development

No objection to the request.

Hydrology

New Mexico Department of Transportation (NMDOT)

NMDOT does not have any comments at this time

DEPARTMENT OF MUNICIPAL DEVELOPMENT (DMD)

Transportation Planning

Traffic Engineering Operations

Per the 2040 MTP a bike lane and paved trail are proposed on Sunset Gardens and a bike lane is proposed on Central.

Street Maintenance

WATER UTILITY AUTHORITY

No adverse comment to the proposed zone change. The site is currently receiving service.

For Information Only: Should the property redevelop as a result of the zone change an availability statement is required with the redevelopment and before any new service to the site can be permitted. Requests can be made at the link http://www.abcwua.org/Availability_Statements.aspx. Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

No Objection

Open Space Division

City Forester

POLICE DEPARTMENT/PLANNING

SOLID WASTE MANAGEMENT DEPARTMENT

TRANSIT DEPARTMENT

No comment

FIRE DEPARTMENT

COMMENTS FROM OTHER AGENCIES

ALBUQUERQUE PUBLIC SCHOOLS

APS Case Comments: No adverse impacts.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)

No adverse comments.

BERNALILLO COUNTY

Bernalillo County Public Works, Transportation Planning

No adverse comment to zone change.

MID-REGION COUNCIL OF GOVERNMENTS (MRCOG)

MRMPO has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

Conditions for Approval for Project #2019-004078 (RZ-2020-00018) Zone Map Amendment/zone change 10200 Central Ave SW between Central and Sunset SW

1. An existing overhead distribution line is located along the north side of the subject site. It is the applicant's obligation to abide by any conditions or terms of those easements.
2. As a condition, the developer shall contact PNM's New Service Delivery Department to coordinate electric service regarding the project. Please submit a service application at www.pnm.com/erequest for PNM to review.
3. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.
4. It is necessary that the applicant coordinate with PNM regarding proposed tree species, the height at maturity and tree placement, sign location and height, and lighting height in order to ensure sufficient safety clearances to avoid interference with the existing electric transmission and/or distribution lines along the project site. PNM's standard is for trees to be plant outside the PNM easement.

ANY OTHER AGENCY THAT COMMENTED



Figure 1: Looking southwest from the corner of 102nd Street and Central Avenue.

Figure 2: Looking northwest from 102nd Street and Sunset Gardens Road.



Figure 3: Looking northeast from the corner of Sunset Gardens Road and the abutting lot to the west.



Figure 4: North side of the subject site.

Figure 5: The first of two ingresses/egresses along the east side of the subject site.



Figure 6: The second of two ingresses/egresses along the east side of the subject site.

ZONING

Please refer to IDO Subsection 14-16-2-3(C) for the R-MC Zone District and 14-16-2-5(A) for the NR-C Zone District.

HISTORY

Map No.: L-8

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DIVISION
Box 1293, Albuquerque, NM 87103

Date: May 11, 1979

CERTIFICATION OF ZONING

File Z- 79-30

Date of Final Action: 4-19-79

Location: Lots 1 & 2, Block 2, Plat of
Land of the Town of Atrisco Grant

Bob Turner
9201 Central NW
Albuquerque, NM 87105

The Environmental Planning Commission ruled favorably on your request to amend the zone map as it applies to the above cited property.

☒ The possible appeal period having expired, the zoning on the above cited property is now changed to S-U-1 (Special Use for a Mobile Home Park) subject to compliance with all conditions of approval imposed by the Environmental Planning Commission.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of this case does not constitute approval of plans for a building permit. You should take two copies of your plans to the Building & Inspection Division of the City to initiate a building permit.

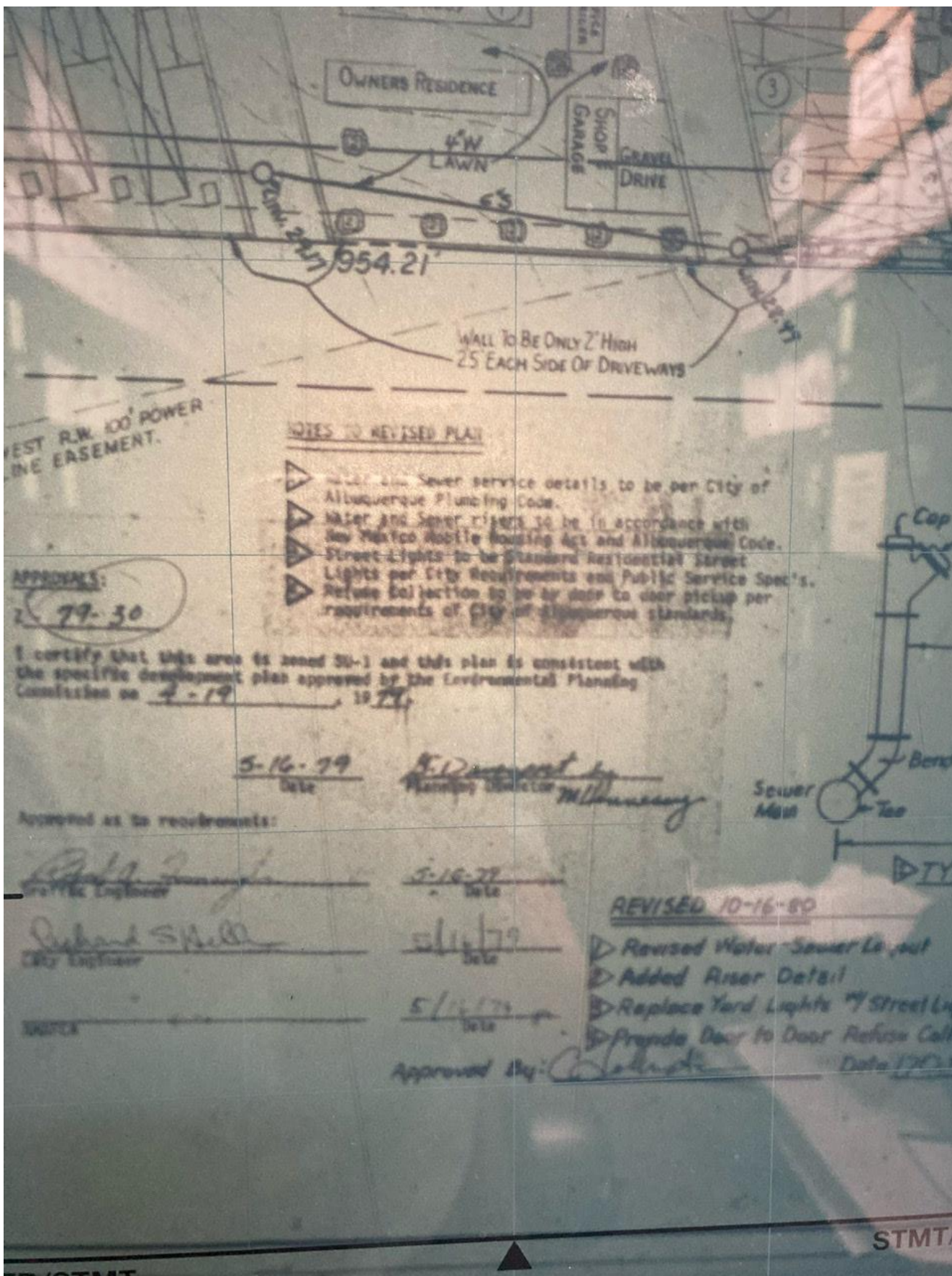
Sincerely,



Bill Gentile
Principal Planner

Z CERTIFICATION

For the Planning Director



APPLICANT INFORMATION



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	
<input type="checkbox"/> Archaeological Certificate (Form P3)		<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)		<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)	
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)		<input type="checkbox"/> Master Development Plan (Form P1)		<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)	
<input type="checkbox"/> Alternative Signage Plan (Form P3)		<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)		<input type="checkbox"/> Amendment of IDO Text (Form Z)	
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)		<input type="checkbox"/> Demolition Outside of HPO (Form L)		<input type="checkbox"/> Annexation of Land (Form Z)	
<input type="checkbox"/> WTF Approval (Form W1)		<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)		<input checked="" type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)	
		<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)		<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)	
				Appeals	
				<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)	
APPLICATION INFORMATION					
Applicant: Longview Investors LLC Etal C/O N'Tandem Properties LP				Phone:	
Address: 3000 Town Center Suite 540				Email:	
City: Southfield		State: MI		Zip: 48075-1173	
Professional/Agent (if any): Tierra West, LLC				Phone: 505-858-3100	
Address: 5571 Midway Park Place NE				Email: vcarrica@tierrawestllc.com	
City: Albuquerque		State: NM		Zip: 87109	
Proprietary Interest in Site: Owner		List all owners:			
BRIEF DESCRIPTION OF REQUEST					
Zoning Map Amendment - EPC					
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)					
Lot or Tract No.: TRS 6 & 7 ROW 1 WEST OF WESTLAND ATRISCO GRANT AKALTS 1 & 2 BLK 2 LANDS OF TOWN OF ATRISCO		Block:		Unit:	
Subdivision/Addition:		MRGCD Map No.:		UPC Code: 100805648242910504	
Zone Atlas Page(s): L-08-Z		Existing Zoning: NR-C		Proposed Zoning: RM-C	
# of Existing Lots: 1		# of Proposed Lots: 1		Total Area of Site (acres): 8.8 acres	
LOCATION OF PROPERTY BY STREETS					
Site Address/Street: 10200 Central Ave SW		Between: Central Ave SW		and: Sunset Gardens Rd SW	
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)					
1003020, 1001620, ZA-73-101, Z-79-30					
Signature:				Date: 7/1/2020	
Printed Name: Harold R. Carrica				<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY					
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)

- N/A Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- ☒ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Traffic Impact Study (TIS) form (not required for Amendment to IDO Text)
- ☒ Zone Atlas map with the entire site/plan amendment area clearly outlined and labeled (not required for Amendment to IDO Text) NOTE: For Annexation of Land, the Zone Atlas must show that the site is contiguous to City limits.

☐ ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN

☐ ADOPTION OR AMENDMENT OF FACILITY PLAN

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

☐ AMENDMENT TO IDO TEXT

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

☒ ZONING MAP AMENDMENT – EPC

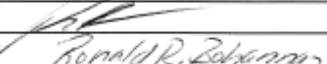
☐ ZONING MAP AMENDMENT – COUNCIL


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

☐ ANNEXATION OF LAND

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

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

Signature: 	Date: 7/1/2020
Printed Name: Ronald R. Bohannon	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	



Longview

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-270 Date: 09-10-2019 Time: 2:30pm
Address: 10200 Central Ave SE

AGENCY REPRESENTATIVES AT MEETING:

Planning: Whitney Phelan
Code Enforcement: Carl Garcia
Fire Marshall: _____
Transportation: Morgan
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: Zoning Map Amendment - EPC

SITE INFORMATION:

Zone: NR-C Size: 8.8
Use: Mobile Home Park Overlay Zone: _____
Comp Plan Area Of: Consistency 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: Zoning Map Amendment
Review and Approval Body: EPC Is this PRT a requirement? Yes

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# _____ Date: _____ Time: _____

Address: 10200 Central Ave

NOTES: _____

- Area of Consistency
EPC - Council 6.7.17 - (over 10 acres) p. 429
- No existing Overlay Zones
- Process Site Plan
- No City sponsored Zone Change
- Can get Zone Cert from ~~Land~~ Code Enforcement
(similar to 3000 Aztec Rd.)

3/6/2020

Mr. Darren Serrano, Chair
Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: APPROVAL OF ZONING MAP AMENDMENT- EPC
10200 CENTRAL AVE SW ALBUQUERQUE NM 87121
TRS 6 & 7 ROW 1 WEST OF WESTLAND ATRISCO GRANT AKALTS 1 & 2
BLK 2 LANDS OF TOWN OF ATRISCO

Dear Mr. Serrano:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of Longview Investors LLC Etal C/O N'Tandem Properties LP pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

Richard Nadel
Print Name
Signature
Member
Title
March 6, 2020
Date

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

LONG VIEW

APPLICANT: Tierra West, LLC DATE OF REQUEST: 3/5/2020 ZONE ATLAS PAGE(S): L-08-Z

CURRENT:

ZONING NR-C

LEGAL DESCRIPTION:

LOT OR TRACT # _____ BLOCK # _____

TR 5 & 7 ROW 1 WEST OF WESTLAND ATRISCO GRANT AKALTS 1 & 2 BLK 2 LANDS OF TOWN OF ATRISCO

PARCEL SIZE (AC/SQ. FT.) 8.8 acres

SUBDIVISION NAME see above legal description

REQUESTED CITY ACTION(S):

ANNEXATION ☐

ZONE CHANGE ☒ From NR-C To R-MC

SECTOR, AREA, FAC. COMP PLAN ☐

AMENDMENT (Map/Text) ☐

SITE DEVELOPMENT PLAN:

SUBDIVISION* ☐ AMENDMENT ☒

BUILDING PERMIT ☐ ACCESS PERMIT ☐

BUILDING PURPOSES ☐ OTHER ☐

*includes platting actions

PROPOSED DEVELOPMENT:

GENERAL DESCRIPTION OF

NO CONSTRUCTION/DEVELOPMENT ☒

NEW CONSTRUCTION ☐

EXPANSION OF EXISTING DEVELOPMENT ☐

ACTION:

OF UNITS: 89

BUILDING SIZE: Varies (sq. ft.)

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

APPLICANT OR REPRESENTATIVE [Signature]

DATE 3/10/20

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2nd Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES ☐ NO ☒ BORDERLINE ☐

THRESHOLDS MET? YES ☐ NO ☒ MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: ☐

Notes:

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

[Signature], P.E.
TRAFFIC ENGINEER

DATE

3-11-2020

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

TIS

-SUBMITTED 3/11/20

-FINALIZED 3/11/20

TRAFFIC ENGINEER
DATE

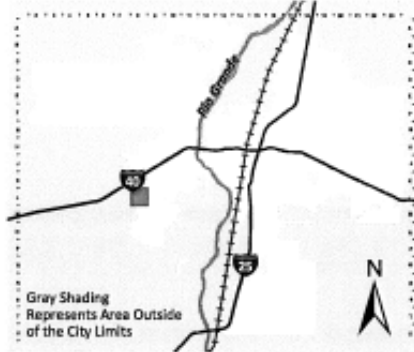


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

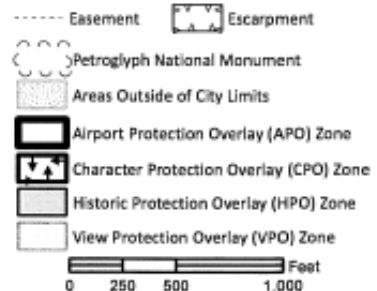


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
L-08-Z





TIERRA WEST, LLC

August 27, 2020

Mr. Dan Serrano, Chair
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: ZONING MAP AMENDMENT- COUNCIL
LONGVIEW MOBILE HOME PARK - 10200 CENTRAL AVE NW
TRS 6 & 7 ROW 1 WEST OF WESTLAND ARTISCO GRANT
AKA LOTS 1&2 BLK 2 LANDS OF TOWN OF ARTISCO
ZONE ATLAS MAP L-8-Z**

Dear Chairman Serrano:

Tierra West, LLC on behalf of Longview Village MHC LLC, requests approval of a Zoning Map Amendment for the above referenced site from Non-Residential Commercial (NR-C) to Residential Manufactured Home Community (R-MC).

Site Location & History

The project site is located on Central Ave SW and 102nd Street and consists of approximately 8.8 acres. The subject property is currently developed as a manufactured home village. The village has been in existence for over 30 years with 87 mobile home spaces and a park office. The site is bordered on the north by property developed as commercial and a mobile home park. It is bordered on the east by predominantly vacant properties with a commercial use that fronts Central Ave. The subject property is bordered on the south by single family detached housing and on the west by vacant property.

The existing mobile home village was a permissive use under the previous zoning, SU-2, PDA. With the adoption of the Integrated Development Ordinance (IDO) in 2017, the existing Longview Mobile Home Village was rezoned to NR-C and became a legal non-conforming use. The IDO allows for a 30-year period for the use to transition to a conforming use or to rezone the property to a zoning classification to which the use would conform. The Village is already a residential use that can legally continue for the end of the 30-year period (approximately till the year 2047). The owners desire to maintain the existing residential use and would like to secure a zone map amendment that will bring the park into a conforming use status.

Site Orientation and Pedestrian Circulation

The site is currently developed as a manufactured home village. The village has been in existence for over 30 years. The two existing accesses to the village are located off 102nd Street on the park's east property line. Both accesses are un-gated. Pedestrian circulation into and out of the park is via these two access points plus a gated pedestrian access onto Sunset Gardens Rd to the south.

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

Traffic Impact and On-Site Parking

The property is located on Central Ave. and 102nd Street, which are classified as a regional principal arterial and a local street, respectively, in the Long Range Roadway Plan. 98th Street is located less than a quarter of a mile to the east from the entrances to the property. This main roadway is designated as a community principal arterial. Both Central Ave. and 98th Street, east of the mobile home park, contain bus routes and do provide more than adequate circulation from the subject site to the surrounding areas as well as convenient access to Interstate 40 to the north. There are existing bicycle lanes on 98th Street.

The existing site plan meets the parking required for the proposed mobile home park use at each existing space, with two parking spaces available off the access roads at each manufactured home space. Handicap parking is available at the office/club house. The two existing driveways do meet minimum requirements for fire and emergency access. Because this is an existing manufactured home village that is at or near capacity, there will be no increase in traffic to the surrounding street network resulting from the requested zone change. The surrounding street network is sufficient to handle the existing traffic from the village.

The site is not on a Transit Corridor but is located approximately 1,000 feet west of the Central Ave. / 98th Street intersection where a Transit Corridor does exist. This affords a walkable distance to the transit corridors. The proposed zone change will bring the existing mobile home community use of the property out of nonconformance. It will allow affordable housing to remain in an area readily serviced by transit facilities within walking distance of the subject site.

The request allows low income affordable residential units, which are currently nonconforming uses of the property in an area that should encourage residential communities within ¼ mile of multiple transit stops on Central Ave. and 98th Street.

Drainage and Landscaping

The site is currently fully developed as a manufactured home village. Topography generally slopes from west to east within the park. Inverted access roads are used to convey the onsite storm drain flows to an onsite park area located mid-block on the east side of the development. Flows exit the park area onto 102nd Street. There the runoff crosses the roadway and continues easterly until it is intercepted by an existing storm drain in 98th Street.

The village is currently landscaped with mature bushes and trees throughout the park. Currently no areas of turf exist within the mobile home park.

The landscape plan provides site landscaping that meets the landscape requirements of the City of Albuquerque. Landscape buffers are also designed to meet the requirements of the City Zoning Code. Plants shown on the plan are low to medium water use, thereby promoting water conservation while creating an attractively landscaped site.

Water harvesting is present throughout the village with runoff from the internal roadways and from individual spaces being used to irrigate the mature trees and shrubs. Active landscape irrigation systems within the village are minimal.

The park does contain a park with various play equipment and a basketball court for use by the families and children within the park.

Elevations and Signage

The village grounds are maintained to enhance the appearance of the property. The perimeter fencing around the village consists of a 6 foot wooden opaque panel fence. A pedestrian access gate exists at the southeast corner of the site to provide pedestrian access from the park to Sunset Gardens Rd, which borders the park on the south side.

The two entrances off Longview are not gated and are landscaped with a few shrubs and with gravel mulch. A park sign exists on the wooden panel fence at the Central Ave and 102nd Street intersection.

Albuquerque/ Bernalillo County Comprehensive Plan

The primary goal of the requested zone change from NR-C to R-MC is to allow the existing use to remain and to allow the park to remain a part of the community as it has been for over 30 years. Reaching this goal will avoid uprooting the residents of this community and avoid asking them to seek affordable housing somewhere else in the City, which would disrupt their lives and disrupt the surrounding community. The request to rezone the property and keep the existing manufactured home village furthers or partially furthers the following policies. Responses to all Policies are in bold.

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 furthers Policy 4.1.2 because it will allow for the appropriate type and scale of uses to take advantage of the existing identity and character of the neighborhood which provides affordable housing in a location where it exists today within a transition zone between various residential uses and commercial uses. Rezoning the site to R-MC will allow the existing mobile home community to remain in tact as it has for over 30 years. The area will not be disrupted by the removal and relocation of existing community or the relocation of existing residents. This use also allows affordable housing opportunities within the community.

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

The request furthers Policy 4.1.4 because it will protect an existing stable, thriving residential neighborhood and preserve the neighborhood by not requiring the existing mobile home community to be removed from the area and the residents displaced. The primary goal of the requested zone change to R-MC is to do exactly what this policy requires: To keep the mobile home community in place so that the neighborhood and its residents can preserve and protect what they have spent over 30 years building.

Policy Goal – Complete Communities-

Foster communities where residents can live, work, learn, shop, and play together.

The goal of the zone change request is to make the long established existing mobile home community a permissive use. This will allow the existing close knit community to remain a sustainable mobile home development in an area with good street connectivity and convenient access to transit. It would also help to maintain and foster the broad housing options available in the area to meet a range of incomes and lifestyles needed within the community that offers a mix of uses that are conveniently accessible from the subject property.

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 goal of the requested zone change is to maintain the existing mobile home community that is in an area that helps to align the appropriate zone with the existing land use. The zone change will bring the existing use into conformance with the appropriate zoning and will serve to protect the character of the existing community and allow it and its residents to remain.

Goal 6.2 – Encourage walking, biking, and transit, especially at peak-hour commuting times, to enhance access and mobility for people of all ages and abilities.

Bicycle, pedestrian and transit connections provide the means to neighborhood residents and employees to take public transportation or to walk or bicycle to obtain necessary daily services. The existing mobile home community is located approximately 0.2 miles west of the existing pedestrian trail and bike paths along the 98th Street. The distance to the City transit bus stop on 98th Street is less than 3 tenths of a mile from the park entrance.

Housing Supply

The goal of the Housing Supply policies is to ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

Policy 9.1.1 Housing Options-

Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

The existing Longview Mobile Home Community helps support diverse housing options within this area of the city. It ensures availability and affordability for not only the current residents within the existing park but for future residents as well. It provides lower income residents with an opportunity to own the unit within which they live rather than renting an apartment or single family detached house. It does so within an area that is close to public transit and is within walking distance to numerous existing and future job opportunities, which contributes to its affordability of the housing.

Policy 9.1.2.2 Housing Affordability-

Ensure housing availability and affordability will help Albuquerque and the County retain current residents while attracting new people and jobs to the area.

The goal of this zone change request is to bring the existing mobile home community into a conforming use. This will allow the mobile home park to remain. *It will protect an existing stable, thriving residential neighborhood and preserve the neighborhood by not requiring the existing mobile home community to be removed from the area and the residents displaced. It will keep the affordable housing offered within the mobile home community in place so that the neighborhood and its residents can preserve and protect what they have spent over 30 years building.*

Policy 9.3.2 – Increase housing density and housing options in other areas by locating near appropriate uses and services and maintaining the scale of surrounding development.

The existing Longview Mobile Home Community provides higher density, affordable residential opportunities near public transportation facilities in an area with considerable existing and future job opportunities and available shopping. The site is within a quarter of a mile of a retail/grocery center.

The subject property is currently served by public water and sanitary sewer as well as being served by PNM for electric services and NM Gas Co for gas services. The requested zone change will not require the construction of additional public or private infrastructure.

Goal 13.5 COMMUNITY HEALTH

Protect and maintain safe and healthy environments where people thrive.

The connections noted above assist in the improvement of air quality by keeping area residents closer to their homes and not having to travel by vehicle, minimizing the adverse effects of motor vehicle pollution in an existing safe and healthy mobile home community that is thriving to date.

Integrated Development Ordinance

Per section 14-16-6 Administration and Enforcement in the IDO. The Zone map amendment shall be approved if it meets all the following criteria. Responses to all criteria are in bold.

Criterion A. 6-7(G)(3)(a)

The criteria for approval of a Zoning Map Amendment- EPC in Subsection 14-16-6-7(F)(3)

Criterion A. 6-7 (F)(3)(a)

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

The zone change request is consistent with the health, safety, and general welfare of the City as demonstrated by this letter which provides analysis of policies from the ABC Comp Plan related to the request. The request furthers a preponderance of goals and policies in the ABQ Comp Plan. The request seeks to maintain the existing mobile

home community, making it an allowable use under the new zoning. The zone change will allow a mobile home community to continue to thrive in a section of town that has numerous employment opportunities as well as many City services available to them including public transportation within walking distance of the property. Having affordable housing close to commercial areas and close to public transportation decreases the long distance travel for employees to get to their work place. Keeping the existing mobile home community in place will avoid displacing residents who would have a difficult time finding alternate affordable low income housing. This would decrease the burden on the City programs that are in place to help families that can't afford a place to live. Making the current use allowable under the new zoning will help to maintain the existing mobile home community and to continue meeting the preponderance of goals and policies in the ABQ Comp Plan.

Criterion B, 6-7 (F)(3)(b)

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

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

Per Criteria 3, the subject property is located in an Area of Consistency and the requested change to R-MC zoning furthers the goals outlined in the Comp Plan. The new zone would clearly reinforce and strengthen the established character of the community by providing an alternate to housing type that are advantages to lower income families or individuals in a section of the city that contains opportunities for employment and easy access to public transit, pedestrian and bicycle facilities, and to shopping centers. These strengths and opportunities would be lost under the current zoning NR-C zoning, in which these residential uses are not allowed.

The new zone would not permit development that is significantly different from the established character of the subject site or the surrounding area. It will in fact allow the existing established use to remain in place and to continue to offer an affordable option for low income families that choose to live in the area. The specific uses that become permissive with the approval of the zone change request from NR-C to R-MC are Single-family, Mobile home and Cluster development dwellings. These uses are not significantly different from the established character of the community.

A different zoning from the existing NR-C zoning would be more advantageous to the community by allowing the existing mobile home village to remain in place where the existing NR-C zoning would make the existing village a non-conforming use. The

Longview Mobile Home Village has been in existence for over 30 years. The park offers affordable housing opportunities that complement the surrounding developments including the existing mobile home communities. These mobile home communities include Loma Vista Mobile Home Park located across Central Ave to the north, Vista Manufactured Home Community located less than a quarter of a mile to the east along Central Ave, West Ridge Park located one half mile to the northeast, Clear Creek mobile home community located three quarters of a mile to the northeast all of which are zoned R-MC. The Palisades RV park is also located just over a half mile to the east from the subject site. The requested rezoning to R-MC will allow the continued use of the mobile home community which provides a transition between adjacent commercial properties and the R-1A single family detached housing properties to the south.

The park is not just an affordable option for low income families, it is also a tight knit community where residents know and look out for each other in an area where they can feel safe and protected. It is a place where access is restricted to the two entrances and the aesthetics are well managed by the rules and regulations of the park. The residents opt to live in a community scenario for the social and emotional benefits of such a network, which can be extraordinary. It is this tradition and atmosphere that the zone request seeks to preserve.

In addition, the current classification of zoning and resulting listing of the property as non-conforming prevents the property owner from procuring the proper instruments to keep the facility from falling into disarray. The requested zone change to R-MC will remove this constraint.

The existing manufactured home community ensures the livability and safety of surrounding neighborhoods by allowing affordable housing within an area that contains multiple job opportunities. This close proximity from housing to work helps mitigate any harmful effects of traffic traveling into the area for work from outside the community.

The existing and proposed uses in the RM-C zone are compatible with the surrounding area and uses as evidenced by the existing RM-C zoned properties in the area. The R-MC zoning would provide a transition between single-family residential properties and the properties zoned NR-C and NR-LM.

Criterion C. 6-7(F)(3)(c)

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

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

The subject property is located wholly in an Area of Consistency and this criterion does not apply.

Criterion D. 6-7(F)(3)(d)

The zone change does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 14-16-4-3 associated with that use will adequately mitigate those harmful impacts.

The specific uses that become permissive with the approval of the zone change request from NR-C to R-MC are Single-family, Mobile home and Cluster development dwellings. The potential harm of each of these uses (other than the desired Mobile Home use) on the adjacent property, the neighborhood or the community will be mitigated by the use-specific standards dictating the minimum lot size, height limitations and by restricting the allowable number of dwelling units that can be placed on the subject area and dictating required building setbacks and common open space area requirements. Therefore none of the permissive uses in the R-MC zone (listed in below zoning comparison table) will be harmful to the adjacent property, neighborhood or community.

The only other less restrictive, permissive use that would be allowed with the approval of the requested zone change is Residential Community Amenity. Although there are no use specific standards listed for a residential community amenity in the R-MC zoning, the limited uses that would fit within this designation would not adversely affect or harm the adjacent properties or neighborhood.

The majority of uses allowed under the requested R-MC zoning are also allowed in the existing NR-C Zoning or the uses are more restrictive. The uses that are indicated in the table below as being less restrictive under the requested zoning are Accessory or Temporary uses that would have no harmful effect on the neighborhood or community. New conditional uses that differ from the existing use would have to come to the City for Conditional Use approval at which time their effect on the adjacent property can be evaluated.

In comparison, the uses permissive to the new zoning NR-C (listed in below zoning comparison table) established with the adoption of the IDO would significantly change the characteristics of the existing neighborhood. It would displace residents within the property itself and isolate the adjacent residential properties by decreasing the R-MC zoning which currently help to establish a buffer zone between the single family residential uses and the properties with commercial uses. The neighborhood and surrounding community may be subject to increased traffic, noise, storm runoff and crime if the site is redeveloped with uses that are permissive to the newly adopted NR-C zoning.

IDO ZONING LIST OF USES:			
Use	R-MC	NR-C	Comparison
			R-MC vs. NR-C
Residential Uses			
Dwelling, single-family detached	P	-	Less Restrictive
Dwelling, mobile home	P	-	Less Restrictive
Dwelling, cottage development	P	-	Less Restrictive
Civic and Institutional Uses			
Adult or child day care facility	C	P	More restrictive
Commercial Uses			
Community garden	P	P	No change
Health club or gym	A	P	More restrictive
Residential community amenity	P	-	Less Restrictive
Paid parking lot	A	P	More restrictive
Parking structure	A	P	More restrictive
Farmer's market	T	P	More restrictive
General retail, small	A	P	More restrictive
Industrial Uses			
Telecommunications, Towers, and Utilities			
Geothermal energy generation	A	A	No change
Solar Energy generation	P	P	No change
Utility, electric	P	P	No change
Utility, other major	P	P	No change
Wireless Telecommunications Facility			
Architecturally Integrated	A	A	No change
Co-location	A	A	No change
Roof mounted	A	A	No change
Public utility co-location	A	A	No change
Accessory Uses			
Agriculture sales stand	A	A	No change
Animal Keeping	A	A	No change
Automated Teller Machine	A	A	No change
Family care facility	A	-	Less Restrictive
Family home daycare	A	-	Less Restrictive
Garden	A	A	No change
Hobby Breeder	A	-	Less Restrictive
Home Occupation	A	-	Less Restrictive
Mobile food truck	A	A	No change
Parking of non-commercial vehicle	A	-	Less Restrictive
Parking of recreational vehicle, boat, and / or recreational trailer	A	-	Less Restrictive
Second kitchen in a dwelling	A	-	Less Restrictive
Other use accessory to residential primary use	A	-	Less Restrictive
Temporary Uses			

Construction staging area, trailer or office	T	T	No change
dwelling unit, temporary	T	T	No change
Fair, festival or theatrical performance	T	T	No change
Garage or yard sale	T	-	Less Restrictive
Hot air balloon takeoff/landing	T	T	No change
Real estate office or model home	T	T	No change
Temporary use not listed	T	T	No change

Criterion E. 6-7(F)(3)(e)

The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet the following requirements:

1. Have adequate capacity to serve the development made possible by the change of zone.
2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.
4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City- approved Development Agreement between the City and the applicant

Per Requirement 1. the proposed zone change will not require major and programmed capital expenditures by the City. This is an existing mobile home community that the owner wishes to keep intact and the current infrastructure capacity is sufficient to serve the existing development. The existing infrastructure is sufficient as evidenced by its ability to service the existing mobile home community that to date is at or near full occupancy. This includes adequate roadways, wet and dry utilities and drainage infrastructure.

Criterion F. 6-7(F)(3)(f)

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

The location of the property is not the sole justification for the zone change request. The request is mainly based on the owner's desire to maintain the current use of the property as a mobile home community, which furthers a preponderance of applicable Comprehensive Plan policies for land use and infill development as demonstrated in the response to Criterion A.

Criterion G. 6-7(F)(3)(g)

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

Cost of land or other economic considerations are not the determining factors for the zone change request. The predominant factor for the zone change request is to allow

the continued use of the property as a mobile home community, which furthers the wellbeing of the neighborhood and the community.

Criterion H. 6-7(F)(3)(h)

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

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

The request for a zone change would apply a zone district to the subject site (8.8 acres) that is different from the majority of the surrounding zone districts but the same as a 5 acre parcel to the north. The area surrounding the subject site contains a variety of residential and commercial uses. The lots south of the subject property are zoned R-1A, the surrounding area to the west is zoned NR-LM. The area east of the site is zoned NR-C. The area north of the site, across Central Ave. is zoned NR-C and RMC. The request would NOT result in a spot-zone but instead would add to the like-zoned properties in the area.

Summary

We respectfully request approval of the proposed zone change from Non-Residential Commercial (NR-C) to Residential Manufactured Home Community (R-MC), which allow for the existing Longview Village Mobile Home Community to remain and to bring into a conforming use. The existing village furthers a preponderance of policies of applicable plans and also provides for an increase in housing opportunities for area residents within close proximity to numerous job opportunities.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

Enclosure/s

cc: Richard Nodel

JN: 2017034

RRB/vc/jg



TIERRA WEST, LLC

August 31, 2020

Mr. Darren Serrano, Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

**RE: ZONING MAP AMENDMENT- COUNCIL
LONGVIEW MOBILE HOME PARK- 10200 CENTRAL AVE NW
TRS 6 & 7 ROW 1 WEST OF WESTLAND ARTISCO GRANT
AKA LOTS 1&2 BLK 2 LANDS OF TOWN OF ATRISCO
ZONE ATLAS MAP – L-8-Z**

Dear Chairman Serrano:

Tierra West LLC, on behalf of Longview Village MHC LLC, requests a 30-day deferral to October 8, 2020 for the above-referenced project. This deferral is requested to send email notices to the affected property owners over and above the mailed and posted notice.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannon, P.E.

Enclosure/s

JN: 2017034
RRB/vc/kw

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

NOTIFICATION

Dear Applicant,

Please find the neighborhood contact information listed below:

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
South West Alliance of Neighborhoods (SWAN Coalition)	Johnny	Pena	johnnypena@comcast.net	5921 Central Ave. NW	Albuquerque	NM	87105	5053213531	5058362976
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Callegos	jcallegoswood@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5058553809	5058362976
Westside Coalition of Neighborhood Associations	Rene	Herrera	eherrera111@gmail.com	3515 Palomino Drive NW	Albuquerque	NM	87120		5058982114
Westside Coalition of Neighborhood Associations	Elizabeth	Hailey	elizabeth@comcast.net	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074361	
South Valley Coalition of Neighborhood Associations	Marcia	Fernandez	mfernandez1@gmail.com	2401 Violet SW	Albuquerque	NM	87105		5058779727
South Valley Coalition of Neighborhood Associations	Roberto	Reibel	rribel@comcast.net	211 10th Street SW	Albuquerque	NM	87105	5058094631	
Route 66 West NA	Paul	Fava	paulfava@gmail.com	505 Parnelli Drive SW	Albuquerque	NM	87121	5058533202	
Route 66 West NA	Chertse	Quezada	cherquezada@yahoo.com	10504 Paso Fino Place SW	Albuquerque	NM	87121	5052631178	

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you're not sure what information you need to include in your e-mail: <https://www.cabq.gov/planning/urban-design-development/public-notices>

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirements-in-the-integrated-development-ordinance>

If you have questions about what type of notification is required for your particular project, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://documents.cabq.gov/planning/IDO/IDO-Effective-2019-05-17-Per6.pdf>

Once you have e-mailed the contact individuals in each neighborhood, you will need to attach a copy of these e-mails AND a copy of this e-mail from the ONC to your permit application and submit it to the Planning Department for approval. PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at 505-924-3840 or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

If your permit or project requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

Thanks,





TIERRA WEST, LLC

August 26, 2020

Ms. Cherise Quezada
Route 66 West NA
10304 Paso Fino Place SW
Albuquerque, NM 87121

**RE: ZONE MAP AMENDMENT – EPC
EPC LONGVIEW MOBILE HOME PARK -10200 CENTRAL AVE SW
TRS 6 & 7 ROW 11 WEST OF WESTLAND ATRISCO GRANT
AKA LOTS 1 & 2 BLK 2 LANDS OF TOWN OF ATRISCO
ZONE ATLAS MAP: L-8-Z**

Dear Ms. Quezada:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) (2) Mailed Public Notice**, we are notifying you as a Neighborhood Association Representative that Tierra West, LLC will be submitting an application(s) for Longview Village MHC LLC per Table 6-1-1 to be reviewed and decided by the Reviewing body/Decision-maker per Table 6-1-1. We intend to submit the zoning map amendment to the Environmental Planning Department.

Environmental Planning Commission - Zone Map Amendment

Tierra West, LLC on behalf of Longview Village MHC LLC, requests approval of a Zoning Map Amendment for the above referenced site from Non-Residential Commercial (NR-C) to Residential Manufactured Home Community (R-MC).

The project site is located on Central Ave SW and 102nd Street and consists of approximately 8.8 acres. The subject property is currently developed as a manufactured home village. The village has been in existence for over 30 years with 87 mobile home spaces and a park office. The site is bordered on the north by property developed as commercial and a mobile home park. It is bordered on the east by predominantly vacant properties with a commercial use that fronts Central Ave. The subject property is bordered on the south by single family detached housing and on the west by vacant property.

The existing mobile home village was a permissive use under the previous zoning, SU-2, PDA. With the adoption of the Integrated Development Ordinance (IDO) in 2017, the existing Longview Mobile Home Village was rezoned to NR-C and became a legal non-conforming use. The IDO allows for a 30-year period for the use to transition to a conforming use or to rezone the property to a zoning classification to which the use would conform. The Village is already a residential use that can legally continue for the end of the 30-year period (approximately till the year 2047). The owners desire to maintain the existing residential use and would like to secure a zone map amendment that will bring the park into a conforming use status.

Per the IDO, you have 15 days from August 26, 2020 to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter.

Due to the updated meeting policies and guidelines regarding COVID-19 Zoom meetings will take the place of the normal EPC hearing that is held at Plaza Del Sol. EPC agendas and staff reports are generally published a week before the hearing date. If you would like to review the agenda and/or the staff report when they become available, they can be found on the following COA website link:

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

Below please find the login information for the City of Albuquerque's Environmental Planning Commission public hearing for Thursday September 10, 2020, 8:30 AM:

Join Zoom Meeting

<https://cabq.zoom.us/j/95170033733>

Meeting ID: 951 7003 3733

Dial by your location

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+1 646 558 8656 US (New York)
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)

Find your local number: <https://cabq.zoom.us/j/95170033733>

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me or Vincent Carrica.

Tierra West LLC Contact(s):
Ronald R. Bohannon, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rbb@tierrawestllc.com
505-858-3100

Vince Carrica, P.E.
5571 Midway Park Place NE
Albuquerque, NM 87109
vcarrica@tierrawestllc.com
505-858-3100

Sincerely,



Ronald R. Bohannon, P.E.

cc: Johnny Pena- SWAN Coalition
Jerry Gallegos- SWAN Coalition
Rene Horvath – Westside Coalition of NA
Elizabeth Haley – Westside Coalition of NA
Marcia Fernandez – South Valley Coalition of NA
Roberto Roibal – South Valley Coalition of NA
Paul Fava – Route 66 West NA
Cherise Quezada – Route 66 West NA

JN: 2017034
RRB/vc/jg



TIERRA WEST, LLC

August 26, 2020

Mr. Paul Fava
Route 66 West NA
505 Parnelli Drive SW
Albuquerque, NM 87121

**RE: ZONE MAP AMENDMENT – EPC
EPC LONGVIEW MOBILE HOME PARK -10200 CENTRAL AVE SW
TRS 6 & 7 ROW 11 WEST OF WESTLAND ATRISCO GRANT
AKA LOTS 1 & 2 BLK 2 LANDS OF TOWN OF ATRISCO
ZONE ATLAS MAP: L-8-Z**

Dear Mr. Fava:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) (2) Mailed Public Notice**, we are notifying you as a Neighborhood Association Representative that Tierra West, LLC will be submitting an application(s) for Longview Village MHC LLC per Table 6-1-1 to be reviewed and decided by the Reviewing body/Decision-maker per Table 6-1-1. We intend to submit the zoning map amendment to the Environmental Planning Department.

Environmental Planning Commission - Zone Map Amendment

Tierra West, LLC on behalf of Longview Village MHC LLC, requests approval of a Zoning Map Amendment for the above referenced site from Non-Residential Commercial (NR-C) to Residential Manufactured Home Community (R-MC).

The project site is located on Central Ave SW and 102nd Street and consists of approximately 8.8 acres. The subject property is currently developed as a manufactured home village. The village has been in existence for over 30 years with 87 mobile home spaces and a park office. The site is bordered on the north by property developed as commercial and a mobile home park. It is bordered on the east by predominantly vacant properties with a commercial use that fronts Central Ave. The subject property is bordered on the south by single family detached housing and on the west by vacant property.

The existing mobile home village was a permissive use under the previous zoning, SU-2, PDA. With the adoption of the Integrated Development Ordinance (IDO) in 2017, the existing Longview Mobile Home Village was rezoned to NR-C and became a legal non-conforming use. The IDO allows for a 30-year period for the use to transition to a conforming use or to rezone the property to a zoning classification to which the use would conform. The Village is already a residential use that can legally continue for the end of the 30-year period (approximately till the year 2047). The owners desire to maintain the existing residential use and would like to secure a zone map amendment that will bring the park into a conforming use status.

Per the IDO, you have 15 days from August 26, 2020 to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter.

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(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

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- +1 253 215 8782 US (Tacoma)

Find your local number: <https://cabq.zoom.us/j/aeCzG8gSxI>

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me or Vincent Carrica.

Tierra West LLC Contact(s):
Ronald R. Bohannon, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Vince Carrica, P.E.
5571 Midway Park Place NE
Albuquerque, NM 87109
vcarrica@tierrawestllc.com
505-858-3100

Sincerely,



Ronald R. Bohannon, P.E.

cc: Johnny Pena- SWAN Coalition
Jerry Gallegos- SWAN Coalition
Rene Horvath – Westside Coalition of NA
Elizabeth Haley – Westside Coalition of NA
Marcia Fernandez – South Valley Coalition of NA
Roberto Roibal – South Valley Coalition of NA
Paul Fava – Route 66 West NA
Cherise Quezada – Route 66 West NA

JN: 2017034
RRB/vc/jg



TIERRA WEST, LLC

August 26, 2020

Mr. Roberto Roibal
South Valley Coalition of NA
211 10th Street SW
Albuquerque, NM 87105

**RE: ZONE MAP AMENDMENT – EPC
EPC LONGVIEW MOBILE HOME PARK -10200 CENTRAL AVE SW
TRS 6 & 7 ROW 11 WEST OF WESTLAND ATRISCO GRANT
AKA LOTS 1 & 2 BLK 2 LANDS OF TOWN OF ATRISCO
ZONE ATLAS MAP: L-8-Z**

Dear Mr. Roibal:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) (2) Mailed Public Notice**, we are notifying you as a Neighborhood Association Representative that Tierra West, LLC will be submitting an application(s) for Longview Village MHC LLC per Table 6-1-1 to be reviewed and decided by the Reviewing body/Decision-maker per Table 6-1-1. We intend to submit the zoning map amendment to the Environmental Planning Department.

Environmental Planning Commission - Zone Map Amendment

Tierra West, LLC on behalf of Longview Village MHC LLC, requests approval of a Zoning Map Amendment for the above referenced site from Non-Residential Commercial (NR-C) to Residential Manufactured Home Community (R-MC).

The project site is located on Central Ave SW and 102nd Street and consists of approximately 8.8 acres. The subject property is currently developed as a manufactured home village. The village has been in existence for over 30 years with 87 mobile home spaces and a park office. The site is bordered on the north by property developed as commercial and a mobile home park. It is bordered on the east by predominantly vacant properties with a commercial use that fronts Central Ave. The subject property is bordered on the south by single family detached housing and on the west by vacant property.

The existing mobile home village was a permissive use under the previous zoning, SU-2, PDA. With the adoption of the Integrated Development Ordinance (IDO) in 2017, the existing Longview Mobile Home Village was rezoned to NR-C and became a legal non-conforming use. The IDO allows for a 30-year period for the use to transition to a conforming use or to rezone the property to a zoning classification to which the use would conform. The Village is already a residential use that can legally continue for the end of the 30-year period (approximately till the year 2047). The owners desire to maintain the existing residential use and would like to secure a zone map amendment that will bring the park into a conforming use status.

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Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
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Find your local number: <https://cabq.zoom.us/j/95170033733>

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me or Vincent Carrica.

Tierra West LLC Contact(s):
Ronald R. Bohannon, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Vince Carrica, P.E.
5571 Midway Park Place NE
Albuquerque, NM 87109
vcarrica@tierrawestllc.com
505-858-3100

Sincerely,



Ronald R. Bohannon, P.E.

cc: Johnny Pena- SWAN Coalition
Jerry Gallegos- SWAN Coalition
Rene Horvath – Westside Coalition of NA
Elizabeth Haley – Westside Coalition of NA
Marcia Fernandez – South Valley Coalition of NA
Roberto Roibal – South Valley Coalition of NA
Paul Fava – Route 66 West NA
Cherise Quezada – Route 66 West NA

JN: 2017034
RRB/vc/jg



TIERRA WEST, LLC

August 26, 2020

Ms. Marcia Fernandez
South Valley Coalition of NA
2401 Violet SW
Albuquerque, NM 87105

**RE: ZONE MAP AMENDMENT – EPC
EPC LONGVIEW MOBILE HOME PARK -10200 CENTRAL AVE SW
TRS 6 & 7 ROW 11 WEST OF WESTLAND ATRISCO GRANT
AKA LOTS 1 & 2 BLK 2 LANDS OF TOWN OF ATRISCO
ZONE ATLAS MAP: L-8-Z**

Dear Ms. Fernandez:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) (2) Mailed Public Notice**, we are notifying you as a Neighborhood Association Representative that Tierra West, LLC will be submitting an application(s) for Longview Village MHC LLC per Table 6-1-1 to be reviewed and decided by the Reviewing body/Decision-maker per Table 6-1-1. We intend to submit the zoning map amendment to the Environmental Planning Department.

Environmental Planning Commission - Zone Map Amendment

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(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
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<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

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Find your local number: <https://cabq.zoom.us/j/aeCzG8g5xl>

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me or Vincent Carrica.

Tierra West LLC Contact(s):
Ronald R. Bohannon, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Vince Carrica, P.E.
5571 Midway Park Place NE
Albuquerque, NM 87109
vcarrica@tierrawestllc.com
505-858-3100

Sincerely,



Ronald R. Bohannon, P.E.

cc: Johnny Pena- SWAN Coalition
Jerry Gallegos- SWAN Coalition
Rene Horvath – Westside Coalition of NA
Elizabeth Haley – Westside Coalition of NA
Marcia Fernandez – South Valley Coalition of NA
Roberto Roibal – South Valley Coalition of NA
Paul Fava – Route 66 West NA
Cherise Quezada – Route 66 West NA

JN: 2017034
RRB/vc/jg



TIERRA WEST, LLC

August 26, 2020

Ms. Elizabeth Haley
Westside Coalition of NA
6005 Charparral Circle NW
Albuquerque, NM 87114

**RE: ZONE MAP AMENDMENT – EPC
EPC LONGVIEW MOBILE HOME PARK -10200 CENTRAL AVE SW
TRS 6 & 7 ROW 11 WEST OF WESTLAND ATRISCO GRANT
AKA LOTS 1 & 2 BLK 2 LANDS OF TOWN OF ATRISCO
ZONE ATLAS MAP: L-8-Z**

Dear Ms. Haley:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) (2) Mailed Public Notice**, we are notifying you as a Neighborhood Association Representative that Tierra West, LLC will be submitting an application(s) for Longview Village MHC LLC per Table 6-1-1 to be reviewed and decided by the Reviewing body/Decision-maker per Table 6-1-1. We intend to submit the zoning map amendment to the Environmental Planning Department.

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Find your local number: <https://cabq.zoom.us/j/95170033733>

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me or Vincent Carrica.

Tierra West LLC Contact(s):
Ronald R. Bohannon, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com
505-858-3100

Vince Carrica, P.E.
5571 Midway Park Place NE
Albuquerque, NM 87109
vcarrica@tierrawestllc.com
505-858-3100

Sincerely,



Ronald R. Bohannon, P.E.

cc: Johnny Pena- SWAN Coalition
Jerry Gallegos- SWAN Coalition
Rene Horvath – Westside Coalition of NA
Elizabeth Haley – Westside Coalition of NA
Marcia Fernandez – South Valley Coalition of NA
Roberto Roibal – South Valley Coalition of NA
Paul Fava – Route 66 West NA
Cherise Quezada – Route 66 West NA

JN: 2017034
RRB/vc/jg



TIERRA WEST, LLC

August 26, 2020

Ms. Rene Horvath
Westside Coalition of NA
5515 Palomino Drive NW
Albuquerque, NM 87120

**RE: ZONE MAP AMENDMENT – EPC
EPC LONGVIEW MOBILE HOME PARK -10200 CENTRAL AVE SW
TRS 6 & 7 ROW 11 WEST OF WESTLAND ATRISCO GRANT
AKA LOTS 1 & 2 BLK 2 LANDS OF TOWN OF ATRISCO
ZONE ATLAS MAP: L-8-Z**

Dear Ms. Horvath:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) (2) Mailed Public Notice**, we are notifying you as a Neighborhood Association Representative that Tierra West, LLC will be submitting an application(s) for Longview Village MHC LLC per Table 6-1-1 to be reviewed and decided by the Reviewing body/Decision-maker per Table 6-1-1. We intend to submit the zoning map amendment to the Environmental Planning Department.

Environmental Planning Commission - Zone Map Amendment

Tierra West, LLC on behalf of Longview Village MHC LLC, requests approval of a Zoning Map Amendment for the above referenced site from Non-Residential Commercial (NR-C) to Residential Manufactured Home Community (R-MC).

The project site is located on Central Ave SW and 102nd Street and consists of approximately 8.8 acres. The subject property is currently developed as a manufactured home village. The village has been in existence for over 30 years with 87 mobile home spaces and a park office. The site is bordered on the north by property developed as commercial and a mobile home park. It is bordered on the east by predominantly vacant properties with a commercial use that fronts Central Ave. The subject property is bordered on the south by single family detached housing and on the west by vacant property.

The existing mobile home village was a permissive use under the previous zoning, SU-2, PDA. With the adoption of the Integrated Development Ordinance (IDO) in 2017, the existing Longview Mobile Home Village was rezoned to NR-C and became a legal non-conforming use. The IDO allows for a 30-year period for the use to transition to a conforming use or to rezone the property to a zoning classification to which the use would conform. The Village is already a residential use that can legally continue for the end of the 30-year period (approximately till the year 2047). The owners desire to maintain the existing residential use and would like to secure a zone map amendment that will bring the park into a conforming use status.

Per the IDO, you have 15 days from August 26, 2020 to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter.

Due to the updated meeting policies and guidelines regarding COVID-19 Zoom meetings will take the place of the normal EPC hearing that is held at Plaza Del Sol. EPC agendas and staff reports are generally published a week before the hearing date. If you would like to review the agenda and/or the staff report when they become available, they can be found on the following COA website link:

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

Below please find the login information for the City of Albuquerque's Environmental Planning Commission public hearing for Thursday September 10, 2020, 8:30 AM:

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Meeting ID: 951 7003 3733

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Marcia Fernandez – South Valley Coalition of NA
Roberto Roibal – South Valley Coalition of NA
Paul Fava – Route 66 West NA
Cherise Quezada – Route 66 West NA

JN: 2017034
RRB/vc/jg



TIERRA WEST, LLC

August 26, 2020

Mr. Jerry Gallegos
SWAN Coalition
5921 Central Ave NW
Albuquerque, NM 87105

**RE: ZONE MAP AMENDMENT – EPC
EPC LONGVIEW MOBILE HOME PARK -10200 CENTRAL AVE SW
TRS 6 & 7 ROW 11 WEST OF WESTLAND ATRISCO GRANT
AKA LOTS 1 & 2 BLK 2 LANDS OF TOWN OF ATRISCO
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vcarrica@tierrawestllc.com
505-858-3100

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Jerry Gallegos- SWAN Coalition
Rene Horvath – Westside Coalition of NA
Elizabeth Haley – Westside Coalition of NA
Marcia Fernandez – South Valley Coalition of NA
Roberto Roibal – South Valley Coalition of NA
Paul Fava – Route 66 West NA
Cherise Quezada – Route 66 West NA

JN: 2017034
RRB/vc/jg



TIERRA WEST, LLC

August 26, 2020

Mr. Johnny Pena
SWAN Coalition
5921 Central Ave. NW
Albuquerque, NM 87105

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TRS 6 & 7 ROW 11 WEST OF WESTLAND ATRISCO GRANT
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Marcia Fernandez – South Valley Coalition of NA
Roberto Roibal – South Valley Coalition of NA
Paul Fava – Route 66 West NA
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Westside Coalition of NA
5515 Palomino Drive NW
Albuquerque, NM 87120

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Sent to **Jerry Gallegos**
SWAN Coalition
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Fees \$ **6.90**

Sent to **Roberto Roibal**
South Valley Co
Street and Apt. No. **211 10th Street**
City, State, ZIP+4[®] **Albuquerque, N**



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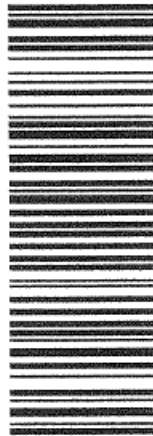
Elizabeth Haley
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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

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Postage

\$ **.50**

Total Postage and

\$ **6.90**

Sent To

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Marcia Fernandez
South Valley Coalition of NA
2401 Violet SW
Albuquerque, NM 87105

87105 1245 0000 0400 87105
87105 1245 0000 0400 87105



CERTIFIED MAIL

From: Kristl Walker
Sent: Wednesday, September 2, 2020 4:49 PM
To: 'johnnyepena@comcast.net'; 'jgallegoswccdg@gmail.com';
'aboard111@gmail.com'; 'ekhaley@comcast.net';
'mbfernandez1@gmail.com'; 'rroibal@comcast.net';
'paulfava@gmail.com'; 'cherquezada@yahoo.com'
Cc: Ron Bohannon ; Vince Carrica; Jaimie Garcia
Subject: 2017034 Longview MHP Zoning Map Amendment -EPC

September 2, 2020

RE: ZONING MAP AMENDMENT- EPC

LONGVIEW MOBILE HOME PARK- 10200 CENTRAL AVE SW
TRS 6 & 7 ROW 1 WEST OF WESTLAND ARTISCO GRANT
AKA LOTS 1&2 BLK 2 LANDS OF TOWN OF ATRISCO
ZONE ATLAS MAP: L-8-Z

Dear johnnyepena@comcast.net; jgallegoswccdg@gmail.com; aboard111@gmail.com;
ekhaley@comcast.net; mbfernandez1@gmail.com; rroibal@comcast.net;
paulfava@gmail.com; cherquezada@yahoo.com

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as a Neighborhood Association Representative/nearby Property Owner that Tierra West, LLC submitted an application for Longview Village MHC LLC per Table 6-1-1 to be reviewed and decided by the Reviewing body/Decision-maker per Table 6-1-1. There have been multiple mailed/email corresponds being sent out due to trying to correctly comply with the notification requirements per the IDO.

The above referenced site from Non-Residential Commercial (NR-C) to Residential Manufactured Home Community (R-MC).The primary goal of the requested zone change from NR-C to R-MC is to allow the existing use to remain and to allow the park to remain a part of the community as it has been for over 30 years.

Tierra West, LLC is requesting a 30-day deferral from September 10 to October 8, 2020 for the above-referenced project. Below is the meeting information required for the submittal.

EPC October Hearing: 8:40am Thursday 08 October 2020

Join Zoom Meeting

<https://cabq.zoom.us/j/94467874883>

Meeting ID: 944 6787 4883

One tap mobile

+13462487799,, 94467874883# US (Houston)

+16699006833,,94467874883# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

Meeting ID: 944 6787 4883

Find your local number: <https://cabq.zoom.us/j/aNzGGdZpm>

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Tierra West LLC Contact(s):

Ronald R. Bohannon, PE

5571 Midway Park Place NE

Albuquerque, NM 87109

rrb@tierrawestllc.com

505-858-3100

Vince Carrica

5571 Midway Park Place NE

Albuquerque, NM 87109

vcarrica@tierrawestllc.com

505-858-3100

Sincerely,

Ronald R. Bohannon, P.E.

JN: 2017034
RRB/vc/kw

Kristl Walker
Administrative Assistant
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
505-858-3100 Office
505-858-1118 Fax
kwalker@tierrawestllc.com



TIERRA WEST, LLC

July 1, 2020

Mr. Darren Serrano
Environmental Planning Commission
P.O. Box 1293
Albuquerque, NM 87103

RE: **ENVIRONMENTAL PLANNING COMMISSION (EPC)
GOOD FAITH ATTEMPT OF PUBLIC NOTICE
ZONING MAP AMENDMENT-EPC
10200 CENTRAL AVE SW ALBUQUERQUE NM 87121
ZONE ATLAS PAGE# L-08-Z**

Dear Mr. Serrano:

This letter is to inform you that on October 19, 2019 a required public notice was sent by certified mail to the following Neighborhood Associations per the City of Albuquerque's Integrated Development Ordinance (IDO):

- South West Alliance of Neighborhoods (SWAN Coalition)
- Westside Coalition of Neighborhood Associations
- South Valley Coalition of Neighborhood Associations
- Route 66 West NA

The neighborhood associations were notified of a pending request to the City for a request for a Zoning Map Amendment-EPC. Per IDO section 14-16-6 6-4(K)(2)(e) the applicant shall be required to provide public notice 15 consecutive days before a monthly public meeting or hearing. Our good faith attempt to provide the information to the neighborhood associations was completed and within the requested timeframe. As of present day we have NOT received a response from any of the above listed Neighborhood Associations. Attached, please find evidence of the stamped certified mail receipt for your records and submission of the Zone Map Amendment for EPC.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannon, P.E.

cc: Richard Nodel

Enclosure/s:

JN: 2017034-Longview
RRB/vc/jg

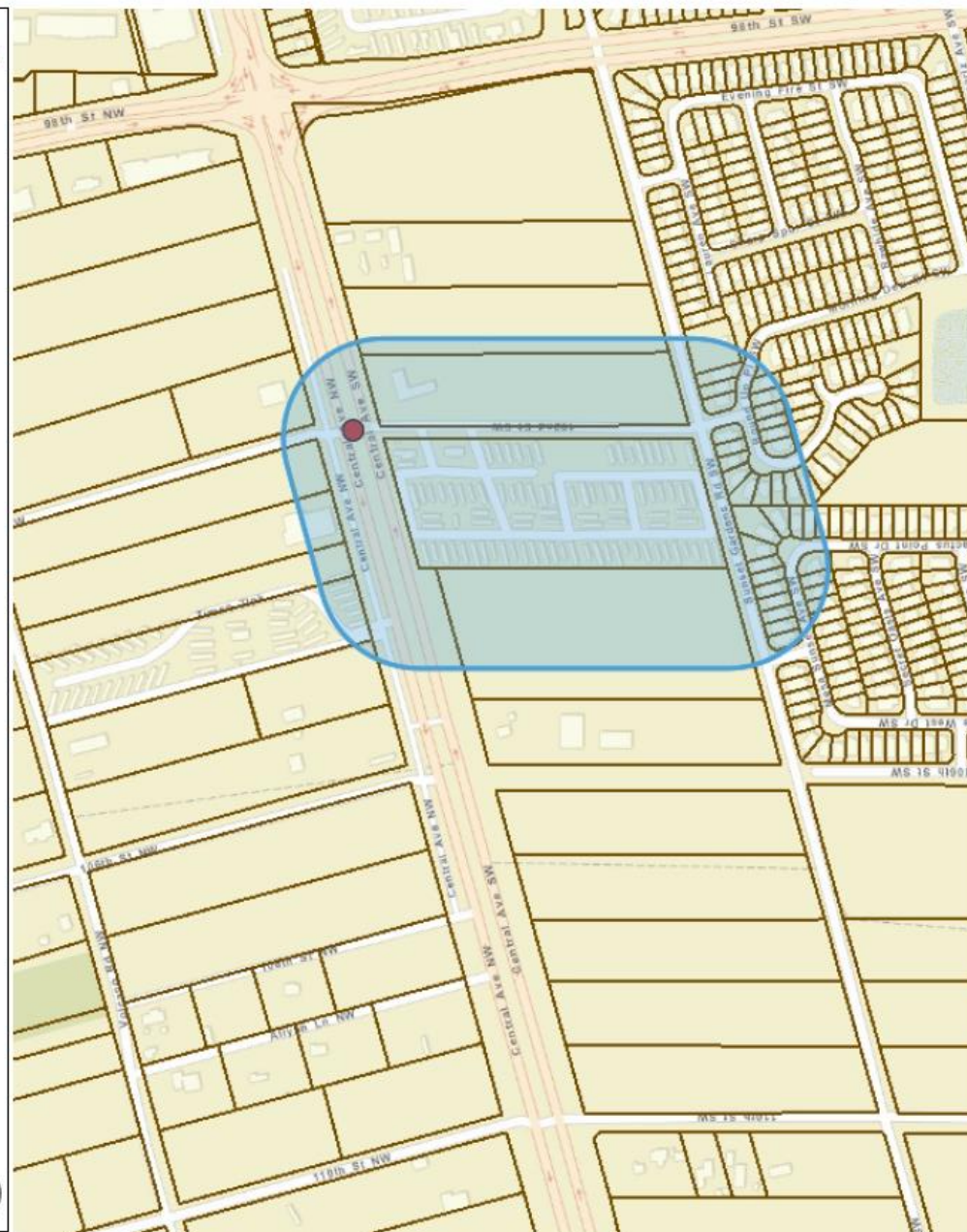
5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com



Central Ave SW & 102nd St SW

Legend

- ☐ Bernalillo County Parcels



Notes

Buffer Map: 310 Ft.
ROW Central Ave SW: 210 Ft.

908	0	454	908 Feet
908	0	454	908 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
8/21/2020 © City of Albuquerque

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

1: 5,448

THIS MAP IS NOT TO BE USED FOR NAVIGATION

CAPITAL INVESTORS
5600 WYOMING BLVD NE SUITE 275
ALBUQUERQUE NM 87109-3149

LOUIS GEORGENE
10104 ROUND UP PL SW
ALBUQUERQUE NM 87121

POLYGON REALTY LLC
9405 VALLE VIDAL PL SW
ALBUQUERQUE NM 87121-8765

CHARLES EMMANUEL J
10208 ROUND UP PL SW
ALBUQUERQUE NM 87121

REED ARDATH
PO BOX 2052
TIJERAS NM 87059-2052

BUTLER ALLANNA NOELLE
10304 ROUND UP PL SW
ALBUQUERQUE NM 87121-8590

CORDOVA PATRICIA LYNNE
4016 PASAJE PL NW
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10415 MESA SUNSET AVE SW
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7001 MENAUL BLVD NE
ALBUQUERQUE NM 87110-3695

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ESCARCEGA CLARIBEL
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BENALLIE AUDREY C
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MANUEL
757 98TH ST SE SPACE 47
ALBUQUERQUE NM 87121-7847

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ALBUQUERQUE NM 87121

BARRAZA FRANCISCO
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ALBUQUERQUE NM 87121

GARAY MARIO S
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ALBUQUERQUE NM 87121-8588

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SANDRA
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BENCOMO JASON
2619 PASEO DEL CANON DR SW
ALBUQUERQUE NM 87121-0000

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10405 MESA SUNSET AVE SW
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10219 ROUND UP PL SW
ALBUQUERQUE NM 87121

MUNDINE DAVID D
10215 ROUND UP PL SW
ALBUQUERQUE NM 87121

CORDOVA DENISE M
10308 ROUND UP PL SW
ALBUQUERQUE NM 87121

MARMON CATHERINE
10125 CENTRAL AVE NW
ALBUQUERQUE NM 87121

JAJ ENTERPRISES LLC & R & A MHP LLC
775 BAYWOOD DR SUITE 318
PETALUMA CA 94954-5501

LONGVIEW INVESTORS LLC ETAL C/O
N'TANDEM PROPERTIES LP
38505 WOODWARD AVE SUITE 275
BLOOMFIELD HILLS MI 48304-5096

OLD DOMINION FREIGHT LINE INC
ATTN: JOEL B MCCARTY JR
500 OLD DOMINION WAY
THOMASVILLE NC 27360-8923

BARRIOS EDWARD & ADRIENNE CRUEA
3501 ATRISCO DR NW, APT 1021
ALBUQUERQUE, NM 87120



TIERRA WEST, LLC

August 25, 2020

**RE: ZONE MAP AMENDMENT – EPC
EPC LONGVIEW MOBILE HOME PARK -10200 CENTRAL AVE SW
TRS 6 & 7 ROW 11 WEST OF WESTLAND ATRISCO GRANT
AKA LOTS 1 & 2 BLK 2 LANDS OF TOWN OF ATRISCO
ZONE ATLAS MAP: L-8-Z**

To Whom It May Concern:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) (2) Mailed Public Notice**, we are notifying you as a Neighborhood Association Representative that Tierra West, LLC will be submitting an application(s) for Longview Village MHC LLC per Table 6-1-1 to be reviewed and decided by the Reviewing body/Decision-maker per Table 6-1-1. We intend to submit the zoning map amendment to the Environmental Planning Department.

Environmental Planning Commission - Zone Map Amendment

Tierra West, LLC on behalf of Longview Village MHC LLC, requests approval of a Zoning Map Amendment for the above referenced site from Non-Residential Commercial (NR-C) to Residential Manufactured Home Community (R-MC).

The project site is located on Central Ave SW and 102nd Street and consists of approximately 8.8 acres. The subject property is currently developed as a manufactured home village. The village has been in existence for over 30 years with 87 mobile home spaces and a park office. The site is bordered on the north by property developed as commercial and a mobile home park. It is bordered on the east by predominantly vacant properties with a commercial use that fronts Central Ave. The subject property is bordered on the south by single family detached housing and on the west by vacant property.

The existing mobile home village was a permissive use under the previous zoning, SU-2, PDA. With the adoption of the Integrated Development Ordinance (IDO) in 2017, the existing Longview Mobile Home Village was rezoned to NR-C and became a legal non-conforming use. The IDO allows for a 30-year period for the use to transition to a conforming use or to rezone the property to a zoning classification to which the use would conform. The Village is already a residential use that can legally continue for the end of the 30-year period (approximately till the year 2047). The owners desire to maintain the existing residential use and would like to secure a zone map amendment that will bring the park into a conforming use status.

Per the IDO, you have 15 days from August 26, 2020 to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter.

Due to the updated meeting policies and guidelines regarding COVID-19 Zoom meetings will take the place of the normal EPC hearing that is held at Plaza Del Sol. EPC agendas and staff reports are generally published a week before the hearing date. If you would like to review the agenda and/or the staff report when they become available, they can be found on the following COA website link:

<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

Below please find the login information for the City of Albuquerque's Environmental Planning Commission public hearing for Thursday September 10, 2020, 8:30 AM:

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

Join Zoom Meeting

<https://cabq.zoom.us/j/95170033733>

Meeting ID: 951 7003 3733

Dial by your location

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Find your local number: <https://cabq.zoom.us/j/95170033733>

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me or Vincent Carrica.

Tierra West LLC Contact(s):

Ronald R. Bohannon, PE

5571 Midway Park Place NE

Albuquerque, NM 87109

rrb@tierrawestllc.com

505-858-3100

Vince Carrica, P.E.

5571 Midway Park Place NE

Albuquerque, NM 87109

vcarrica@tierrawestllc.com

505-858-3100

Sincerely,



Ronald R. Bohannon, P.E.

cc: Johnny Pena- SWAN Coalition
Jerry Gallegos- SWAN Coalition
Rene Horvath – Westside Coalition of NA
Elizabeth Haley – Westside Coalition of NA
Marcia Fernandez – South Valley Coalition of NA
Roberto Roibal – South Valley Coalition of NA
Paul Fava – Route 66 West NA
Cherise Quezada – Route 66 West NA

JN: 2017034

RRB/vc/jg



TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

CORDOVA PATRICIA LYNNE
4016 PASAJE PL NW
ALBUQUERQUE NM 87114-5573



TIERRA WEST, LLC

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Albuquerque, NM 87109

STOUT DONALD JR
10200 ROUND UP PL SW
ALBUQUERQUE NM 87121



TIERRA WEST, LLC

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OLD DOMINION FREIGHT LINE INC
ATTN: JOEL B MCCARTY JR
500 OLD DOMINION WAY
THOMASVILLE NC 27360-8923



5071 Midway Trail, P.O. Box NE
Albuquerque, NM 87109

TIERRA WEST, LLC

MARMON CATHERINE
10125 CENTRAL AVE NW
ALBUQUERQUE NM 87121



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Albuquerque, NM 87109

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GARCIA MARIBEL
10420 MESA SUNSET AVE SW
ALBUQUERQUE NM 87121-2128



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ALBUQUERQUE NM 87121



SW

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Albuquerque, NM 87109

REED ARDATH
PO BOX 2052
TIERRAS NM 87059-2052



SW

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MARTINEZ JOHN A & GOLDEN PAOLA E
10201 ROUND UP PL SW
ALBUQUERQUE NM 87121-8588



SW

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5571 Midway Park Place NE
Albuquerque, NM 87109

GARAY MARIO S
10227 ROUND UP PL SW
ALBUQUERQUE NM 87121-8588





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JAJ ENTERPRISES LLC & R & A MHP LLC
775 BAYWOOD DR SUITE 318
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7001 MENAUL BLVD NE
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BENALLIE AUDREY C
10401 MESA SUNSET AVE SW
ALBUQUERQUE NM 87121-2127



Jan

5571 Midway Park Plaza NE
Albuquerque, NM 87109

TIERRA WEST, LLC

ARISMENDIZ MARIA & HERNANDEZ
MANUEL
757 98TH ST SE SPACE 47
ALBUQUERQUE NM 87121-7847



Jan

5571 Midway Park Plaza NE
Albuquerque, NM 87109

TIERRA WEST, LLC

JAJ ENTERPRISES LLC & R & A MHP LLC
775 BAYWOOD DR SUITE 318
PETALUMA CA 94954-5501



Jan

5571 Midway Park Plaza NE
Albuquerque, NM 87109

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775 BAYWOOD DR SUITE 318
PETALUMA CA 94954-5501



Jan



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5571 Midway Park Place NE
Albuquerque, NM 87109

Barrios Edward & Adrienne Cruea
3501 Atrisco Dr. NW, Apt 1021
Albuquerque, NM 87120



Jan



TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

CHARLES EMMANUEL J
10208 ROUND UP PL SW
ALBUQUERQUE NM 87121



Jan



TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

BUTLER ALLANNA NOELLE
10304 ROUND UP PL SW
ALBUQUERQUE NM 87121-8590



5571 Midway Park Place NE
Albuquerque, NM 87109

TIERRA WEST, LLC

FLORES ADAM I & FLORES MELISSA R
10108 ROUND UP PL SW
ALBUQUERQUE NM 87121-8576



5571 Midway Park Place NE
Albuquerque, NM 87109

TIERRA WEST, LLC

DURAN - MARTINEZ MARVELL M
10431 MESA SUNSET AVE SW
ALBUQUERQUE NM 87121-2127



5571 Midway Park Place NE
Albuquerque, NM 87109

TIERRA WEST, LLC

PAIZ FRANCES J
400 CACTUS POINT DR SW
ALBUQUERQUE NM 87121



gwl

5571 Midway Park Place NE
Albuquerque, NM 87109



TIERRA WEST, LLC

RENDON JOSE & M TRINIDAD
SANCHEZ-RENDON
1860 MESA GRANDE LP NE
RIO RANCHO NM 87144-0567



gwl

5571 Midway Park Place NE
Albuquerque, NM 87109



TIERRA WEST, LLC

POLYGON REALTY LLC
9405 VALLE VIDAL PL SW
ALBUQUERQUE NM 87121-8765



gwl

5571 Midway Park Place NE
Albuquerque, NM 87109



TIERRA WEST, LLC

TALAMANTES JOSE CRUZ & REBECCA D
10231 ROUND UP PL SW
ALBUQUERQUE NM 87121





TIERRA WEST, LLC

5571 Midway Point Place NE
Albuquerque, NM 87109

VILLA RASALBA
10432 MESA SUNSET AVE SW
ALBUQUERQUE NM 87121-2128



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PACHECO JOSUE
10212 ROUND UP PL SW
ALBUQUERQUE NM 87121



TIERRA WEST, LLC

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Albuquerque, NM 87109

ROMERO MARGIE G
10109 ROUND UP PL SW
ALBUQUERQUE NM 87121



gaw



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SANDRA
10419 MESA SUNSET AVE SW
ALBUQUERQUE NM 87121-2127



gaw



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MURATORI THERESA J
200 HOPE AVE
BELEN NM 87002-4140



gaw



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PNM
ALVARADO SQUARE
ALBUQUERQUE NM 87158





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CHAVEZ ROSEMARY & PATROCINO
MAEZ
10205 ROUND UP PL SW
ALBUQUERQUE NM 87121



TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

MARRUFO ANNA ISLAHI
10416 MESA SUNSET AVE SW
ALBUQUERQUE NM 87121-2128



gaw



TIERRA WEST, LLC

8621 Midway Park Place NE
Albuquerque, NM 87109

JAI ENTERPRISES LLC & R & A MHP LLC
775 BAYWOOD DR SUITE 318
PETALUMA CA 94954-5501



gaw



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MACERNIE AMANDA N
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gaw



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10424 MESA SUNSET AVE SW
ALBUQUERQUE NM 87121-2128



gwl

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gwl

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TIERRA WEST, LLC

CAPITAL INVESTORS
5600 WYOMING BLVD NE SUITE 275
ALBUQUERQUE NM 87109-3149



gaw



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5571 Midway Park Place NE
Albuquerque, NM 87109

LONGVIEW INVESTORS LLC ETAL C/O
N'TANDEM PROPERTIES LP
38505 WOODWARD AVE SUITE 275
BLOOMFIELD HILLS MI 48304-5096



gaw



TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

ESCARCEGA CLARIBEL
10101 ROUND UP PL SW
ALBUQUERQUE NM 87121



gaw



TIERRA WEST, LLC

5571 Midway Park Place NE
Albuquerque, NM 87109

MUNDINE DAVID D
10215 ROUND UP PL SW
ALBUQUERQUE NM 87121



SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from _____ To _____

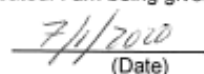
5. REMOVAL

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

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



(Applicant or Agent)



(Date)

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

PROJECT NUMBER: _____





