



**Environmental  
Planning  
Commission**

**Agenda Number: 04  
Project Number: 1004428  
Case #: 16EPC- 40037  
September 8, 2016**

**Staff Report**

<b>Agent</b>	Consensus Planning
<b>Applicant</b>	Ceja Vista LLC,
<b>Request</b>	<b>Sector Development Plan Map Amendment (Zone Change)</b>
<b>Legal Description</b>	Tracts RR-3-A and RR-3-B
<b>Location</b>	Dennis Chavez Blvd, between 98 <sup>th</sup> Street and 118 <sup>th</sup> Street
<b>Size</b>	26.86 acres
<b>Existing Zoning</b>	R-LT
<b>Proposed Zoning</b>	R-2

**Staff Recommendation**

*That a recommendation of APPROVAL of 16EPC- 40037 based on the Findings beginning on Page 13, be forwarded to the City Council*

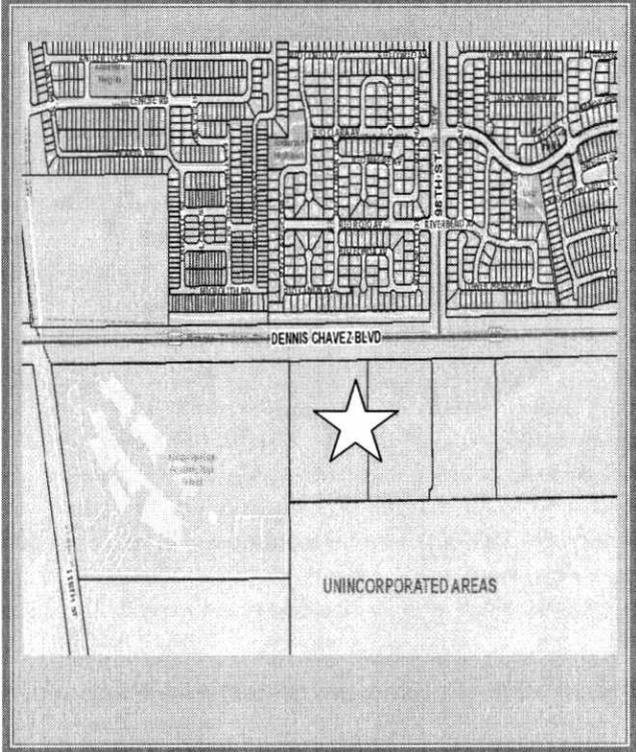
**Staff Planner  
Maggie Gould, Planner**

**Summary of Analysis**

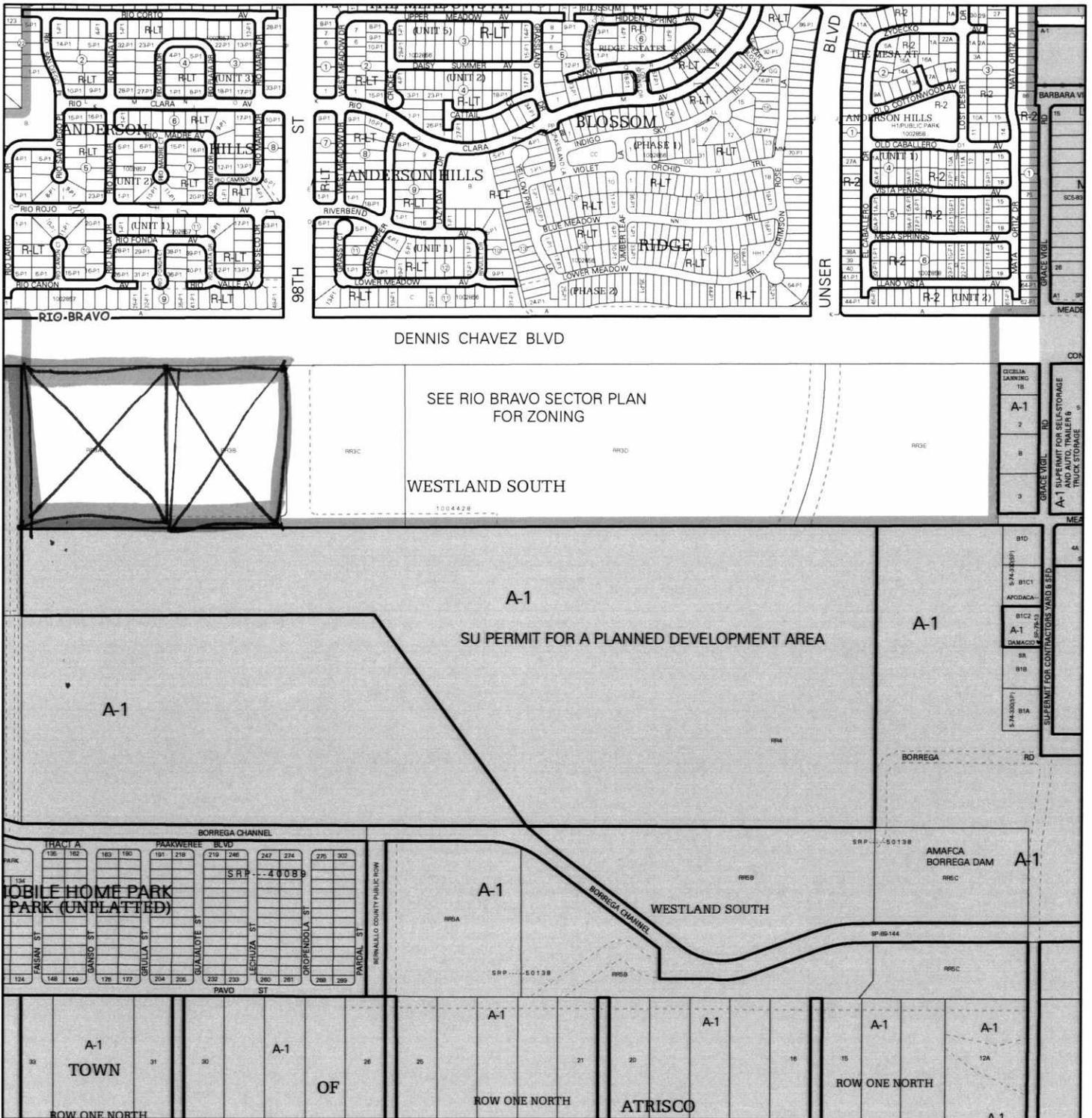
The applicant proposes to amend the zoning from R-LT, Residential Zone to the R-2 Residential zone on 26 acre site located near Dennis Chavez Boulevard and 118th Street in the southwest part of the City. The applicant proposes senior multi-family housing or multifamily housing on the site. The zoning would allow apartments, townhouses or houses for person of any age, if the zoning is approved.

The Anderson Hills Neighborhood Association, Anderson Hills Home Owner’s Association, Los Volcanes Neighborhood Association, South Valley Coalition of Neighborhood Associations South West Alliance of Neighbors (SWAN), Westside Coalition of Neighborhood Associations were notified of the request. A facilitated meeting was not recommended or requested. Property owners within 100 feet of the site were also notified of the request. Staff has not received any comments regarding the request. There is no know opposition

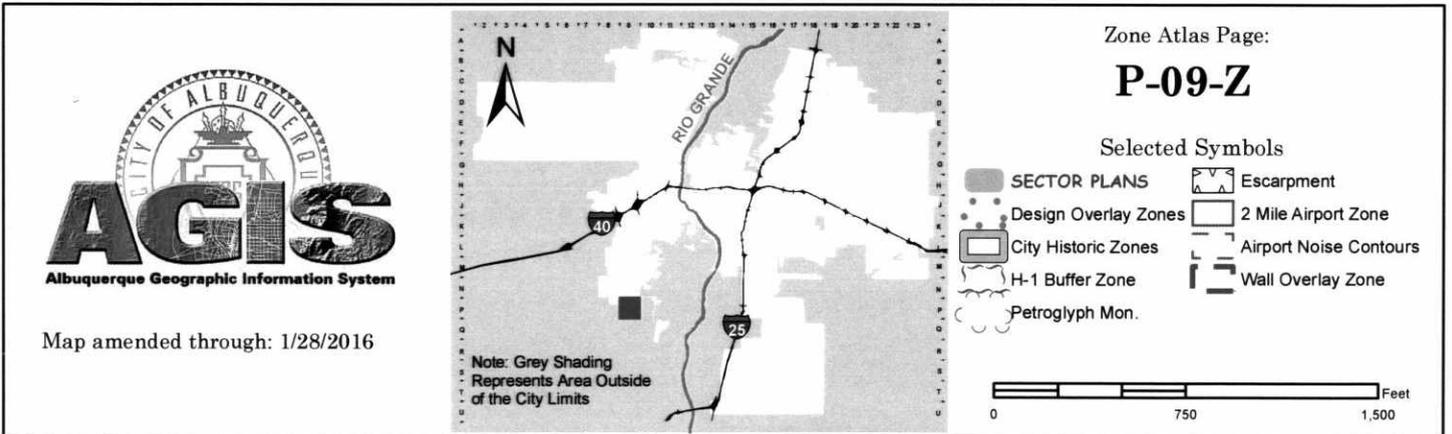
Staff recommends approval, based on the findings on page 13



City Departments and other interested agencies reviewed this application from 08/01/2016 to 08/12/2016  
Agency comments used in the preparation of this report begin on Page 19.



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



Zone Atlas Page:

**P-09-Z**

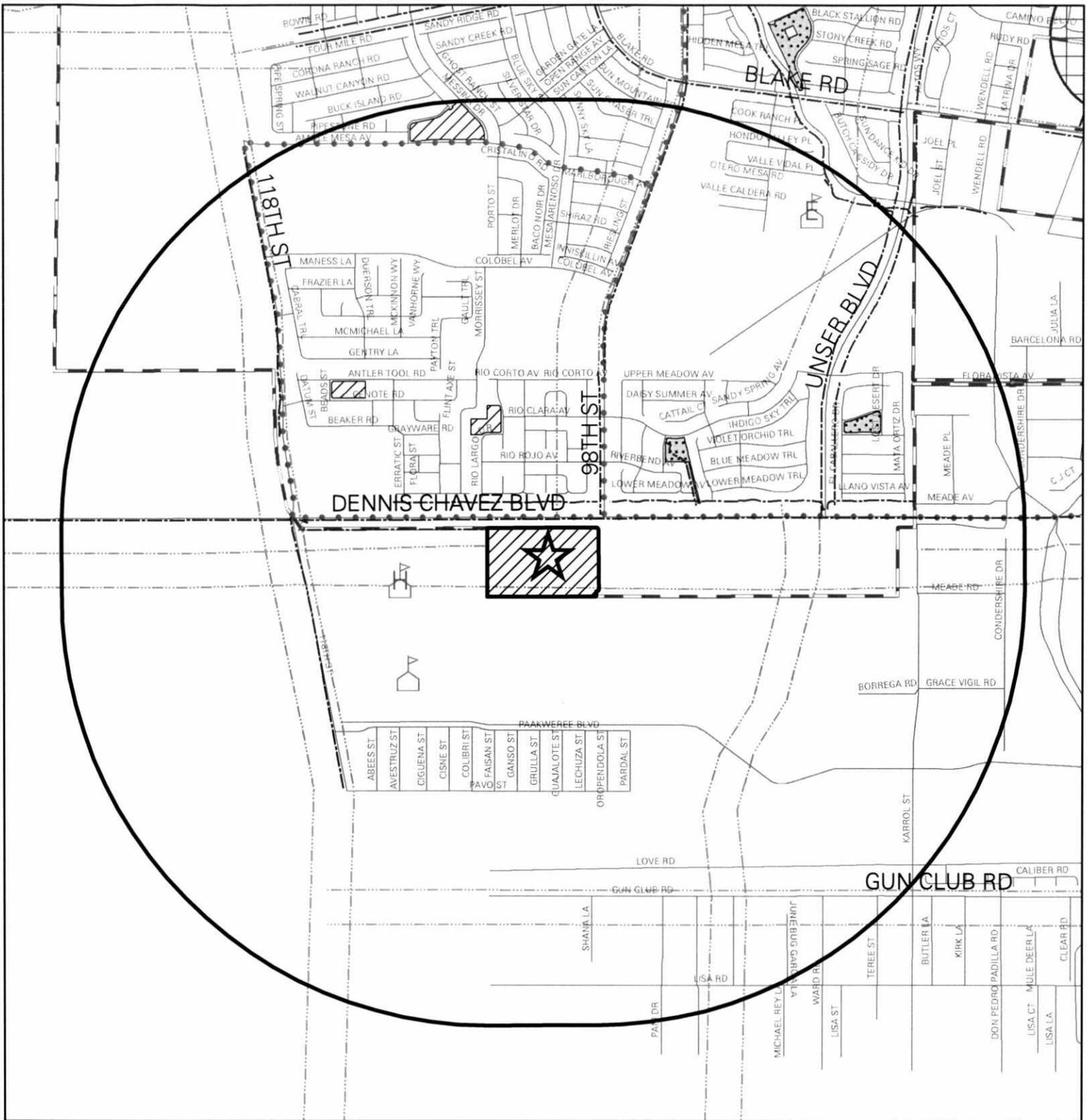
Selected Symbols

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



Map amended through: 1/28/2016

Note: Grey Shading  
Represents Area Outside  
of the City Limits

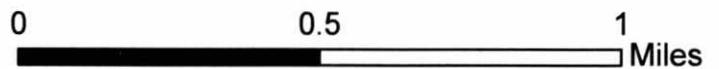


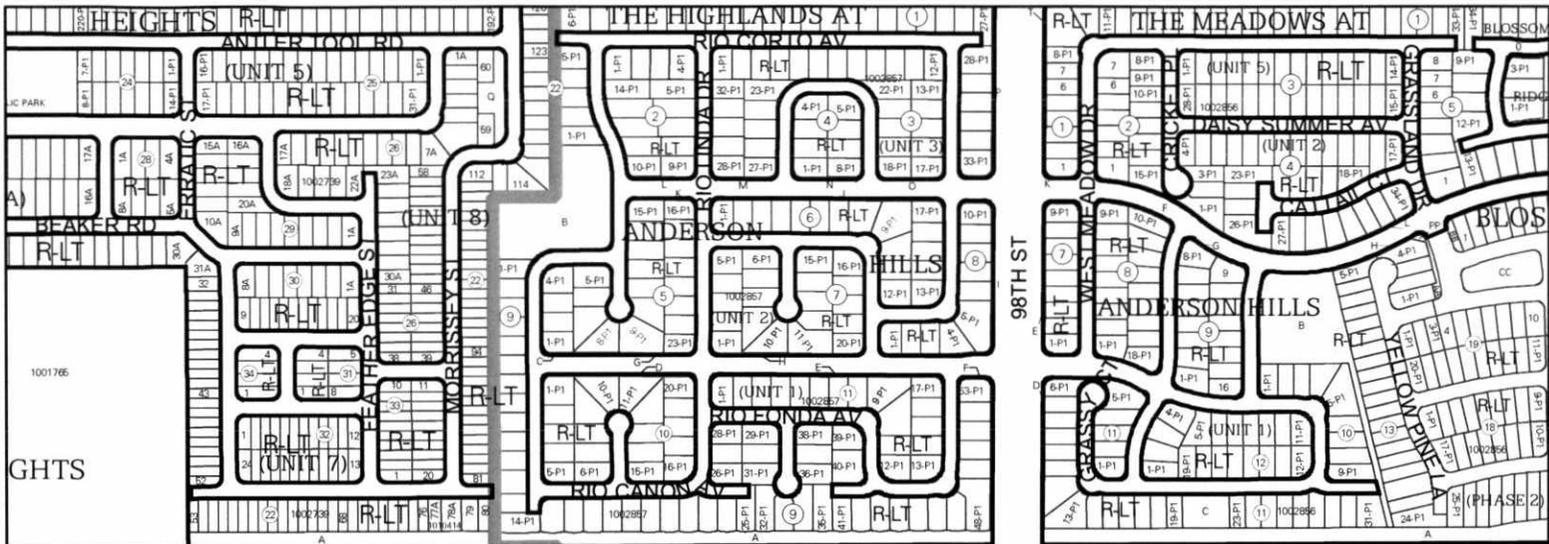
## Public Facilities Map with One-Mile Buffer

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

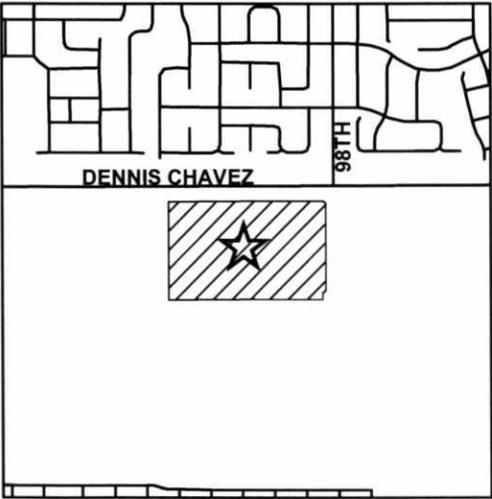
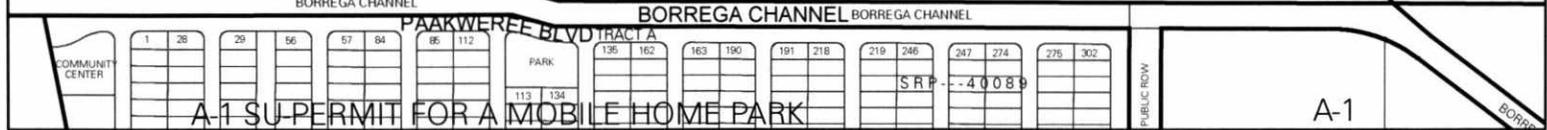
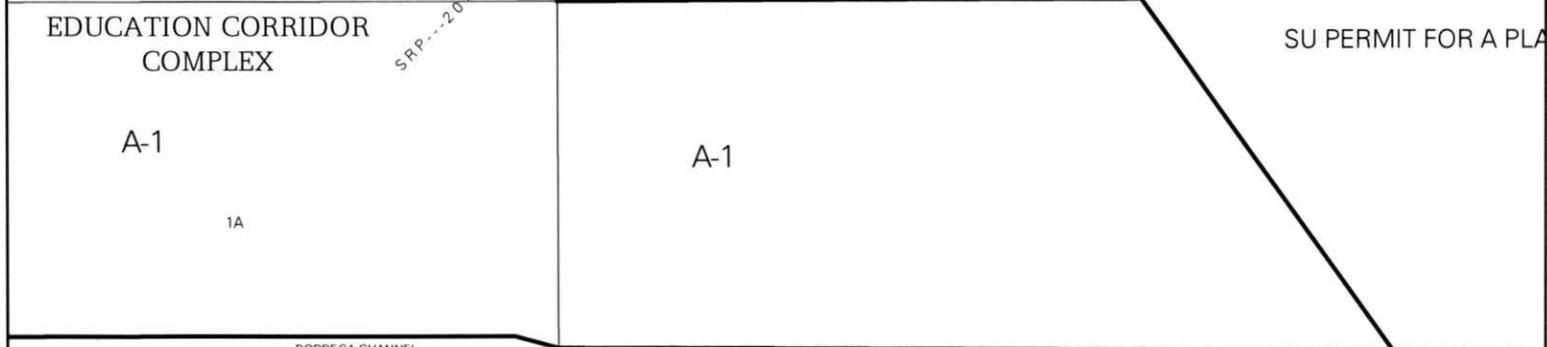
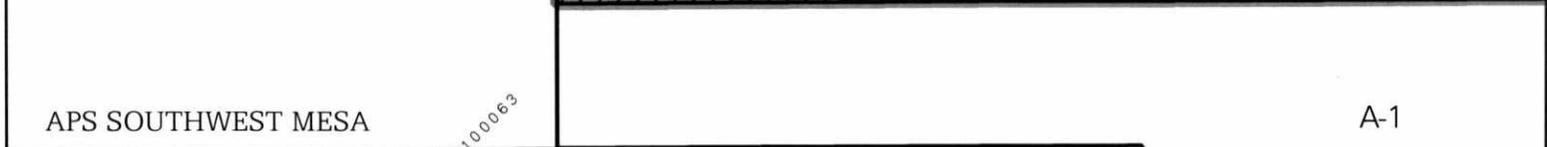
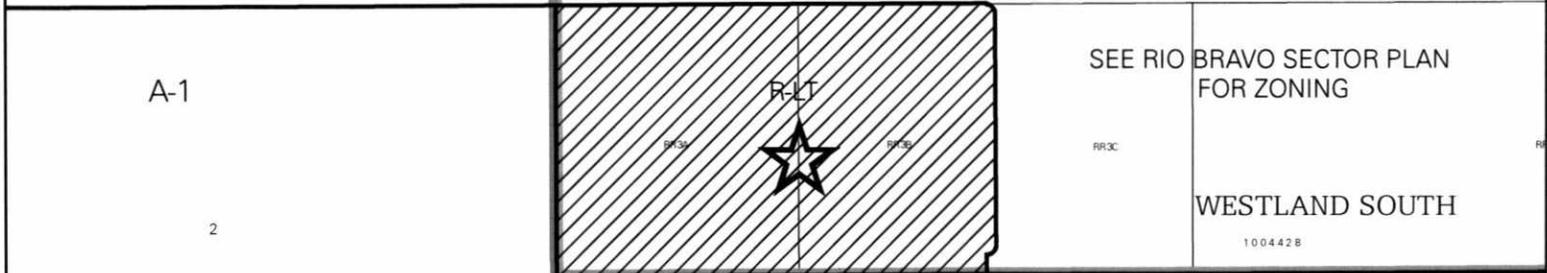


Project Number: 1004428





DENNIS CHAVEZ BLVD  
RIO BRAVO



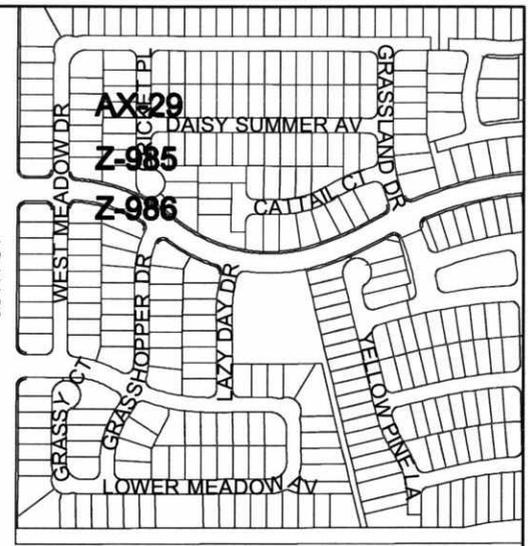
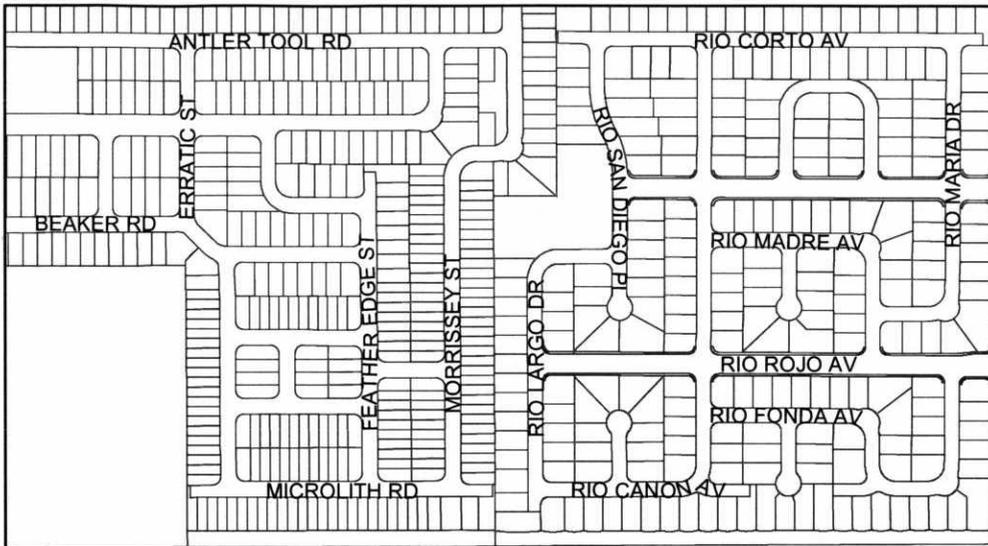
### ZONING MAP

Note: Grey shading indicates County.



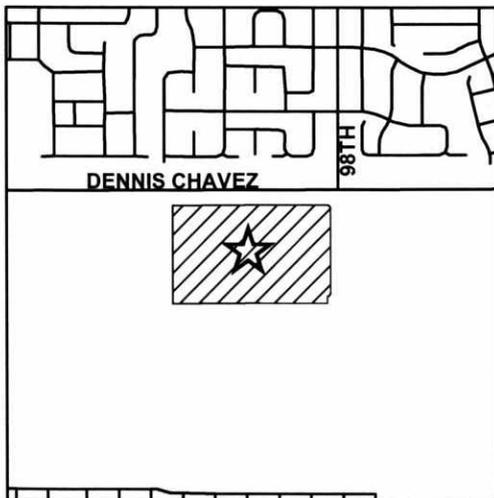
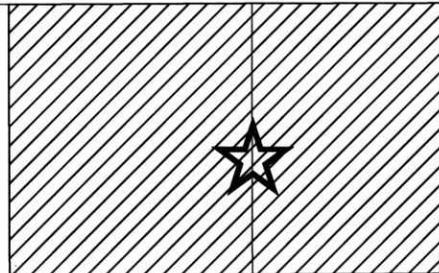
1 inch = 600 feet

Project Number:  
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09/8/2016  
Zone Map Page: P-09  
Additional Case Numbers:  
16EPC-40037



**AX-29**  
**Z-985**  
**Z-986**

DENNIS CHAVEZ BLVD



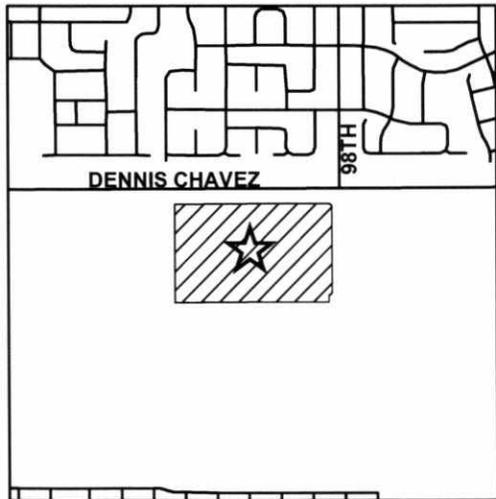
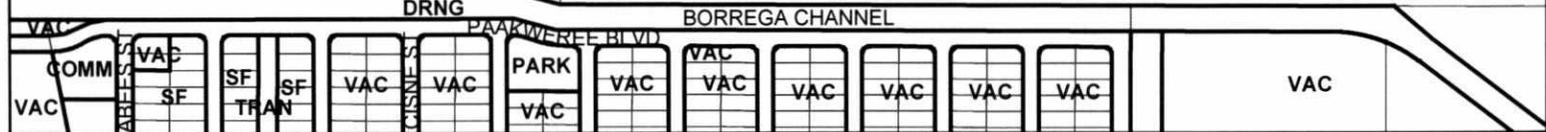
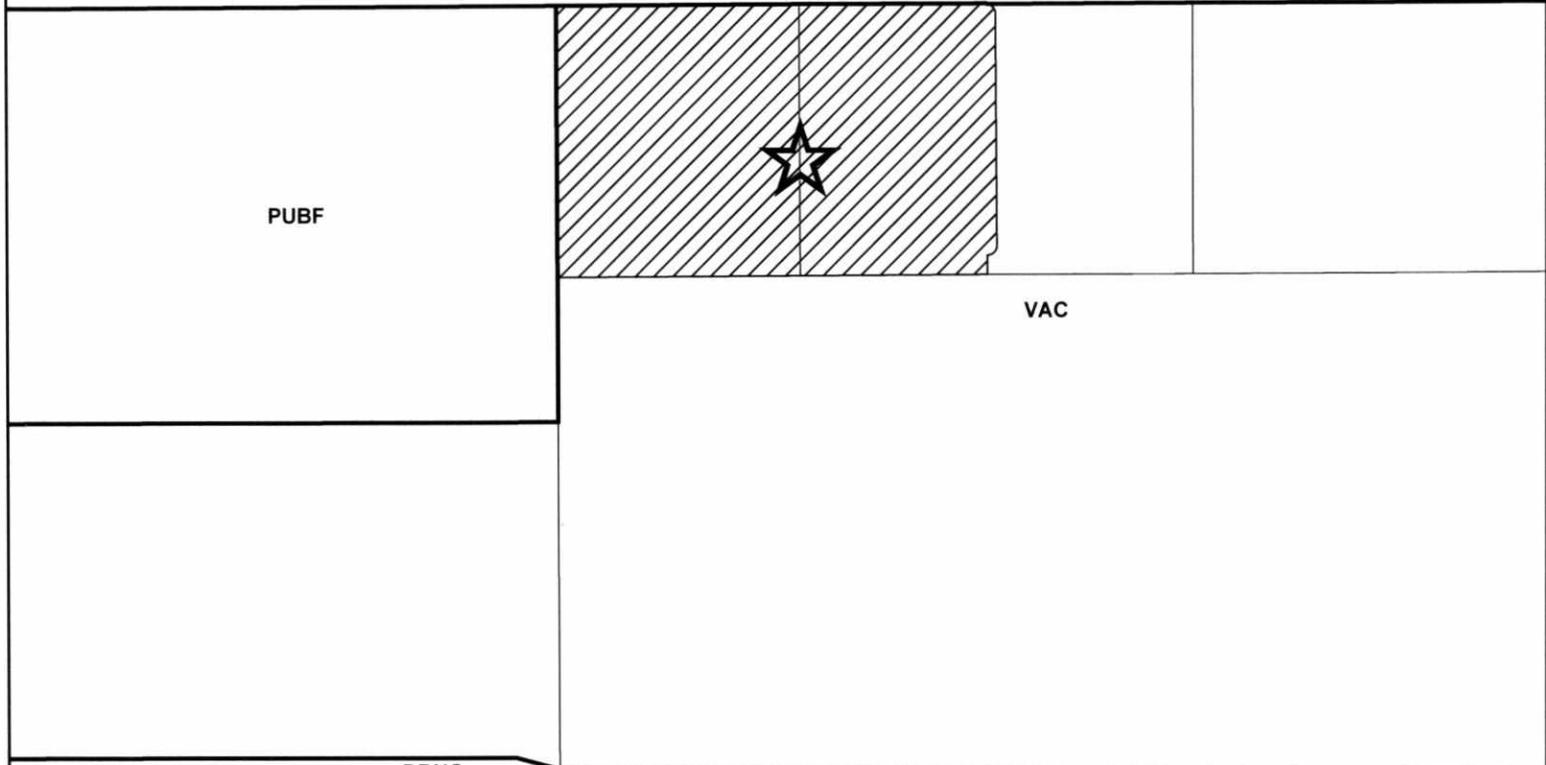
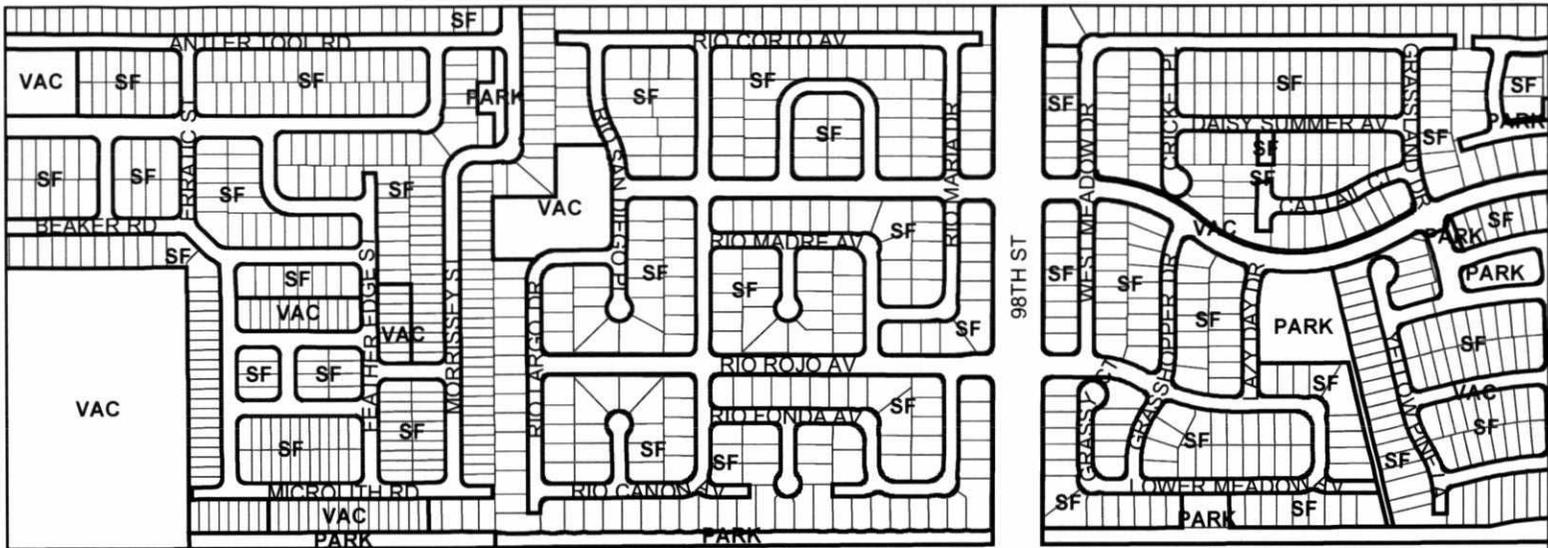
# HISTORY MAP

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1 inch = 600 feet

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# LAND USE MAP

Note: Grey shading indicates County.

## KEY to Land Use Abbreviations

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



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**I. AREA CHARACTERISTICS AND ZONING HISTORY**

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

	<b>Zoning</b>	<b>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</b>	<b>Land Use</b>
<b>Site</b>	R-LT	Rio Bravo SDP , Developing Urban Area, West Side Strategic Plan, Southwest Area Plan(county only)	Vacant
<b>North</b>	R-LT		Single Family
<b>South</b>	A-1		Vacant
<b>East</b>	R-LT		Vacant
<b>West</b>	A-1		Institutional( school complex )

**II. INTRODUCTION**

**Proposal**

The applicant proposes to amend the zoning from R-LT, Residential Zone to the R-2 Residential zone on a 26 acre site located near Dennis Chavez Boulevard and 118<sup>th</sup> Street in the southwest part of the City. The applicant proposes multi-family senior housing and multi-family housing for tract RR-3-A and possible development of multifamily and townhomes on tract RR-3-B. The zoning would allow apartments, townhouses or houses for person of any age, if the zoning is approved.

**EPC Role**

The EPC is recommending a body for this request. Because the request is for a parcel that is covered by a Sector Development and exceeds an area of one block, City Council will be the final decision making body (14-16-4-1(15)(c)). This case is quasi-judicial matter.

**History/Background**

The site was zoned R-LT through the adoption of the Rio Bravo Sector Development Plan. There are no previously approved Site Development Plans for Subdivision or Building Permit. In 2006 an application for a zone change from R-LT to R-2 was submitted for tract RR3-B, but was withdrawn because planning staff recommended denial based on concerns about school capacity.

### ***Context***

The area is developed with single family housing to the north of Dennis Chavez Boulevard, and an APS school complex with a high school and a K-8 school at the south west corner of Dennis Chavez and 118th street. The area to the south of Dennis Chavez is a mix of vacant lots, large lot residential development and a small condominium development, south of the K-8 school. There is commercial development at Rio Bravo Boulevard and Coors Boulevard, about 1.7 miles east of the site.

### ***Transportation System***

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The LRRS designates 98<sup>th</sup> Street and 118<sup>th</sup> Streets as Community Principal Arterials.

The LRRS designates Dennis Chavez Boulevard as a Regional Principal Arterial.

### ***Comprehensive Plan Corridor Designation***

Dennis Chavez Boulevard is an Express Corridor.

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

The Dennis Chavez Trail, a paved multi-use trail, exists from 118th Street to the subject site and is proposed to extend to Grace Vigil Road, just east of Unser Boulevard as a City facility and continue east as a County facility.

A bike lane is proposed along Dennis Chavez Boulevard from Atrisco Vista Boulevard to the River. There is an existing NMDOT bike path along Dennis Chavez Boulevard from 98th Street to Grace Vigil Road.

### ***Transit***

Refer to Transit Agency comments The 198 bus route passes directly in front of the site on Dennis Chavez Blvd., with stops at Atrisco Heritage High school and on 98<sup>th</sup> street, just north of Dennis Chavez Blvd.

### ***Public Facilities/Community Services***

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

## ***III. ANALYSIS***

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

#### ***Albuquerque Comprehensive Zoning Code***

The site is currently zoned R-LT. This zone provides suitable sites for houses, limited townhouses and incidental uses. The minimum lot size is 2,560 -3,500 square feet. The allowed height is 26 feet. On the site, 600 to 800 square feet of useable open space is required for each

dwelling unit. Parking for houses and townhouses must be provided at one space per bathroom, but not less than two spaces, for houses or town townhouses with additional subdivision requirements under 14-16-3-1(A)(24) Off Street Parking Requirements for Residential Use, additional parking may be required.

The proposed zoned, R-2 provides suitable sites for houses, townhouses and medium density apartments. Minimum lot size for townhouses is as detailed in the R-T zone, 2,200 square feet for townhomes and 3,600 square feet for houses. The minimum lot size for apartment is 6,000 square feet with an FAR of .5 and a maximum density of 30 dwelling units per acre. Parking must be provided at one space per bathroom, but not less than two spaces.

The R-2 zone also allows a family home day care and accessory living quarters. Community residential programs are allowed for client residents who are not substance abusers or part of a residential corrections program. Housing for client residents who are substance abusers or part of a residential corrections program are allowed conditionally and would require a public hearing in order to be approved.

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

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

The subject site is located in the area designated Developing Urban by the Comprehensive Plan with a Goal to “create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.” Applicable policies include:

Policy II.B.5d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreational concern

***Policy II.B.5d: is partially furthered because the proposed zoning will allow residential development in proximity to residential and institutional development, the proposed use adds density in an area indicated by the Rio Bravo sector development plan and will provide a new housing choice for the west side. However, the additional traffic from the development may impact the area.***

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

***Policy II.B.5 e is furthered because the site has access to a full range of urban services including roads, water, electric grid and transit. Future development on the site will likely require a traffic impact study, the mitigation measures from such study should help to address any traffic issues.***

Policy II.B.5h: Higher density housing is most appropriate in the following situations:

- In designated Activity Center.

- In areas with excellent access to the major street network.
- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
- In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acres.
- In areas where a transition is needed between single family homes and much more intensive development: densities will vary up to 30 dwelling units per net acres according to the intensity of development in adjacent areas.

***Policy II.B.5h is furthered because the subject site is adjacent to two activity centers and in an area with access to the existing street grid. The zoning in the area allows for both single family and multifamily development and commercial and institutional development near Dennis Chavez and 118<sup>th</sup>. The request will allow development that may act as a transition between the commercial and institutional development to the west and the lower density residential development to the east.***

#### B.7. Activity Centers

***Policy II.B.7f:*** The most intense uses in Activity Center shall be located away from nearby low-density residential development and shall be buffered from those residential uses by a transition area of less intensive development.

***Policy II.B.7f is furthered because the proposed zone will allow the development of higher density housing in between the more intense commercial and institutional development to the west and the less intense single family development allowed to the east. The area around the corner of Dennis Chavez Boulevard and 118<sup>th</sup> street is a designated community activity center in the Comprehensive Plan, the area to the east is the Rio Bravo 2 neighborhood activity center***

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

***The area around the corner of Dennis Chavez Boulevard and 118th street is a designated community activity center in the Comprehensive Plan, the area to the east of the site is the Rio Bravo 2 Neighborhood Activity Center, however the zoning on the that center makes it unlikely that the area will develop as an activity center. The proposal would add multi-unit housing near an activity center. The request furtheres policy II.B.7f i.***

#### D.5. Housing

***Policy II.D.5a:*** The supply of affordable housing shall be preserved and increased and the opportunity to obtain standard housing for a reasonable proportion of income assured.

***The applicant proposes to develop affordable senior housing on a portion the site; however the proposed zone would allow the development of houses, town houses or apartments at market rate or as part of an affordable development. Policy II.D.5a is partially furthered because the***

*proposed zone will allow a wider variety of residential uses and so may be more likely to develop with affordable housing, but there is no way to guarantee the affordable development.*

### ***West Side Strategic Plan (WSSP)***

The West Side Strategic Plan (WSSP) was first adopted in 1997 and amended in 2002 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhood clusters.

The subject site is located within the Gun Club Community, an area south of Blake Road, west of Coors Boulevard, east of the 118th Street Corridor, and north of the southern Plan Boundary (just south of Gun Club Road). This Community is a transition zone between the rural South Valley and the more urbanized area to the north in Bridge/Westgate. The Community Activity Center for the Gun Club Community is roughly located near the Coors and Rio Bravo intersection. With the extension of Rio Bravo to Paseo del Volcan for the formation of the Southwest loop of the metropolitan area, increased density is foreseen for this Center. Other higher-density development will also be appropriate along the Rio Bravo Corridor, especially at the Unser Boulevard, 98th Street, and 118th Street intersections

Relevant goals/policies include the following:

Policy 2.5: When considering approval of subdivision for residential development, the City Planning Department shall consider whether local public schools have sufficient capacity to support the increased number of homes.

***The proposed zone will allow the development of houses, townhouse and apartments. Three new schools, a K-8, a K-5 and a high school have developed in the past 10 years. Also, in 2016 voters approved a bond for an additional K-8 school on the west side. In spite of this new construction, comments from APS shows that Atrisco Heritage Academy is over capacity by 326 students, and APS predicts that the K-8 school will be over capacity by 374 students in the 2017-2018 school year. Harrison Middle school has excess capacity of 254 students.***

***The applicant states the existing zoning would allow about 200 dwelling units while the proposed zoning would allow about 540 units, 120 of which would be senior housing. The additional units would be a mix of multi-family and townhomes and would be less likely to generate the same level of students as a single family development.***

***The applicant also states that the provision of a range of residential forms and densities that meets the needs of different demographic groups is an important component in the growth and development of healthy economy and that economic growth will be needed to pay for school bonds and establish a higher permanent base.***

***Additionally, the applicant states that the site is near the boundary of Rio Grande High School, where enrolment is lower. APS explores solutions to overcrowding that include the construction of new schools or additions to existing schools, the addition of portables, the use of non-classroom spaces for temporary classrooms, lease facilities, and the use of other public facilities***

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***Policy 2.5 requires that the City consider the school capacity. The comments from APS show that the area schools closest to the site are over capacity. The proposed zone may have other benefits to the community, but will likely contribute the school overcrowding in the short term.***

Gun Club Community Policy 3.48: Promote low-density development consistent with the rural character of the area within most of the Gun Club Community. Exceptions to this are in residential areas of the community north of Senator Dennis Chavez Boulevard and in Activity Centers in key locations of the Rio Bravo corridor where mixed use commercial services, public facilities, high density residential, and employment uses are appropriate. These areas should have a greater variety of densities and land uses.

***Gun Club Community Policy 3.48 is furthered because the proposed zone will allow the development of higher density residential uses along the Rio Bravo/Dennis Chavez Corridor near 98<sup>th</sup> Street and close to 118<sup>th</sup> street. The area has existing schools (public facilities and employment uses). The new zone will add additional housing opportunities in proximity to these uses.***

Rio Bravo Community Policy 3.69a: Support the location of mixed-use development that includes multi-family residential developments within designated Activity Center in the Rio Bravo Community

***Rio Bravo Community Policy 3.69a: is furthered because the subject site is located between the 118th and Dennis Chavez Blvd. Community Activity Center (per the Comprehensive Plan) and the Rio Bravo 2 Neighborhood Activity Center (per the WSSP and the Rio Bravo SDP). The site has access to a major roadway with transit service.***

Density and Character Issues, Page 50: This plan does not limit residential densities. More high density development is appropriate on the West Side and desirable, especially near transit facilities and along transit corridors, in order to decrease sprawl and promote transit use. The higher densities, which could be 20 dus/acre or more, will occur close to the Community Centers and in proximity to transit corridors. Performance and design criteria for these areas will reflect the goals and spirit of the plan. Growth will be guided by development patterns rather than a specific density to be met. Densities and boundaries may differ among communities, yet meet overall objectives.

***The proposed zone change from R-LT to R-2 furthers the intent of this discussion on density. The subject site is located along a major corridor, Dennis Chavez Blvd., is designated a Regional Principal Arterial, and has transit service today (Route 198) transit service may expand in the future as the area develops. The site is located adjacent to the 118th/Dennis Chavez Community Activity Center.***

### ***Rio Bravo Sector Development Plan (RBSDP)- Rank III***

The Rio Bravo Sector Development Plan (RBSDP) was adopted in 1989 (Enactment No. 215-1988) and consisted of approximately 1,289 net acres of land.

In 1999, the Rio Bravo Sector Development Plan (RBSDP)- Amendment No. 1 was adopted and became effective in 2000 (Enactment No. 4-2000). The purpose of the amendment was to

recognize major changes such as land ownership and revisions to applicable, related plans (the WSSP and the SAP). A comparison of the original and amended RBSDP begins on p. 43.

In March 2009, the City Council adopted revisions to the Rio Bravo Sector Development Plan (RBSDP) and correspondingly amended the West Side Strategic Plan (WSSP) (Enactment No. R-2009-035). The revisions consisted of showing designated Activity Centers, roadway access, creating mixed-use zoning districts, and improving pedestrian and bicyclist safety. Boundaries of the RBSDP are Paseo del Volcan on the west, Coors Blvd. on the east, Central Ave. on the north, and Dennis Chavez (Rio Bravo) Blvd. on the south.

Relevant goals/policies include the following:

II.D.1. Land Uses Parcelization and Development, page 25: Zone Designation Concentrations. After City adoption of this regulation, no more than 25 contiguous gross acres shall be designated R-LT. Each 25 acres with an R-LT designation shall be surrounded in all directions by land uses that are not detached houses.

***The Rio Bravo Sector Development Plan contains R-LT as the predominant residential zone; the intent of the policy seems to be the encouragement of a variety of housing types. The area has developed with detached, single family housing almost exclusively. The proposed zone reintroduces the possibility of land uses that are not detached houses. II.D.1. Land Uses Parcelization and Development, is furthered by this request.***

Page 51 A. Developmental Goal: Plan Objective: A mixed use community with housing and employment opportunities in close proximity.

***The proposed change furtheres the intent of the RBSDP by adding the possibility of multi-family development as proposed within the plan area. The proximity of the subject site to the 118th and Dennis Chavez Community Activity Center furthers the goal of the plan, by placing multi-family housing in close proximity to existing ( APS) and future employment opportunities.***

#### ***Futures 2040 Metropolitan Transportation Plan***

Page EX-4: ...the Preferred Scenario emphasizes additional development in activity centers, along key corridors, and near premium transit nodes.

Page 1-6: Goal: Active Places: Objectives 2) Encourage a Mix of Land Uses in Appropriate Locations.

Page 5-15: Recommendations: Encourage higher-density development patterns in key locations to better support transit, economic activity, walkability, and vibrant places.

***The subject site is located between a Community Activity Center and a Neighborhood Activity Center, and along a major roadway already served by transit. The site is an appropriate location for higher density residential development, and adds to the mix of land uses in the immediate area. The proposed zone is generally consistent with the goals of the 2040***

*Transportation Plan, but in order to gain the benefit of the greater density, the transit options in the area should increase.*

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

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

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

**Analysis of Applicant's Justification**

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

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

*The applicant states that the proposed zone is consistent with the health, safety, morals and general welfare of the City because the request will support the development of affordable senior multi-family housing and multi-family housing. The applicable plans express a need for this type of development. The location is appropriate for residential development with a mix of densities. Additionally there is policy support for this request.*

***The zoning will allow the development houses, townhouses or apartments in an area with existing residential and commercial development. The proposed uses are generally compatible with the existing development and will not have a negative impact on the area.***

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

*The proposed zone change does not negatively affect the stability of land use and zoning in the area. This proposed zone change maintains the residential use, furthers the intent of the RB SDP, and maintains the stability of land uses as planned within the plan area. The RB SDP includes the R2 zone. The RB SDP proposed 98.3 acres of multi-family development throughout the plan area. However, 56 acres of land zoned multi-family was developed with single family homes. As the majority of the land zoned for multi-family in the RB SDP did not develop as anticipated, this zone map amendment provides an opportunity to reclaim the balance by adding 26.86 acres of land to be developed with senior multi-family housing, multi-family, and townhouses.*

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*The proposed zone will allow residential development, at a mix of densities, in an area with existing residential and commercial development. There is R-2 zoning to the east of the subject site.*

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

*Refer to policy analysis for additional information*

*The applicant states that the request is consistent with the Comprehensive Plan, West Side Strategic Plan and the Rio Bravo Sector Development Plan because it will allow the development of additional, affordable housing options in or near an activity center.*

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

*The applicant states that there are changed conditions in the form of a new Community Activity Center designated by the Comprehensive Plan in 2013, the recommendation of a new community activity in the Southwest Strategic Action Plan in 2009 and the development of the multi-family zoned areas with single family development. Additionally, the construction of new schools in the area addresses the previous issue of school overcrowding. Finally, Bernalillo County adopted a master plan for the area near the site that envisions a residential community with mixed densities.*

*Staff agrees that designation of new community activity centers makes the proposed higher zone appropriate. The additional density may support transit and future commercial development in the commercial areas near the subject site. The school capacity issue has been addressed. The Rio Bravo Sector Development Plan contained R-2 zoning that could have allowed multifamily development, but these zones were developed with higher density single family. The additional multi-family zoning will allow for multi-family development in the area.*

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

*This zone change request will not cause harm to the adjacent property, neighborhood, or community. The zone change will allow for the development of a range of different residential forms, including multi-family, senior multi-family housing, and townhouses. There are three news schools in the area, George I. Sanchez Collaborative Community School (K-8th), Atrisco Heritage Academy High School, and Rudolfo Anya Elementary School. Development of this site supports the development of the recently (2013) designated 118th and Dennis Chavez Boulevard Community Activity Center, which could provide some much needed commercial services for the area. The proposed zone change supports the intent of the RB SDP, by redressing the imbalance*

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*of detached single-family residential development in the plan area. The subject site is adjacent to a major roadway, that includes transit service. And the site is adjacent to the 118th/Dennis Chavez Community Activity Center and the Atrisco Heritage Academy High School athletic fields and will provide an appropriate transition to the proposed single-family development to the south.*

***The allowed uses in the R-2 zone are residential and will be of higher density than the existing residential development but will still be a compatible residential use.***

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

*The proposed zone change will not incur any major and unprogrammed capital expenditures by the city. Adjacent single family and institutional development is north and west of the subject site. Roadway, water, sewer, and storm water facilities exist in the immediate area and any required extensions will be the responsibility of the owner.*

***The area has existing infrastructure and future development will be the responsibility of the owner or a developer. Staff agrees that the proposed zone will not cause unprogrammed capital expenditures.***

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

*The cost of land or other economic considerations are not the primary factor for this request.*

***The applicant has not cited the cost of land as part of the justification, but has cited changed conditions and has demonstrated that the request is consistent with applicable plans.***

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

*The site's location adjacent to Dennis Chavez Boulevard is relevant factor to consider in this application, however it is not the only justification for the change in zoning.*

***The location on Dennis Chavez Boulevard is relevant to the request because the Rio Bravo Sector Development Plan calls out the area as an appropriate place for more intense development. However, the applicant has provided justification beyond this for the request.***

- I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change of zone may be approved only when:
1. The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or

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

*The application covers two parcels that would total 26.86 acres. The request is not considered a "spot zone".*

***The proposed zone will give these two parcels a zone that is different from the adjacent parcels and so they could be considered a spot zone. However, the applicant has stated that proposed zone could act as a transition between the school to the west and the single family zoning to the east. Additionally, the prohibition against spot zoning is also about keeping incompatible land uses apart. The proposed zone is compatible with the adjacent zoning and allowed uses.***

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

*The proposed zone change is not considered "strip zoning" due to the size and location of the site.*

***The proposed zone does technically create a strip of zoning along a street that is different from the adjacent zones; however it is a large area, not a small, out of place strip and as stated in section I, will be compatible with adjacent land uses.***

### ***Other Analysis***

Based on the comments from the New Mexico Department of Transportation, a traffic impact study will be required when development occurs on the site.

The proposed zone will add to the housing to jobs imbalance on the west side, but the development will add density in an area where transit services exists and may encourage additional transit.

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

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

The comments from Long Range Planning asked the applicant to address WSSP policy 1.3 and 2.5. Both of these policies were amended in 2005 to strengthen the language regarding school capacity and then amended again in 2006 to revert back to the original language. The applicant has addressed policy 2.5, which requires that the City consider school capacity.

WSSP policy 1.3 addresses zone changes from commercial, office or industrial uses to residential uses and is not relevant to this request.

The comments from APS indicate that school capacity may be an issue if the request is approved.

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

The Anderson Hills Neighborhood Association, Anderson Hills Home Owner's Association, Los Volcanes Neighborhood Association, South Valley Coalition of Neighborhood Associations South West Alliance of Neighbors (SWAN), Westside Coalition of Neighborhood Associations were notified of the request. A facilitated meeting was not recommended or requested.

Property owners within 100 feet of the site were also notified of the request.

#### **V. CONCLUSION**

The applicant proposes senior housing on a portion the site, but the proposed zone would allow apartments, townhouses or houses for persons of any age. The request is general consistent with applicable goals and policies of the governing plans because it will allow the development of a new housing option in area where there is limited housing variety and in an area where higher density housing is deemed appropriate by the Comprehensive Plan, West Side Strategic Plan and Rio Bravo Sector development Plan. However, request may add additional traffic that will impact the area and may contribute to the existing overcrowding issue for the area schools.

Because the applicant is requesting a straight (not SU-1 Zone) there are no conditions of approval.

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**FINDINGS – 16 EPC-40037 –September 8, 2016- Sector Plan Amendment (Zone Change)**

1. This is a request for a Sector Development Plan Map Amendment (Zone Change) for Tracts RR-3-A and RR-3-B Bulk Land Plat, Westland South Tracts RR-3A through RR-3-B, located on Dennis Chavez Boulevard between 98<sup>th</sup> street and 118<sup>th</sup> street and containing approximately 26.86 acres.
2. The proposal would change the underlying zoning from R-LT, Residential with Limited Townhomes and Houses to R-2, Residential with Apartments, Townhomes and houses.
3. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic, Rio Bravo Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. The subject site is within the Developing Urban Area of the Comprehensive Plan. The following goals and policies of the Comprehensive Plan are applicable :
  - A. Policy II.B.5d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreational concern

***Policy II.B.5d: is partially furthered because the proposed zoning will allow residential development in proximity to residential and institutional development, the proposed use adds density in an area indicated by the Rio Bravo sector development plan and will provide a new housing choice for the west side. However, the additional traffic from the development may impact the area.***

***Policy II.B.5 e is furthered because the site has access to a full range of urban services including roads, water, electric grid and transit. Future development on the site will likely require a traffic impact study, the mitigation measures from such study should help to address any traffic issues.***

- C. Policy II.B.5h: Higher density housing is most appropriate in the following situations:
  - In designated Activity Center.
  - In areas with excellent access to the major street network.
  - In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.

- In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acres.
- In areas where a transition is needed between single family homes and much more intensive development: densities will vary up to 30 dwelling units per net acres according to the intensity of development in adjacent areas.

***Policy II.B.5h is furthered because the subject site is adjacent to two activity centers and in an area with access to the existing street grid. The zoning in the area allows for both single family and multifamily development and commercial and institutional development near Dennis Chavez and 118<sup>th</sup>. The request will allow development that may act as a transition between the commercial and institutional development to the west and the lower density residential development to the east.***

#### B.7. Activity Centers

- D. Policy II.B.7f: The most intense uses in Activity Center shall be located away from nearby low-density residential development and shall be buffered from those residential uses by a transition area of less intensive development.

***Policy II.B.7f is furthered because the proposed zone will allow the development of higher density housing in between the more intense commercial and institutional development to the west and the less intense single family development allowed to the east. The area around the corner of Dennis Chavez Boulevard and 118<sup>th</sup> street is a designated community activity center in the Comprehensive Plan, the area to the east is the Rio Bravo 2 neighborhood activity center***

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

***The area around the corner of Dennis Chavez Boulevard and 118th street is a designated community activity center in the Comprehensive Plan, the area to the east of the site is the Rio Bravo 2 Neighborhood Activity Center, however the zoning on the that center makes it unlikely that the area will develop as an activity center. The proposal would add multi-unit housing near an activity center. The request further policy II.B.7f i.***

#### D.5. Housing

- F. Policy II.D.5a: The supply of affordable housing shall be preserved and increased and the opportunity to obtain standard housing for a reasonable proportion of income assured.

***The applicant proposes to develop affordable senior housing on a portion the site; however the proposed zone would allow the development of houses, town houses or apartments at market rate or as part of an affordable development. Policy II.D.5a is partially furthered because the proposed zone will allow a wider variety of residential uses and so may be more likely to develop with affordable housing, but there is no way to guarantee the affordable development.:***

5. The following policies of the West Side Strategic Plan are applicable:

- A. Policy 2.5: When considering approval of subdivision for residential development, the City Planning Department shall consider whether local public schools have sufficient capacity to support the increased number of homes.

*The proposed zone will allow the development of houses, townhouse and apartments. Three new schools, a K-8, a K-5 and a high school have developed in the past 10 years. Also, in 2016 voters approved a bond for an additional K-8 school on the west side. In spite of this new construction, comments from APS shows that Atrisco Heritage Academy is over capacity by 326 students, and APS predicts that the K-8 school will be over capacity by 374 students in the 2017-2018 school year. Harrison Middle school has excess capacity of 254 students.*

*The applicant states the existing zoning would allow about 200 dwelling units while the proposed zoning would allow about 540 units, 120 of which would be senior housing. The additional units would be a mix of multi-family and townhomes and would be less likely to generate the same level of students as a single family development.*

*The applicant also states that the provision of a range of residential forms and densities that meets the needs of different demographic groups is an important component in the growth and development of healthy economy and that economic growth will be needed to pay for school bonds and establish a higher permanent base.*

*Additionally, the applicant states that the site is near the boundary of Rio Grande High School, where enrolment is lower. APS explores solutions to overcrowding that include the construction of new schools or additions to existing schools, the addition of portables, the use of non-classroom spaces for temporary classrooms, lease facilities, and the use of other public facilities*

*Policy 2.5 requires that the City consider the school capacity. The comments from APS show that the area schools closest to the site are over capacity. The proposed zone may have other benefits to the community, but will likely contribute the school overcrowding in the short term.*

- B. Gun Club Community Policy 3.48: Promote low-density development consistent with the rural character of the area within most of the Gun Club Community. Exceptions to this are in residential areas of the community north of Senator Dennis Chavez Boulevard and in Activity Centers in key locations of the Rio Bravo corridor where mixed use commercial services, public facilities, high density residential, and employment uses are appropriate. These areas should have a greater variety of densities and land uses.

*Gun Club Community Policy 3.48 is furthered because the proposed zone will allow the development of higher density residential uses along the Rio Bravo/Dennis Chavez Corridor near 98<sup>th</sup> Street and close to 118<sup>th</sup> street. The area has existing schools (public facilities and employment uses). The new zone will add additional housing opportunities in proximity to these uses.*

- C. Rio Bravo Community Policy 3.69a: Support the location of mixed-use development that includes multi-family residential developments within designated Activity Center in the Rio Bravo Community

***Rio Bravo Community Policy 3.69a: is furthered because the subject site is located between the 118th and Dennis Chavez Blvd. Community Activity Center (per the Comprehensive Plan) and the Rio Bravo 2 Neighborhood Activity Center (per the WSSP and the Rio Bravo SDP). The site has access to a major roadway with transit service.***

- D. Density and Character Issues, Page 50: This plan does not limit residential densities. More high density development is appropriate on the West Side and desirable, especially near transit facilities and along transit corridors, in order to decrease sprawl and promote transit use. The higher densities, which could be 20 dus/acre or more, will occur close to the Community Centers and in proximity to transit corridors. Performance and design criteria for these areas will reflect the goals and spirit of the plan. Growth will be guided by development patterns rather than a specific density to be met. Densities and boundaries may differ among communities, yet meet overall objectives.

***The proposed zone change from R-LT to R-2 furthers the intent of this discussion on density. The subject site is located along a major corridor, Dennis Chavez Blvd., is designated a Regional Principal Arterial, and has transit service today (Route 198) transit service may expand in the future as the area develops. The site is located adjacent to the 118th/Dennis Chavez Community Activity Center.***

6. The following policies of the Rio Bravo Sector Development Plan are applicable to the request:

II.D.1. Land Uses Parcelization and Development, page 25: Zone Designation Concentrations. After City adoption of this regulation, no more than 25 contiguous gross acres shall be designated R-LT. Each 25 acres with an R-LT designation shall be surrounded in all directions by land uses that are not detached houses.

***The Rio Bravo Sector Development Plan contains R-LT as the predominant residential zone; the intent of the policy seems to be the encouragement of a variety of housing types. The area has developed with detached, single family housing almost exclusively. The proposed zone reintroduces the possibility of land uses that are not detached houses. II.D.1. Land Uses Parcelization and Development, is furthered by this request.***

Page 51 A. Developmental Goal: Plan Objective: A mixed use community with housing and employment opportunities in close proximity.

***The proposed change furthers the intent of the RBSDP by adding the possibility of multi-family development as proposed within the plan area. The proximity of the subject site to the 118th and Dennis Chavez Community Activity Center furthers the goal of the plan, by placing multi-family housing in close proximity to existing ( APS) and future employment opportunities.***

7. The applicant has justified the zone change request pursuant to R-270-1980 as follows:
- A. The applicable plans express a need for this type of development. The location is appropriate for residential development with a mix of densities. Additionally there is policy support for this request. The zoning will allow the development houses, townhouses or apartments in an area with existing residential and commercial development. The proposed uses are generally compatible with the existing development and will not have a negative impact on the area.
  - B. The proposed zone change does not negatively affect the stability of land use and zoning in the area. This proposed zone change maintains the residential use, furthers the intent of the applicable plans, and maintains the stability of land uses as planned within the plan area. The proposed zone will allow residential development, at a mix of densities, in an area with existing residential and commercial development. There is R-2 zoning to the east of the subject site.
  - C. See findings 4,5 and 6
  - D. The applicant states that there are changed conditions in the form of a new Community Activity Center designated by the Comprehensive Plan in 2013, the recommendation of a new community activity in the Southwest Strategic Action Plan in 2009 and the development of the multi-family zoned areas with single family development. Additionally, the construction of new schools in the area addresses the previous issue of school overcrowding. Finally, Bernalillo County adopted a master plan for the area near the site that envisions a residential community with mixed densities.  
  
The designation of new community activity centers makes the proposed higher zone appropriate. The additional density may support transit and future commercial development in the commercial areas near the subject site. The school capacity issue has been addressed. The Rio Bravo Sector Development Plan contained R-2 zoning that could have allowed multifamily development, but these zones were developed with higher density single family. The additional multi-family zoning will allow for multi-family development in the area.
  - E. The allowed uses in the R-2 zone are residential and will be of higher density than the existing residential development but will still be a compatible residential use.
  - F. The area has existing infrastructure and future development will be the responsibility of the owner or a developer. The proposed zone will not cause unprogrammed capital expenditures.
  - G. The applicant has not cited the cost of land as part of the justification, but has cited changed conditions and has demonstrated that the request is consistent with applicable plans.
  - H. The location on Dennis Chavez Boulevard is relevant to the request because the Rio Bravo Sector Development Plan calls out the area as an appropriate place for more intense development. However, the applicant has provided justification beyond this for the request.

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I. The proposed zone will give these two parcels a zone that is different from the adjacent parcels and so they could be considered a spot zone. However, the applicant has stated that proposed zone could act as a transition between the school to the west and the single family zoning to the east. Additionally, the prohibition against spot zoning is also about keeping incompatible land uses apart. The proposed zone is compatible with the adjacent zoning and allowed uses.

J. The proposed zone does technically create a strip of zoning along a street that is different from the adjacent zones; however it is a large area, not a small, out of place strip and as stated in section I, will be compatible with adjacent land uses.

8. Because the request amends the zoning imposed by the Rio Bravo Sector Development Plan, it constitutes a Sector Development Plan Amendment. Because the request is for a parcel that is covered by a Sector Development and exceeds an area of one block, City Council will be the final decision making body (14-16-4-1(15)(c)).
9. The Anderson Hills Neighborhood Association, Anderson Hills Home Owner's Association, Los Volcanes Neighborhood Association, South Valley Coalition of Neighborhood Associations, South West Alliance of Neighbors (SWAN), Westside Coalition of Neighborhood Associations were notified of the request. A facilitated meeting was not recommended or requested.
10. Property owners within 100 feet of the site were also notified of the request.
11. As of this writing, staff has not received any comments from the public.

***RECOMMENDATION - 16EPC-40037, September 8, 2016***

**APPROVAL of 16 EPC- 40037 a request for Sector Development Plan Amendment (Zone Change) from R-LT To R-2 for Tracts RR-3-A and RR-3-B Bulk Land Plat, Westland South Tracts RR-3A through RR-3-B, located on Dennis Chavez Boulevard between 98th street and 118th street and containing approximately 26.86 acres , based on the preceding Findings.**

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***Maggie Gould  
Planner***

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

Consensus Planning 302 8th Street NW ABQ NM 87102  
Ceja Vista LLC. 6330 Riverside Plaza ABQ NM 87120

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## CITY OF ALBUQUERQUE AGENCY COMMENTS

### ***PLANNING DEPARTMENT***

#### **Zoning Enforcement**

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

Anderson Hills NA (R)

Anderson Hills HOA

Los Volcanes NA (R)

South Valley Coalition of NA's

South West Alliance of Neighbors (SWAN)

Westside Coalition of NA's

Proof provided in packet that Agent/Applicant did contact ONC for their Inquiry Letter on 7/6/16  
- siw

Proof provided in packet that Agent/Applicant did send out certified mail to the NA's on 7/28/16  
- dlc

#### **Long Range Planning**

- The applicant needs to address WSSP Policies 1.3 and 2.5.
- This will be very important in relation to comments from APS, especially if the potential senior housing is not realized.
- What assurances would be in place to minimize potential impact on APS school capacities?

#### **Metropolitan Redevelopment Agency**

### ***CITY ENGINEER***

#### **Transportation Development**

No Objection

#### **Hydrology Development**

#### **NMDOT**

As development progresses, the NMDOT is requiring the owner and ?or developer schedule an appointment with Nancy Perea to discuss this development's potential impacts on NM 500( Dennis Chavez). A Traffic Impact Analysis is likely to be required.

**DEPARTMENT of MUNICIPAL DEVELOPMENT**

**Transportation Planning**

**Traffic Engineering Operations**

**WATER UTILITY AUTHORITY**

**Utility Services**

A development agreement for Tracts RR-3-A through RR-3-E is to be heard at the August Water Authority Board meeting. A serviceability statement has been written for the subject properties. It is to be noted that the development agreement being presented limits the total number of dwelling units (including equivalent units for multi-family) to 403 units for the entire Phase 1 development. It is understood that the zone change may allow for multi-family which will be accounted for by the equivalent units.

**ENVIRONMENTAL HEALTH DEPARTMENT**

**PARKS AND RECREATION**

**Planning and Design**

Reviewed , No Comment

**Open Space Division**

**City Forester**

**POLICE DEPARTMENT/Planning**

**SOLID WASTE MANAGEMENT DEPARTMENT**

**Refuse Division**

**FIRE DEPARTMENT/Planning**

**TRANSIT DEPARTMENT**

## COMMENTS FROM OTHER AGENCIES

### BERNALILLO COUNTY

#### ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, No comments

#### ALBUQUERQUE PUBLIC SCHOOLS

**Bulk Land Plan Westland South**, Lots RR-3-A through RR-3-E, is located on Dennis Chavez Blvd SW, between 98<sup>th</sup> Street SW and 118<sup>th</sup> Street SW. The owner of the above property requests approval of a Zone Change from R-LT to R-2 Residential Zone. Increases in zoning to allow additional residential development in this area will have impacts to the Navajo Elementary School, Harrison Middle School, George I. Sanchez K-8, and Artisco Heritage Academy High School. Currently, Navajo ES and Harrison MS have available capacity. Atrisco Heritage Academy HS is overcrowded. George I Sanchez Prek to 8<sup>th</sup> grade is anticipated to be significantly overcrowded by next 16-17 school year.

The new George I. Sanchez K-8 was constructed in 2015 to alleviate overcrowding of schools within the SW region of Albuquerque. George I Sanchez enrollment has exceeded enrollment projections and the school enrollment is anticipated to be above capacity, i.e. overcrowded by next 2017-18 school year.

Loc #	School	2015-16 40 <sup>th</sup> Day	2016-17 5 <sup>th</sup> Day**	Capacity	Space Available
415	Harrison MS (8 <sup>th</sup> grade 16/17 School Year)	659	546	800	254
496	George I. Sanchez preschool to 8 <sup>th</sup> grade (enrollment reflects preschool to 7 <sup>th</sup> grade only for 2016-17 SY)	917	1408*	1,420	12
576	Atrisco Heritage Academy	2,509	2,636	2,310	-326

\*The 2016-17 5<sup>th</sup> Day Enrollment includes an anticipated preschool enrollment of 60 students at George I Sanchez; Enrollments for this program are still being finalized.

\*\*please see note below regarding George I Sanchez anticipated crowding for 2017-18 SY.

Note: The new GI Sanchez K-8 has a phased opening strategy. In 2015, the school opened with grades Preschool to 6<sup>th</sup> grade. This 2016 school year, the school opened with grades preschool to 7<sup>th</sup>. Next year, all grades preschool to 8<sup>th</sup> grade will be open. Based on current demographic trends, the new GI Sanchez K-8 will be overcrowded by 2017-18 school year when the 8<sup>th</sup> grade will be opened. We anticipate that the school will have approximately 1,794 students by next year and will have ( -374) seats available.

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

MRMPO has no adverse comments. However, MRMPO would like the applicant and the Commission to be aware that a zone change along Dennis Chavez Blvd that enables greater allowable densities that, unless mitigated with commensurate transit and/or non-motorized services, may have off-site traffic impacts. MRCOG traffic count data indicates that Dennis Chavez Blvd is already at or approaching capacity at peak hours. A traffic impact analysis conducted at later stages of project development will identify onsite and offsite roadway infrastructure needs accordingly.

For informational purposes, Dennis Chavez Blvd is functionally classified as an Existing Principal Arterial in the project area. Additionally, the Long Range Bikeway System identifies a proposed bicycle lane along Dennis Chavez Blvd between I-25 and Cerro Colorado Rd, and proposed paved trails south of the site and north of the site. Dennis Chavez Blvd has been identified on the Intelligent Transportation Systems regional architecture.

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

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

No comments based on information provided to date



Looking south across the site from Dennis Chavez Blvd.  
Looking southeast from Dennis Chavez Blvd.



Dennis Chavez Blvd.



Looking northwest across from the site toward the residential development from 98<sup>th</sup> street and Dennis Chavez Blvd.

Looking west toward Atrisco Heritage High School



## ZONING

Please refer to the Zoning Code for specifics of  
The R-LT and R-2 zones

APPLICATION INFORMATION



Supplemental Form (SF)

**SUBDIVISION**

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

**SITE DEVELOPMENT PLAN**

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

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

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

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

**APPLICATION INFORMATION:**

Professional/Agent (if any): Consensus Planning, Inc. PHONE: 505 764 9801  
 ADDRESS: 302 8<sup>th</sup> Street NW FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com  
 APPLICANT: Cefra Vista LLC PHONE: 505 818 5051  
 ADDRESS: 6330 Riverside Plaza Lane NW FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: \_\_\_\_\_  
 Proprietary interest in site: owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: zoning change from R-LT to R2.

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

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

Lot or Tract No. R2-3-A, R2-3-B Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Bulk Landlot Westland South Tracts R2-3-A through R2-3-E  
 Existing Zoning: R-LT Proposed zoning: R2 MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): P-09 UPC Code: 100905303931430145

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_Z-, V-, S-, etc.):  
1004428

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill? \_\_\_\_\_  
 No. of existing lots: 2 No. of proposed lots: \_\_\_\_\_ Total site area (acres): 26.86  
 LOCATION OF PROPERTY BY STREETS: On or Near: Dennis Chavez Boulevard SW  
 Between: 98<sup>th</sup> Street SW and 118<sup>th</sup> Street SW  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team (PRT)  Review Date: 7/12/2016

**SIGNATURE**

(Print Name) James K. Strogier DATE \_\_\_\_\_ Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 11/2014

**INTERNAL ROUTING**

- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers

116EPC - 40037

Action

ARM

S.F.

\_\_\_\_\_

Fees

\$ 955.00

ADY

\$ 75.00

LMF

\$ 50.00

Total

\$ 1080.00

Hearing date September 8, 2016

7-28-16

Project # 1004428

Staff signature & Date

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

**ANNEXATION (EPC08)**

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

- SDP PHASE I – DRB CONCEPTUAL PLAN REVIEW (DRBPH1)** (Unadvertised)
  - SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14)** (Public Hearing)
  - SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2)** (Unadvertised)
    - Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
    - Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
    - Zone Atlas map with the entire plan area clearly outlined and indicated
    - Letter describing, explaining, and justifying the request
    - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for EPC public hearing only)
    - Traffic Impact Study (TIS) form (for EPC public hearing only)
    - Fee for EPC final approval only (see schedule)
    - List any original and/or related file numbers on the cover application
- Refer to the schedules for the dates, times and places of DRB and EPC hearings.* Your attendance is required.

- AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)**
- Zone Atlas map with the entire property clearly outlined and indicated
  - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980.
  - Letter of authorization from the property owner if application is submitted by an agent
  - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
  - Sign Posting Agreement form
  - Traffic Impact Study (TIS) form
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

- AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)**
  - AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)**
    - Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
    - Plan to be amended with materials to be changed noted and marked
    - Zone Atlas map with the entire plan/amendment area clearly outlined
    - Letter of authorization from the property owner if application is submitted by an agent (map change only)
    - Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980 (Sector Plan map change only)
    - Letter briefly describing, explaining, and justifying the request
    - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for sector plans only)
    - Traffic Impact Study (TIS) form
    - Sign Posting Agreement
    - Fee (see schedule)
    - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

- AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)**
    - Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
    - Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
    - Letter describing, explaining, and justifying the request
    - Fee (see schedule)
    - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

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

Demetrius K. Strouder, AICP  
Applicant name (print)  
[Signature] 7/28/16  
Applicant signature & Date



Revised: June 2011

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
16EPC - 40037

[Signature] 7-28-16  
Staff signature & Date  
Project # 1004428

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: CEJA VISTA LLC DATE OF REQUEST: 7/18/16 ZONE ATLAS PAGE(S): P 9

**CURRENT:**

ZONING RLT  
PARCEL SIZE (AC/SQ. FT.) 15/12 AC

**LEGAL DESCRIPTION:**

LOT OR TRACT # RR3A/ RR3B BLOCK # \_\_\_\_\_  
SUBDIVISION NAME WESTLAND SOUTH

**REQUESTED CITY ACTION(S):**

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

**SITE DEVELOPMENT PLAN:**

SUBDIVISION\* [ ] AMENDMENT [ ]  
BUILDING PERMIT [ ] ACCESS PERMIT [ ]  
BUILDING PURPOSES [ ] OTHER [ ]  
\*includes platting actions

**PROPOSED DEVELOPMENT:**

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

**GENERAL DESCRIPTION OF ACTION:**

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

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

APPLICANT OR REPRESENTATIVE [Signature]

DATE 7/18/16

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

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

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO  BORDERLINE [ ]

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

THE LEVEL OF NON-RESIDENTIAL DEVELOPMENT MAY NEED TO BE ADJUSTED DOWN TO ACCOUNT FOR THE INCREASE IN TRIPS OF THE FUTURE RESIDENTIAL DEVELOPMENT.  
If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

[Signature]  
TRAFFIC ENGINEER

7-28-16  
DATE

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

TIS SUBMITTED 1/1 TRAFFIC ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
FINALIZED 1/1

**Ceja Vista Development (Dennis Chavez Blvd. / Unser Blvd.) - 2016 Update**  
**Trip Generation Data (ITE Trip Generation Manual - 9th Edition)**

COMMENT	USE (ITE CODE)	24 HR VOL	A. M. PEAK HR.		P. M. PEAK HR.		
	DESCRIPTION		GROSS	ENTER	EXIT	ENTER	EXIT
	<b>Summary Sheet</b>						
		Units					
	Single-Family Detached Housing (210)	1,393	11,850	246	739	709	416
RR-3-A / RR-3-B	Apartment (220)	540	3,396	54	215	205	110
Area 1	Shopping Center (820)	95.36	6,584	94	58	279	302
Area 1	High Turnover (Sit-Down) Restaurant (932)	10.00	1,272	59	49	59	39
Area 1	High Turnover (Sit-Down) Restaurant (932)	11.00	1,399	65	54	65	43
Area 1	Variety Store (814) *	30.00	1,321	116	147	41	52
Area 2	High Turnover (Sit-Down) Restaurant (932)	9.95	1,265	59	48	59	39
Area 2	Variety Store (814) *	23.59	1,047	102	129	34	44
Area 3	High Turnover (Sit-Down) Restaurant (932)	10.00	1,272	59	49	59	39
Area 3	Variety Store (814) *	29.03	1,280	113	144	40	51
	<b>Subtotal</b>		<b>30,686</b>	<b>967</b>	<b>1,632</b>	<b>1,550</b>	<b>1,135</b>
	Total Trips Assumed in June 08, 2007 Supplement		28,384	944	1,528	1,494	1,096
	<b>Percent Increase (Decrease) in Project Trips</b>		<b>8.1%</b>	<b>2.4%</b>	<b>6.8%</b>	<b>3.7%</b>	<b>3.6%</b>

NOTE: Trips in preceding table are based on ITE Trip Generation Manual (9th Edition) except for Variety Store, which are 7th Edition. Trip Generation Rates resulting from 9th Edition data yields slightly different rates than 7th Edition.

**Comparison of Residential Trips ONLY:**

Old Plan	Single-Family Detached Housing (210)	1,555	12,943	274	823	814	458
New Plan	Residential (Single Family plus Apartment)	1,933	15,246	300	954	914	526
	<b>Increase (Decrease) in Residential Trips ONLY</b>		<b>2,303</b>	<b>26</b>	<b>131</b>	<b>100</b>	<b>68</b>

Ceja Vista LLC  
c/o WestPac New Mexico LLC  
6330 Riverside Plaza Lane NW, Suite 220  
Albuquerque, NM 87120

July 18, 2016

Racquel Michel, P.E.  
Transportation Development, Planning Department  
City of Albuquerque

RE: Ceja Vista: Proposed Zone Change, Traffic Impact Study Form

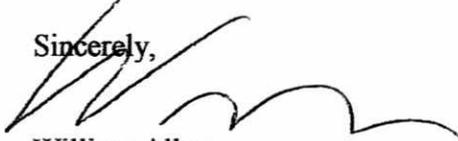
Dear Ms. Michel,

In conjunction with a planned application for a zone change and sector plan amendment (to be submitted 7/28/16), enclosed is a completed Traffic Impact Study Form for your review.

The application is for Tracts RR-3-A and Tract RR-3-B located adjacent to D. Chavez Blvd. and the future extension of 98th St. south of D. Chavez Blvd. The subject parcels were included in the Traffic Impact Study: Southwest Mesa Subdivisions by Terry Brown, P.E. dated 6/1/07, in conjunction with our Ceja Vista Master Plan approval from the County of Bernalillo. The TIS also included several large tracts owned by our partnership in addition to the Ceja Vista project. The scoping and review of the TIS included Bernalillo County, the City of Albuquerque, and the State Highway Department.

If there is any question regarding this request, please let me know.

Sincerely,



William Allen

Attachment: Traffic Impact Study Form

cc: Jim Strozier, Consensus Planning via email: [cp@consensusplanning.com](mailto:cp@consensusplanning.com)  
Mark Goodwin, Goodwin & Associates via email: [Mark@goodwinengineers.com](mailto:Mark@goodwinengineers.com)  
Mike Adams via email: [madams@westpacnm.com](mailto:madams@westpacnm.com)  
Terry Brown via email: [tobe@swcp.com](mailto:tobe@swcp.com)

(505) 440-7262  
[ballen@westpacnm.com](mailto:ballen@westpacnm.com)

Ceja Vista LLC  
6330 Riverside Plaza Lane NW  
Suite 220  
Albuquerque, NM 87120

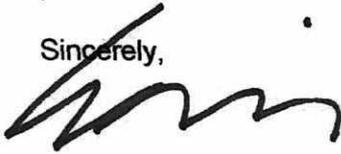
July 20, 2016

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

Dear Chair Hudson,

As owners of the property legally described as Tract RR-3-A and Tract RR-3-B, Bulk Land Plat of Westland South Tracts RR-3-A through RR-3-E, I hereby authorize Consensus Planning to act as applicant for all matters related to the Zone Map Amendment application through the City of Albuquerque approval process.

Sincerely,



William Allen, Member

Ceja Vista LLC (formerly known as Albuquerque Rio Bravo Partners LLC & Peoria Car Wash Partners LLC)

(505) 440-7262

## PRE-APPLICATION REVIEW TEAM (PRT) DISCUSSION

**NOTE:** Pre-Application Discussion meetings are available to help applicants obtain information about procedures and requirements pertaining to their request. The interpretation of specific uses allowed in various zones is the responsibility of the Zoning Enforcement Officer, as provided for by the Zoning Code. Any Statements regarding zoning at the Pre-Application Discussion are not Certificates of Zoning. *Also the discussions are for informational purposes only and they are non-binding and do not constitute any type of approval.*

PA#: <u>10.129</u>	Received By: <u>Kym Dillone</u> <small>Official Use only</small>	Date: <u>7.6.2016</u>
--------------------	--	-----------------------

Applicant Name: Consensus Planning Phone#: 764-9801 Email: cp@consensusplanning.com  
APPOINTMENT DATE & TIME: July 12, 3:00 PM

PLEASE CONTACT THE PLANNING DEPARTMENT AT 924-3860 TO SCHEDULE AN APPOINTMENT.  
Applications received by Friday at noon will be scheduled for Tuesday the following week, if times are available.

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

Zone Map/Sector Plan amendment from R-LT to R-2.

PLEASE RESPOND TO THE FOLLOWING QUESTIONS:

Size of Site: 26.9 ac. Existing Zoning: R-LT Proposed Zoning: R-2

Previous zone change or site plan approval case number(s) for this site: \_\_\_\_\_

Applicable Area or Sector Plans: Rio Bravo <sup>PRTS</sup> <sup>APTS</sup>

Residential: Type and No. of Units Proposed: Multi-Family, Senior Multi-Family, and TH  
±450-500 units

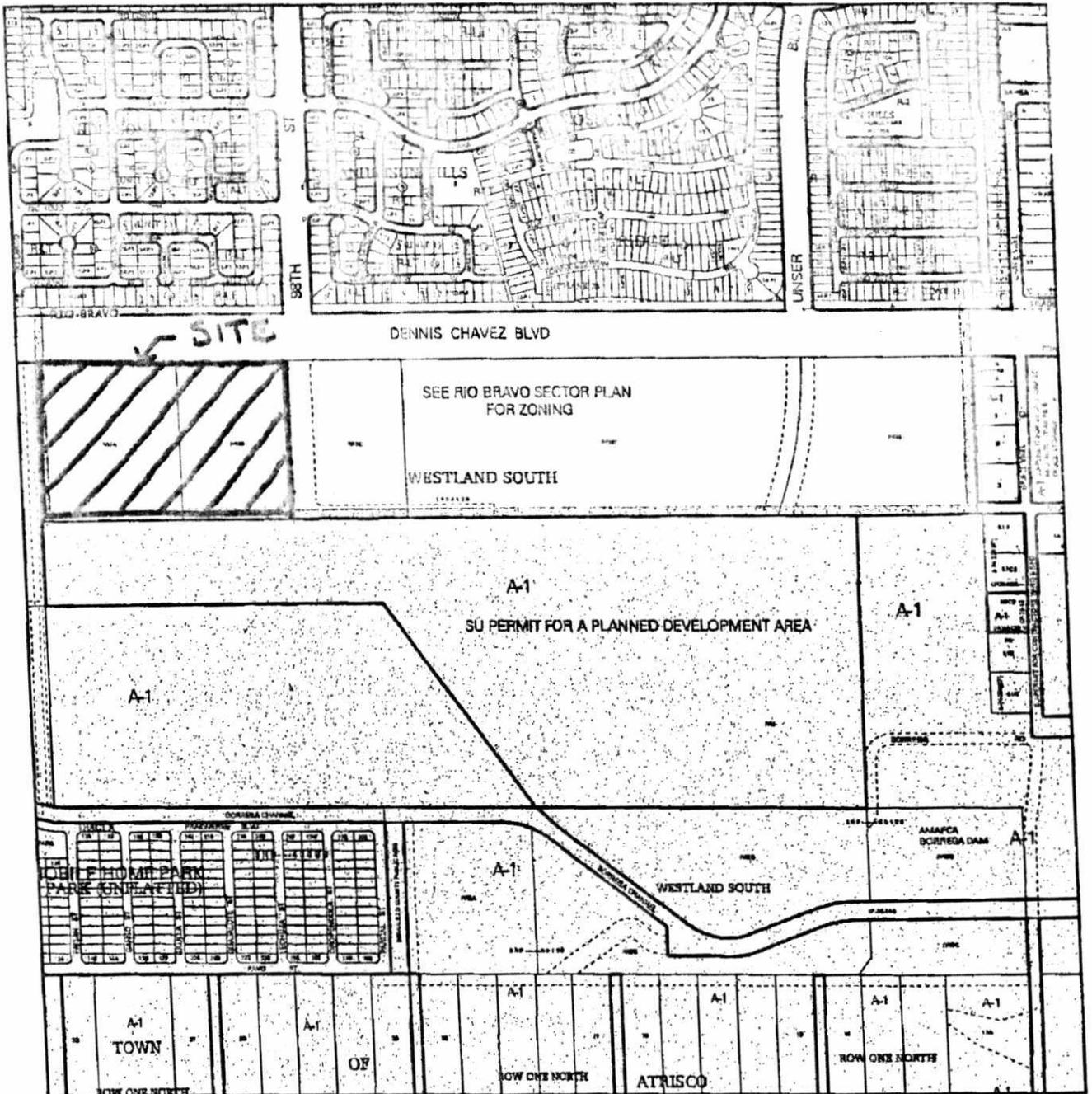
Commercial: Estimated building square footage: \_\_\_\_\_ No. of Employees: \_\_\_\_\_

LOCATION OF REQUEST:

Physical Address: \_\_\_\_\_ Zone Atlas Page (Please identify the subject site on the map and attach) P9

LIST ANY QUESTIONS OR CONCERNS YOU HAVE REGARDING THIS REQUEST: (Please be specific so our staff can do the appropriate research.)

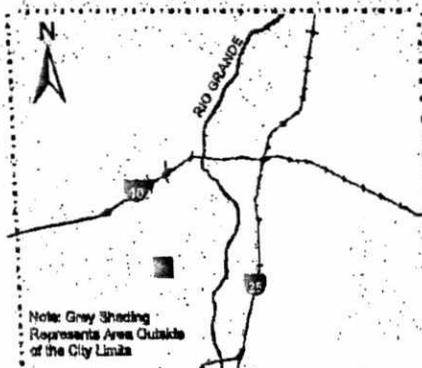
1. Straight zoning vs. SU-1?
2. Emergency access onto Dennis Chavez?
3. Coordinating with County PDA to the South?
4. Rio Bravo Sector Plan - Zoning, are there any special provisions?



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



Map amended through: 1/29/2016

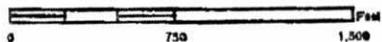


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**P-09-Z**

Selected Symbols

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



PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 16.129 Date: 7/12/2010 Time: 3:00 PM

Address: WESTLAND SOUTH SUBDIVISION. 2 TRACTS

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning:  Kym Dicome  Other: \_\_\_\_\_  
Transportation:  Gary Sandoval  Other: \_\_\_\_\_  
Code Enforcement:  Ben McIntosh  Other: \_\_\_\_\_  
Fire Marshall:  Antonio Chinchilla  Other: ERIC GONZALES

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

Zone Map Amendment  EPC Approval  City Council Approval  
 Sector Dev. Plan Amendment  EPC Approval  City Council Approval  
 Site Dev. Plan for Subdivision  EPC Approval  DRB Approval  Admin Approval  
 Site Dev. Plan for Bldg. Permit  EPC Approval  DRB Approval  Admin Approval  
 Other \_\_\_\_\_

3. SUMMARY OF PRT DISCUSSION:

Current Zoning: RUT  
Proposed Use/Zone: P-2  
Applicable Plans: \_\_\_\_\_  
Applicable Design Regulations: \_\_\_\_\_  
Previously approved site plans/project #s: \_\_\_\_\_  
Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other) \_\_\_\_\_

Handouts Given:

Zone Map Amendment Process  R-270-1980  AA Process  EPC Schedule

Additional Notes:

1. STRAIGHT ZONE BECAUSE SITE IS NOT SPECIAL AS DEFINED BY 14.16.2.22 NOR IS IT LISTED AS ON (FOR APP) OF THE SU-1 CATEGORIES (~~LISTED AS SPECIAL~~.)  
2. WILL NEED TO DISCUSS W/ TRAFFIC ENGINEERING. DENNIS CHAVEZ IS CLASSIFIED AS REGIONAL PRINCIPAL ARTERIAL PER MPCOG.

4. SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY.

[Signature]  
PRT CHAIR

[Signature]  
APPLICANT OR AGENT

\*\*\*Please Note: PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY: THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zoning are not Certificates of Zoning. Additional research may be necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at this time and/or thought of as minor could become significant as the case progresses.

MTG.

INVOLVES 2 TRACTS CURRENTLY ZONED R-LT.

CHANGED CONDITIONS BECAUSE WAS NOT BUILT AS HD  
INSTEAD SF.

- SU-1 VS R-2/R-3. STRAIGHT ZONING. UNLESS APPLICANT IS LOOKING AT PARKING REDUCTION FOR SENIOR HOUSING. WOULD LOOK AT GOING FOR VARIANCE TO PARKING THRU ZHE.
- DENNIS CHAVEZ. LIMITED ACCESS? WILL RESEARCH. FM? HYDRANT LOCATIONS. WILL COMPLY. CAN THEY HAVE 2 ACCESS POINTS W/ MEDIAN.

ALREADY HAVE AN AVAILABILITY LTR FROM ABCWMA.  
NO STORM DRAINS. SO MUST INCORPORATE RETENTION PONDS.

2C RECOMMENDATION TO CC BECAUSE IT IS 7.10 ACRES  
(LONG BLOCK).



August 30, 2016

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

**Re: Ceja Vista Center Sector Development Plan Zone Map Amendment**

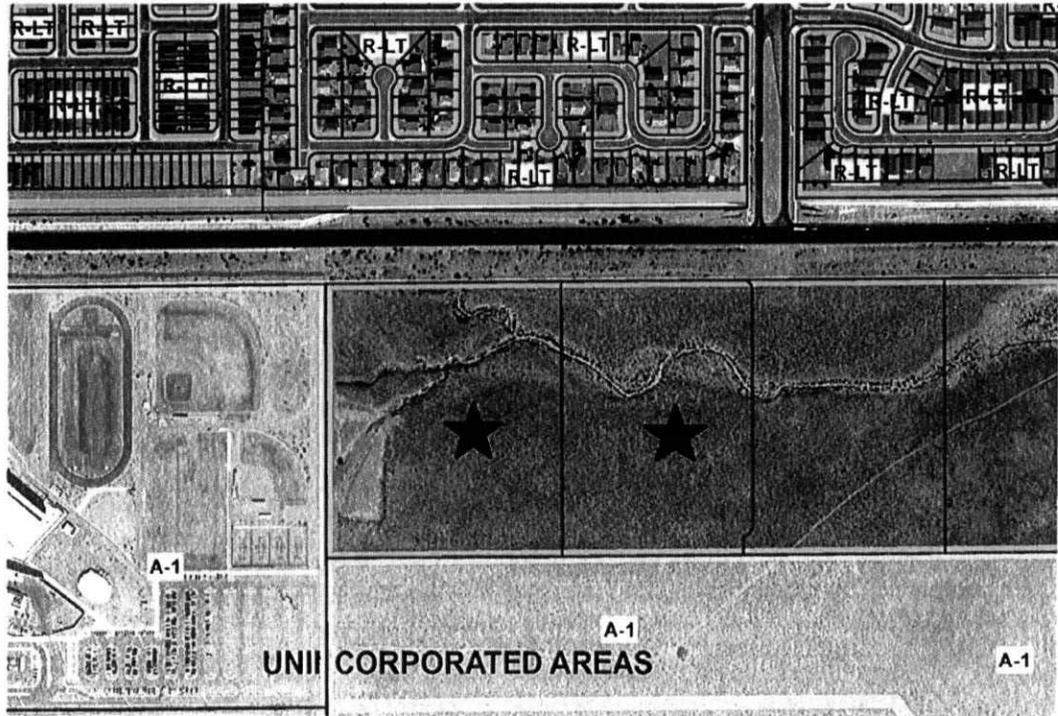
Landscape Architecture  
Urban Design  
Planning Services

Dear Madame Chair,

302 Eighth St. NW  
Albuquerque, NM 87102  
(505) 764-9801  
Fax 842-5495  
cpt@consensusplanning.com  
www.consensusplanning.com

This is a request for a recommendation of approval to the City Council for a Sector Development Plan Zone Map Amendment for two properties located east of Atrisco Heritage Academy High School, on the south side of Dennis Chavez Boulevard SW, and west of the intersection of 98<sup>th</sup> Street SW and Dennis Chavez Boulevard SW. The site is legally described as Tracts RR-3-A and RR-3-B Bulk Land Plat Westland South Tracts RR-3-A through RR-3-E. Tract RR-3-A is approximately 14.86 acres and is currently zoned R-LT and Tract RR-3-B is approximately 12 acres and is also zoned R-LT. The total area is 26.86 acres. The site is within the boundaries of the Rio Bravo Sector Development Plan (RB SDP) and the Westside Strategic Plan. The site is located in the boundaries of the Anderson Hills Neighborhood Association, the Southwest Alliance of Neighbors, Westside Coalition of Neighborhood Associations, and the South Valley Coalition of Neighborhood Associations. The site lies adjacent to the 118<sup>th</sup> Street/ Dennis Chaves Community Activity Center.

**SITE AERIAL**



**PRINCIPALS**

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

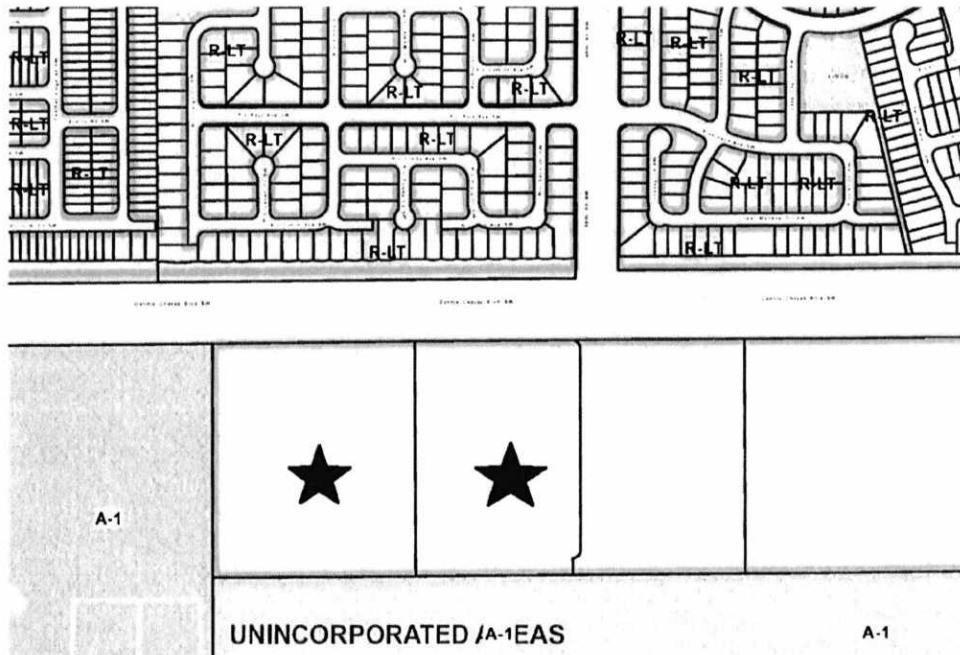
**SITE DESCRIPTION**

The site is vacant and located on the south side of Dennis Chavez Boulevard. To the south and west of the site are properties located in unincorporated Bernalillo County. The site is located within the RB SDP and the Developing Urban area of the Albuquerque Bernalillo County Comprehensive Plan. The George I. Sanchez Collaborative Community School (K-8<sup>th</sup>) and Atrisco Heritage Academy High School are to the west, to the south is the Ceja Vista Master Planned Community (approved in 2006 by Bernalillo County but not developed), to the east are undeveloped lands and to the north are single family residential neighborhoods. The 118<sup>th</sup>/ Dennis Chavez Community Activity Center is located ¼ mile to the west of the subject site. Access to the site is from 98<sup>th</sup> Street. The Long Range Roadway System designates Dennis Chavez as a Limited Access Regional Principal Arterial and the Albuquerque/ Bernalillo County Comprehensive Plan designates it as an Express Corridor. The access policy for Dennis Chavez Blvd. allows full access at 98<sup>th</sup> and 118<sup>th</sup>, with an additional "T" access for the Atrisco Vista Heritage Academy High School athletic fields.

In 2006 an application for a zone change from R-LT to R2 for Tract RR-3-B was submitted, however the application was withdrawn. The 2006 application was recommended for denial because of concerns about the lack of capacity in the schools, and Resolution 2005-177, which amended the Westside Strategic Plan (WSSP). This policy placed the burden on the applicant to show that a development proposal would create no net increase in enrollment for area schools. Since the 2006 application the George I. Sanchez Collaborative Community School (K-8<sup>th</sup>), the Atrisco Heritage Alternative High School, and the Rudolfo Anaya Elementary School have been built. It is also important to note that this policy was removed from the WSSP. In 2016, a \$575 million bond was approved by voters, work proposed to be funded by this bond includes \$50 million for the construction of a new K-8 to alleviate growth and overcrowding in the west/far west quadrant of the city.

<b>Surrounding Zoning and Land Use</b>		
North	R-LT and R-T	Single- Family Residential
East	SU-1 C1 R-LT	Vacant
South	County A1 SU Permit for Planned Development Area	Vacant
West	County A1	K-8 and High School

## ZONING



## REQUEST

We would like to request a Zone Map Amendment from R-LT Residential Zone to R2 Residential Zone. The proposed zone change will allow for a development that contains a mix of different residential forms; multi-family and senior multi-family housing, as well as townhouses. The multi-family and senior multi-family housing is proposed for Tract RR-3-A. While no firm plans exist it is anticipated that a mixture of multi-family and townhouses will develop on Tract RR-3-B.

## JUSTIFICATION

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

**Applicant's Response:** *The proposed zone change is consistent with the health, safety, morals, and general welfare of the City. The request will support the development of affordable senior multi-family housing and multi-family housing, for which there is a need, as expressed in the RB SDP and the WSSP. The location of the site adjacent to the Dennis Chavez Boulevard is appropriate for residential development with a mix of higher densities. The wide ranging policy support for the proposed zone change is illustrated below in Section C.*

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

**Applicant's Response:** *The proposed zone change does not negatively affect the stability of land use and zoning in the area. This proposed zone change maintains the residential use, furthers the intent of the RB SDP, and maintains the stability of land uses as planned within the plan area.*

*The RB SDP includes the R2 zone. The RB SDP proposed 98.3 acres of multi-family development throughout the plan area. However, 56 acres of land zoned multi-family was developed with single family homes. As the majority of the land zoned for multi-family in the RB SDP did not develop as anticipated, this zone map amendment provides an opportunity to reclaim the balance by adding 26.86 acres of land to be developed with senior multi-family housing, multi-family, and townhouses.*

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

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

#### **B.5. Developing and Established Urban Areas**

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

Policy a: The Developing Urban and Established Urban Areas as shown by the Plan map shall allow a full range of urban land uses, resulting in an overall gross density up to 5 dwelling units per acre.

***Applicant's Response:*** *The proposed zone change will further the Comprehensive Plan Goal and Policy a for Developing and Established Areas through facilitating the development of a mix of residential products in an area with predominantly single family housing. This request will help to provide a full range of land uses as anticipated in the RB SDP, which sought to provide a range of choice in housing and lifestyles.*

Policy d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, and recreational concern.

***Applicant's Response:*** *The proposed zone change furthers Policy II.B.5.d by furthering the intent and values as articulated in the RB SDP through the provision of multi-family residential development. In the RB SDP area 98.3 acres of land was zoned for multi-family development, however, 56 acres of that land developed as detached single-family. This zone change provides an opportunity to reclaim this imbalance and further the intent of the RB SDP and the values of the neighborhood, as articulated by the plan. In 2007, as part of the Ceja Vista Master Plan approval for Bernalillo County, a Traffic Impact Study (TIS) was conducted that included the subject site. The 2016 update to the TIS showed that the changes in traffic patterns did not warrant a new TIS for the City of Albuquerque application. As the site develops the DOT and the City may require project specific Traffic Impact Studies. Dennis Chaves Boulevard is a Regional Principal Arterial, currently served by transit and with bicycle lanes proposed. As the area develops there will be opportunities to improve transit service and to provide a range of different transportation options to serve the site.*

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

***Applicant's Response:*** *The proposed zone change furthers Policy e. The subject site is located adjacent to developed lands, with single family to the north, and the George I. Sanchez Collaborative Community School (K-8<sup>th</sup>) and Atrisco Heritage Academy High School to the west. To the south is the County's master planned community of Ceja Vista.*

Policy h: Higher density housing is most appropriate in the following situations:

- In designated Activity Center.
- In areas with excellent access to the major street network.
- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where adequate infrastructure is or will be available.
- In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development; up to 10 dwelling units per net acres.
- In areas where a transition is needed between single family homes and much more intensive development: densities will vary up to 30 dwelling units per net acres according to the intensity of development in adjacent areas.

***Applicant's Response:*** *This request furthers Policy h. The proposed zone change from R-LT to R2 proposes zoning that will enable the development of higher density housing (multi-family and senior multi-family housing) for the subject site. The subject site is an appropriate location because it:*

- *is located between a Community Activity Center (per the Comprehensive Plan) and a Neighborhood Activity Center (per the WSSP and the RB SDP) and adjacent to the Atrisco Heritage Academy High School athletic fields;*
- *has full access at 98<sup>th</sup> Street to Dennis Chavez Blvd.;*
- *is an area where a mixed density pattern is already established through the RB SDP, which established locations for multi-family developments within the plan area and adjacent to existing infrastructure; and*
- *will provide a transition between single family homes to the south and the east and the Community Activity Center at 118<sup>th</sup> and Dennis Chaves Blvd.*

*The subject site will provide an appropriate transition from the proposed Community Activity Center at 118<sup>th</sup> and Dennis Chavez Blvd. to the proposed single family residential neighborhoods to the south and east. The location of multi-family zoning on the south side of Dennis Chavez Blvd., and between the Community Activity Center at 118<sup>th</sup> and Dennis Chavez and Atrisco Heritage Academy High School to the west of the site, and the proposed Neighborhood Activity Center to the east, provides appropriate location for intensity of the zoning proposed. By providing an appropriate transition, the proposed zone change protects the proposed*

single-family neighborhoods to the south and east from the impacts of noise and traffic generated by more intense commercial development.

#### B.7. Activity Centers

Policy f: The most intense uses in Activity Center shall be located away from nearby low-density residential development and shall be buffered from those residential uses by a transition area of less intensive development.

**Applicant's Response:** *The proposed zone change furthers Policy f because the proposed zone will provide an appropriate transition between single family homes to be developed in the area and the Community Activity Center at 118<sup>th</sup> and Dennis Chavez Blvd. Following the approval of the Ceja Vista Master Plan in 2006, the Ceja Vista Phase 2 Site Development Plan was approved by Bernalillo County in 2007. The Ceja Vista Phase 2 Site Development Plan shows Neighborhood A, immediately south of the site, designated to develop at a density of 7.5 DU/AC. The site development plan shows the neighborhood continuing to decrease in density to the south and east, culminating at Neighborhood C at 4.8 DU/AC. The proposed zone change supports the transition in density from the Community Activity Center, Dennis Chavez Boulevard, and the densities shown in the approved Ceja Vista Phase 2 Site Development Plan.*

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

**Applicant's Response:** *The subject site is located between a Neighborhood Activity Center, to the east, and the Community Activity Center, to the west. The proposed R2 zoning furthers Policy i as it will provide for residential development that includes a mix of residential products- multi-family, senior multi-family housing, and townhouses.*

#### D.5. Housing

Policy a: The supply of affordable housing shall be preserved and increased and the opportunity to obtain standard housing for a reasonable proportion of income assured.

**Applicant's Response:** *The proposed zone change will facilitate the development of affordable senior multi-family housing and multi-family housing. If the senior housing project is not developed, the land will still be zoned for multi-family and will remain an attractive site for affordable housing. The request furthers this policy through the development of a mixed income residential community that includes a mix of residential types and densities.*

#### Westside Strategic Plan

Jurisdiction Policy 2.5: When considering approval of subdivision for residential development, the City Planning Department shall consider whether local public schools have sufficient capacity to support the increased number of homes.

**Applicant's Response:** *The subject site is currently zoned for residential uses, R-LT which would be developed with roughly 8 dwelling units per acre (minimum lot size of 2,560 square feet and consideration for roads*

etc). The proposed R-2 increases the density to a maximum 30 dwelling units per acre and a maximum FAR of 0.5. However, given the FAR maximum, the requirements for parking, useable open space, and limitations on height, it is unlikely that the site will reach that level of density. The existing zoning is estimated to generate approximately 200 units. The proposed zoning is estimated to generate 540 units, of which 120 units would be senior housing which would not include school age children and will not impact the capacity at local public schools. The remaining 420 units would be a mix of multi-family and townhouses. While the proposed zoning will generate a greater number of units, multi-family and townhouse units do not usually generate the same level of students as single family development. Therefore, the proposed zoning will not generate a significant increase in the number of students and needs for the school district.

The RB SDP proposed 98.3 acres of R-2 zoned multi-family development, however 56 acres of the land originally zoned for R-2 was developed with single-family homes. This zone map amendment proposes only 26.86 acres of R-2 and this remains far less multi-family than the RB SDP had originally envisioned. When Albuquerque Public Schools (APS) master plans for future schools in areas of growth they will take into account the existing land use regulations in the form of adopted plans and zoning. APS should have accounted for the students generated by the entire 98.3 acres of multifamily zoned by the RB SDP, therefore any change in students generated by this proposal, should have been accounted for.

Furthermore, the Ceja Vista Master Plan was approved by the County of Bernalillo in 2006. The Ceja Vista Master Plan included a mix of residential and commercial uses and included approximately 1,100 homes immediately east of and adjacent to the Atrisco Heritage H.S. and the G. Sanchez K-8. Another 385 residential lots on the City portion of the Master Plan have received Preliminary Plat approval since 2008. APS was fully involved in the review of the Ceja Vista Master Plan at the time of its approval, which included the designated of a Potential School Site.

Since 2006 the George I. Sanchez Collaborative Community School (K-8<sup>th</sup>), the Atrisco Heritage Alternative High School, and the Rudolfo Anaya Elementary School have been built. And in 2016, a \$575 million bond was approved by voters, and the work proposed to be funded by this bond includes \$50 million for the construction of a new K-8 school to alleviate growth and overcrowding in the west/far west quadrant of the city.

The area is served by Navajo Elementary School, Harrison Middle School, George I. Sanchez K-8, and Atrisco Heritage Academy High School. Navajo Elementary School and Harrison Middle School have available capacity. George I. Sanchez has available space this academic year but is anticipated to be overcrowded next year. Atrisco Heritage Academy High School is overcrowded. However, it should be noted that the subject site is close to the school district boundary for Rio Grande High School. Rio Grande High School has only 1,618 students enrolled, while Atrisco Heritage Academy has 2,476 students enrolled. In addition, West Mesa High School district is to the north, and has 1,654 students enrolled.

The provision of a range of residential forms and densities, that meets the needs of different demographic groups is an important component in the

*growth and development of healthy economy. Voters have approved a \$575 million bond in 2016. Albuquerque will need to continue to grow in order to pay for these bond, and develop a higher permanent tax base.*

*In the long term, local public schools are anticipated to have capacity to support an increased number of homes. Solutions to overcrowding that APS explores include the construction of new schools or additions to existing schools, the addition of portables, the use of non-classroom spaces for temporary classrooms, lease facilities, and the use of other public facilities.*

Gun Club Community Policy 3.48: Promote low-density development consistent with the rural character of the area within most of the Gun Club Community. Exceptions to this are in residential areas of the community north of Senator Dennis Chavez Boulevard and in Activity Centers in key locations of the Rio Bravo corridor where mixed use commercial services, public facilities, high density residential, and employment uses are appropriate. These areas should have a greater variety of densities and land uses.

***Applicant's Response:*** *The subject site is located within the Gun Club Community, as designated by the WSSP. While the subject site is located on the south side of Dennis Chavez Boulevard, the location of the subject site between the 118<sup>th</sup> Street and Dennis Chavez Boulevard Community Activity Center and the Rio Bravo 2 Neighborhood Activity Center make this an appropriate location for a higher density of development. The George I. Sanchez Collaborative Community School (K-8<sup>th</sup>), and Atrisco Heritage Academy High School are immediately west of the subject site, furthering the mix of uses in the immediate area.*

Rio Bravo Community Policy 3.69a: Support the location of mixed-use development that includes multi-family residential developments within designated Activity Center in the Rio Bravo Community.

***Applicant's Response:*** *The subject site is located between the 118<sup>th</sup> and Dennis Chavez Blvd. Community Activity Center (per the Comprehensive Plan) and the Rio Bravo 2 Neighborhood Activity Center (per the WSSP and the Rio Bravo SDP). The location is appropriate for multi-family residential development as it is located on a major roadway that currently includes transit service, will serve as a transition between the proposed single family development to the south, and is in close proximity to Activity Centers. Dennis Chavez Boulevard is currently designated by the Long Range Roadway System as a Limited Access Regional Principal Arterial and the Albuquerque/ Bernalillo County Comprehensive Plan as an Express Corridor, given the significance of this roadway in the transportation system this would be an appropriate location for future enhanced transit service.*

Density and Character Issues, Page 50: This plan does not limit residential densities. More high density development is appropriate on the West Side and desirable, especially near transit facilities and along transit corridors, in order to decrease sprawl and promote transit use. The higher densities, which could be 20 dus/acre or more, will occur close to the Community Centers and in proximity to transit corridors. Performance and design criteria for these areas will reflect the goals and spirit of the plan. Growth

will be guided by development patterns rather than a specific density to be met. Densities and boundaries may differ among communities, yet meet overall objectives.

**Applicant's Response:** *The proposed zone change from R-LT to R2 furthers the intent of this discussion on density. The subject site is located along a major corridor, Dennis Chavez Blvd., is designated a Regional Principal Arterial, and has transit service today (Route 198) with further transit service anticipated in the future as the area develops. The site is located adjacent to the 118<sup>th</sup>/Dennis Chavez Community Activity Center.*

### **Rio Bravo Sector Development Plan**

II.D.1. Land Uses Parcelization and Development, page 25: Zone Designation Concentrations. After City adoption of this regulation, no more than 25 contiguous gross acres shall be designated R-LT. Each 25 acres with an R-LT designation shall be surrounded in all directions by land uses that are not detached houses.

**Applicant's Response:** *To the north of the subject site is single family residential development. To the south single family residential development is proposed. This proposed zone change will provide zoning to 26.86 acres that will allow a mix of residential products- multi-family, senior multi-family housing, and townhouses. The RB SDP provided four areas with R2 zoning, total 98.3 acres, however two of the four areas have developed with single family detached houses. This means that intent of the plan was not furthered, and lead to an over concentration of single family homes. This zone map amendment seeks to reclaim this imbalance and further the intent of the RB SDP, through the provision of R2 zoning in an appropriate location, along a major transportation corridor, where the zone and uses will provide an appropriate buffer between single family uses and the intense uses associated with the Community Activity Center.*

Page 51 A. Developmental Goal: Plan Objective: A mixed use community with housing and employment opportunities in close proximity.

**Applicant's Response:** *The proposed change in zoning provides an opportunity to further the intent of the RB SDP by reclaiming some of the multi-family zoning proposed within the plan area. The proximity of the subject site to the 118<sup>th</sup> and Dennis Chavez Community Activity Center further the goal of the plan, by placing multi-family housing in close proximity to future employment opportunities.*

### **Futures 2040 Metropolitan Transportation Plan**

Page EX-4: ...the Preferred Scenario emphasizes additional development in activity centers, along key corridors, and near premium transit nodes.

Page 1-6: Goal: Active Places: Objectives 2) Encourage a Mix of Land Uses in Appropriate Locations.

Page 5-15: Recommendations: Encourage higher-density development patterns in key locations to better support transit, economic activity, walkability, and vibrant places.

**Applicant's Response:** *The subject site is located between a Community Activity Center and a Neighborhood Activity Center, and along a major*

*roadway already served by transit. The site is an appropriate location for higher density residential development, and adds to the mix of land uses in the immediate area.*

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

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

***Applicant's Response:*** *(2) Changed neighborhood or community conditions justify the change. Since the adoption of the R-LT zoning in 1999 with RB SDP, a number of significant conditions have changed in the area surrounding the site.*

*In the 2013, Resolution R-13-172, an amendment to Albuquerque Bernalillo County Comprehensive Plan that included an update to the "Development Areas with Activity Centers & Transportation Corridors" map, designated 118<sup>th</sup> and Dennis Chavez Boulevard as a Community Activity Center. The designation followed the recommendation for the Community Activity Center in the Southwest Albuquerque Strategic Action Plan amendment of 2009 to the Westside Strategic Plan. The designation of a Community Activity Center adjacent to the subject site indicates that intersection of 118<sup>th</sup> and Dennis Chavez Boulevard will likely see development of commercial retail and service businesses, making the subject site an appropriate location for a transition zone to the single family developments further east and north.*

*Furthermore, while the RB SDP 1999 amendment designated four areas for multifamily development, two of the areas have since developed with detached single family residential, rather than the multi-family residential that they were intended for.*

*The past 10 years have also seen the development of the Rudolfo Anya Elementary School, the George I. Sanchez Collaborative Community School (K-8<sup>th</sup>), and Atrisco Heritage Academy High School, in order to address the need for more spaces for students in the area. Resolution 2005-177, amending the WSSP has since been removed.*

*In 2006, the Ceja Vista Master Plan was adopted by Bernalillo County, and in 2007 the Ceja Vista Phase 2 Site Development Plan was approved, for the land immediately to the south of the subject site. The Master Plan envisions a residential community with a mix of residential densities, though the majority of the development proposed is detached single-family residential, and community open space resources. The approved site development plan illustrates the mix of residential densities that the Master Plan envisions, and shows densities decreasing through the site, going south and east.*

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

**Applicant's Response:** *This zone change request will not cause harm to the adjacent property, neighborhood, or community. The zone change will allow for the development of a range of different residential forms, including multi-family, senior multi-family housing, and townhouses. There are three news schools in the area, George I. Sanchez Collaborative Community School (K-8<sup>th</sup>), Atrisco Heritage Academy High School, and Rudolfo Anya Elementary School. Development of this site supports the development of the recently (2013) designated 118<sup>th</sup> and Dennis Chavez Boulevard Community Activity Center, which could provide some much needed commercial services for the area. The proposed zone change supports the intent of the RB SDP, by redressing the imbalance of detached single-family residential development in the plan area. The subject site is adjacent to a major roadway, that includes transit service. And the site is adjacent to the 118<sup>th</sup>/Dennis Chavez Community Activity Center and the Atrisco Heritage Academy High School athletic fields and will provide an appropriate transition to the proposed single-family development to the south.*

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

**Applicant's Response:** *The proposed zone change will not incur any major and unprogrammed capital expenditures by the city. Adjacent single family and institutional development is north and west of the subject site. Roadway, water, sewer, and storm water facilities exist in the immediate area and any required extensions will be the responsibility of the owner.*

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

**Applicant's Response:** *The cost of land or other economic considerations are not the primary factor for this request.*

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

**Applicant's Response:** *The site's location adjacent to Dennis Chavez Boulevard is relevant factor to consider in this application, however it is not the only justification for the change in zoning.*

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

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

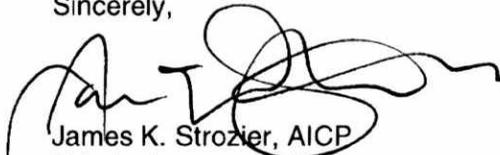
***Applicant's Response:*** *The application covers two parcels that would total 26.86 acres. The request is not considered a "spot zone".*

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

***Applicant's Response:*** *The proposed zone change is not considered "strip zoning" due to the size and location of the site.*

Based on the evidence provided above, we would like to respectfully request a recommendation of approval to the City Council for this Sector Development Plan Zone Map Amendment. Please call me at (505) 764-9801 if you have any further questions.

Sincerely,



James K. Strozler, AICP  
Principal

NOTIFICATION &  
NEIGHBORHOOD INFORMATION

# **ATTACHMENT A**

**(EPC SUBMITTAL) – TRACT RR-3-A AND TRACT RR-3-B OF BULK LAND PLAT WESTLAND SOUTH TRACTS RR-3-A THROUGH TRACTS RR-3-E, LOCATED ON DENNIS CHAVEZ BOULEVARD SW BETWEEN 98<sup>TH</sup> STREET SW AND 118<sup>TH</sup> STREET SW zone map P-9 for Petra Morris, Consensus Planning, Inc.**

## **ANDERSON HILLS H.O.A.**

**\*Larry LaPitz**

3120 Rio Plata Dr. SW/87121 877-4159 (h)

Cindy Lewis McCormick

2823 Richmond NE/87107 217-1122 (w)

## **ANDERSON HILLS N.A. "R"**

**\*Ray Bailey**

3316 Rio Canon Ct. SW/87121 449-7705 (c)

Larry LaPitz

3120 Rio Plata Dr. SW/87121 877-4159 (c)

## **SOUTH VALLEY COALITION OF NEIGHBORHOOD ASSOCIATIONS**

**\*Rod Mahoney**, 1838 Sadora Rd. SW/87105 681-3600 (c)

Marcia Fernandez, 2401 Violet SW/87105 877-9727 (h) 235-6511 (c)

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

**\*Johnny Pena**, 6525 Sunset Gardens SW/87121 321-3551 (c) 836-3281 (h)

Jerry Gallegos, 417 65<sup>th</sup> St. SW/87121 261-0878 (c) 831-5406 (h)

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

Harry Hendriksen, 10592 Rio Del Sole Ct. NW/87114-2701 890-3481 (h)

Rene Horvath, 5515 Palomino Dr. NW/87120 898-2114 (h)

**\*President of NA/HOA/Coalition**

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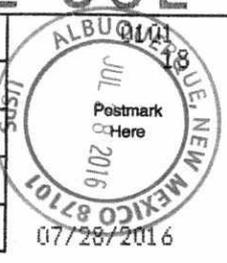
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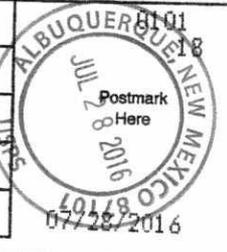
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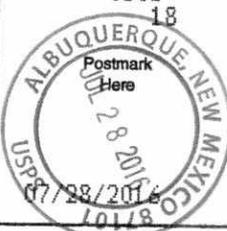
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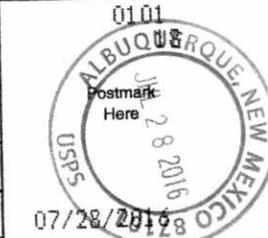
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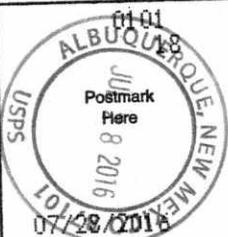
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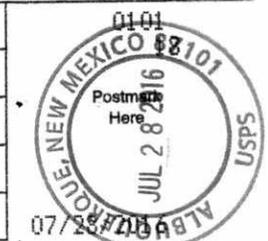
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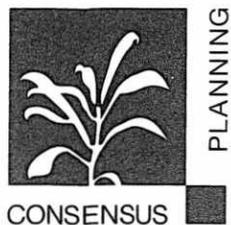
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Larry LaPitz  
Anderson Hills H.O.A.  
3120 Rio Plata Dr. SW  
Albuquerque, NM 87121

Dear Mr. LaPitz,

The purpose of this letter is to inform you and the Anderson Hills H.O.A that we have submitted a request to the Environmental Planning Commission (EPC) for a Zone Map Amendment. The request is for a 26.86-acre site on the south side of Dennis Chavez Boulevard, between 98<sup>th</sup> Street SW and 118<sup>th</sup> Street SW. The site is adjacent to the Atrisco Heritage Academy High School and athletic fields and is legally described as Tract RR-3-A and Tract RR-3-B Bulk Land Plat Westland South Tracts RR-3-A through Tracts RR-3-E.

The request is to rezone the property from R-LT to R2 to allow for residential development with a mix of types, including multi-family, senior housing, and townhouses.

The EPC hearing will be located in the basement of the Plaza del Sol Building at 600 North 2<sup>nd</sup> Street at 8:30am on September 8, 2016. We have included the Zone Atlas Page for your review. If you have any questions or would like to schedule a meeting, please contact me at (505) 764-9801.

Sincerely,

James K. Strozier, AICP  
Principal at Consensus Planning

Attached: Zone Atlas Page P-09

#### PRINCIPALS

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



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PROPERTY OWNERSHIP LIST**

**Hearing Date:** Thursday, Sept. 8, 2016      **1004428**  
**Zone Atlas Page:** P-09-Z  
**Notification Radius:** Neighborhood Associations  
100ft plus r.o.w

**Cross Reference and Location:** Dennis Chavez Blvd. between 98<sup>th</sup> & 188<sup>th</sup> St. SW

**Applicant:**      **Ceja Vista LLC**  
6330 Riverside Plaza Ln NW  
ABQ, NM 87120

**Agent:**            **Consensus Planning Inc.**  
302 8<sup>th</sup> St. NW  
ABQ, NM 87102

**Special Instructions:**

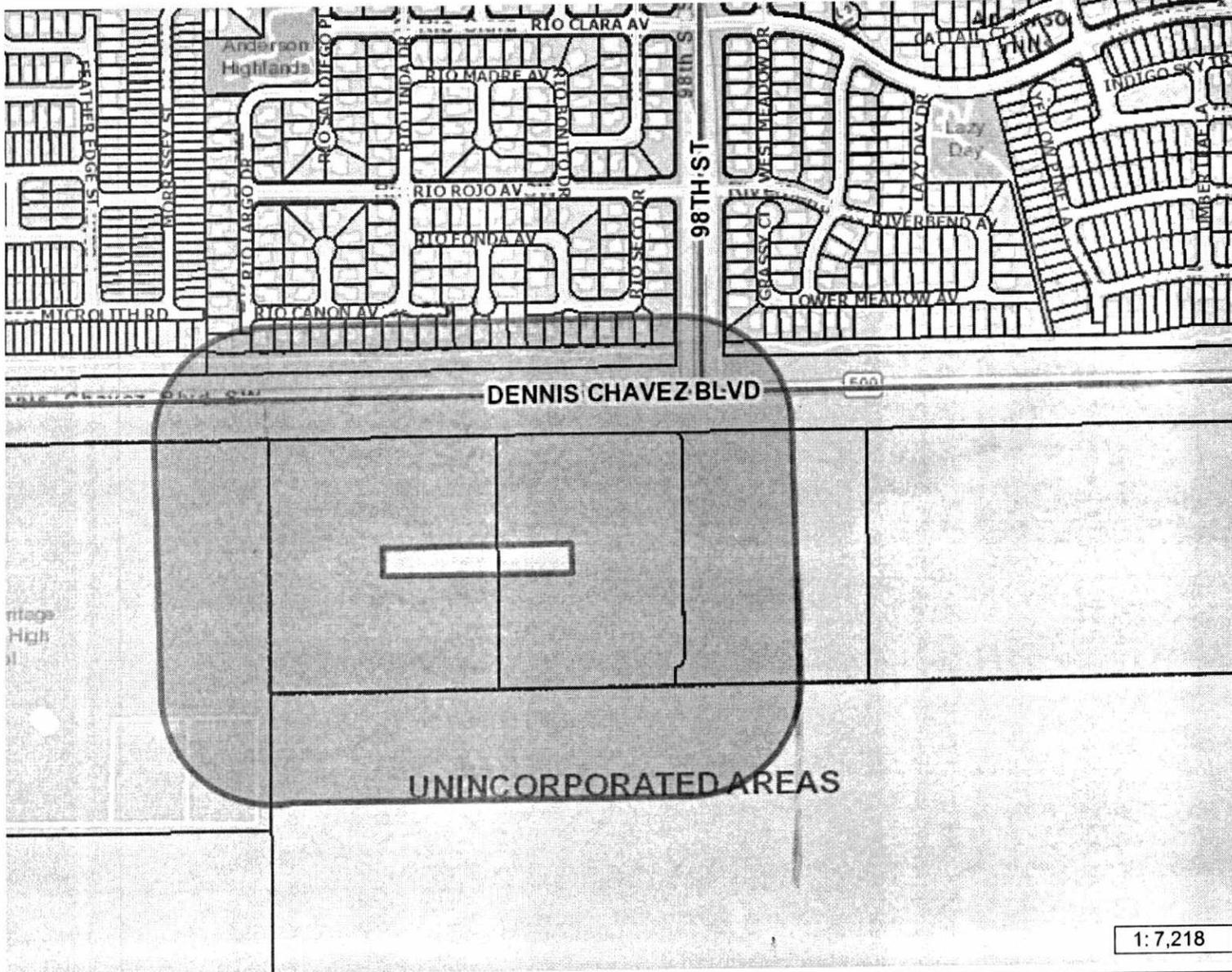
**Notice must be mailed from the  
City's 15 day's prior to the meeting.**

**Date Mailed: 8-17-16**

**Signature:** 



1004428



**Legend**

- Bernalillo County Parcels
- Primary Streets**
  - Urban Principal Arterial
  - BN and SF Railroad
  - Freeway
  - Urban Minor Arterial
- Other Streets**
- Municipal Limits**
  - Corrales
  - Edgewood
  - Los Ranchos
  - Rio Rancho
  - Tijeras
  - UNINCORPORATED
- World Street Map

**Notes**

375 feet includes 100 foot buffer

1:7,218

0.2 0 0.08 0.2 Miles

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

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

KOEHN HOWARD W & LONDA F  
353 YY RD  
COPELAND KS 67837

SALAZAR CHRISTOPHER R  
3320 RIO SECO DR SW  
ALBUQUERQUE NM 87121

ALBUQUERQUE RIO BRAVO PARTNERS LLC &  
PEORIA CAR WASH PARTNERS LLC ETAL  
503 BATH ST  
SANTA BARBARA CA 93101

SUAREZ JOSEPH S & FRANCINE L  
3324 RIO FONDA CT SW  
ALBUQUERQUE NM 87121

LOZA MIGUEL  
1906 N CAMBRIDGE ST  
ORANGE CA 92865

LY PETER HENPHUC  
1844 PINE HOLLOW CIR  
SAN JOSE CA 95133

JAMES & DIANA GARCIA-PACHECO  
9804 RIO VALLE AVE SW  
ALBUQUERQUE NM 87121

TO-TRAN MAGGIE H & BRIAN  
9416 LOWER MEADOW AVE SW  
ALBUQUERQUE NM 87121

KB HOME NEW MEXICO INC  
601 MENAUL BLVD NE SUITE 4501  
ALBUQUERQUE NM 87107

D R HORTON INC  
4400 ALAMEDA BLVD NE SUITE B  
ALBUQUERQUE NM 87113

HO SHARON & KIT I KUAN HO  
81 LOEHR ST  
SAN FRANCISCO CA 94134-2712

NGUYEN TRUNG TUONG  
460 FENLEY AVE  
SAN JOSE CA 95117

FELIX-RINCON VIRIDIANA & CALISTRO  
PACHECO YONY  
9820 RIO VALLE AVE SW  
ALBUQUERQUE NM 87121

ANDERSON HILLS LLC  
8910 ADAMS ST NE  
ALBUQUERQUE NM 87113

PADILLA MICHELLE A  
9812 RIO VALLE AVE SW  
ALBUQUERQUE NM 87121

MONSHOWER RICHARD G & JANINE R  
10012 RIO CANON AVE SW  
ALBUQUERQUE NM 87121

RIVAS TIMOTHY M/ ROMERO SONRISA I  
10300 HACKAMORE PL SW  
ALBUQUERQUE NM 87121-8933

ANDERSON HILLS HOMEOWNERS  
ASSOCIATION INC  
PO BOX 9470  
ALBUQUERQUE NM 87119

ALBUQ. RIO BRAVO PARTNERS LLC & PEORIA CAR  
WASH PARTNERS LLC ETAL  
503 BATH ST  
SANTA BARBARA CA 93101

DELGADO JULIO  
550 RIVER GLEN DR #81  
NAPA CA 94558

SECRETARY OF HOUSING & URBAN DEV  
625 SILVER AVE SW SUITE 100  
ALBUQUERQUE NM 87102

ORTEGA BIANCA  
3323 GRASSY CT SW  
ALBUQUERQUE NM 87121

ANDERSON HILLS HOMEOWNERS  
ASSOCIATION INC  
PO BOX 9470  
ALBUQUERQUE NM 87119

ANDERSON HILLS LLC  
8910 ADAMS ST NE  
ALBUQUERQUE NM 87113

ALBUQ. RIO BRAVO PARTNERS LLC &  
PEORIA CAR WASH PARTNERS LLC ETAL  
503 BATH ST  
SANTA BARBARA CA 93101

ALBUQ. RIO BRAVO PARTNERS LLC &  
PEORIA CAR WASH PARTNERS LLC ETAL  
503 BATH ST  
SANTA BARBARA CA 93101

BOARD OF EDUCATION  
PO BOX 25704  
ALBUQUERQUE NM 87125-0704

PREISLER STEVEN D & KALIE J  
10004 RIO CANON AVE SW  
ALBUQUERQUE NM 87121

LUND PAMELA J  
3323 RIO FONDA CT SW  
ALBUQUERQUE NM 87121-9361

BARELA LINNAE R  
3409 RIO LARGO DR SW  
ALBUQUERQUE NM 87121

GALE DIETRICH J & SHANA F  
10024 RIO CANON AVE SW  
ALBUQUERQUE NM 87121

HASKINS CLARK E III  
PO BOX 10251  
ALBUQUERQUE NM 87184

LUCERO HERBERT J  
9934 RIO CANON AVE SW  
ALBUQUERQUE NM 87121

VAN DENBURG JEFFERY L  
10020 RIO CANON AVE SW  
ALBUQUERQUE NM 87121

MENDEZ RAMON A & MONTOYA  
MARGARET  
10008 RIO CANON AVE SW  
ALBUQUERQUE NM 87121

GOMEZ-HERNANDEZ RICARDO & LINO-  
FLORES BRENDA  
10000 RIO CANON AVE SW  
ALBUQUERQUE NM 87121

WIECK VICTORIA L & LEROY O  
9930 RIO CANON AVE SW  
ALBUQUERQUE NM 87121

EMBREE JOSEPH & LAURA  
8540 GALWAY PL  
SAN DIEGO CA 92129

Larry LaPitz  
Anderson Hills & NA  
3120 Rio Plata Dr. SW  
Albuquerque, NM 87121

Cindy Lewis McCormick  
Anderson Hills HOA  
2823 Richmond NE  
Albuquerque, NM 87107

Ray Bailey  
Anderson Hills NA  
3316 Rio Canon Ct SW  
Albuquerque, NM 87121

Rod Mahoney  
S.V. Coalition of Neigh. Assoc.  
1838 Sadora Rd SW  
ABQ, NM 87105

Marcia Fernandez  
S.V. Coalition of Neigh. Assoc.  
2401 Violet SW  
ABQ, NM 87105

Johnny Pena  
SWAN  
6525 Sunset Gardens SW  
ABQ, NM 87121

Jerry Gallegos  
SWAN  
417 65<sup>th</sup> St SW  
ABQ, NM 87121

Harry Hendriksen  
Westside Coalition of NAS's  
10592 Rio Del Sole Ct NW  
ABQ, NM 87114-2701

Rene Horvath  
Westside Coalition of NAS's  
5515 Palomino Dr NW  
ABQ, NM 87120