Environmental Planning Commission

Agenda Number: 03
Project Number: 1003991
Case Number: 17EPC- 40030
Hearing Date: September 14, 2017

Staff Report

Agent	Consensus Planning, Bokay Construction
Applicant	Vuelo, LLC
Request	**Zone Map Amendment (Zone Change)**
Legal Description	All or a portion of Lots 1-P1 to 26-P1 and Lot A, Town of Sage Ranch subdivision
Location	East side of Snow Vista Blvd (98th St SW), between Sage Rd SW and Benavides Rd SW
Size	approximately 3.5 acres
Existing Zoning	R-LT Limited Townhouse Residential
Proposed Zoning	R-T Townhouse Residential

Staff Recommendation

APPROVAL of Project # 1003991
Case # 17EPC-40030
based on the
Findings
included within this report

Staff Planner
Cheryl Somerfeldt

Summary of Analysis

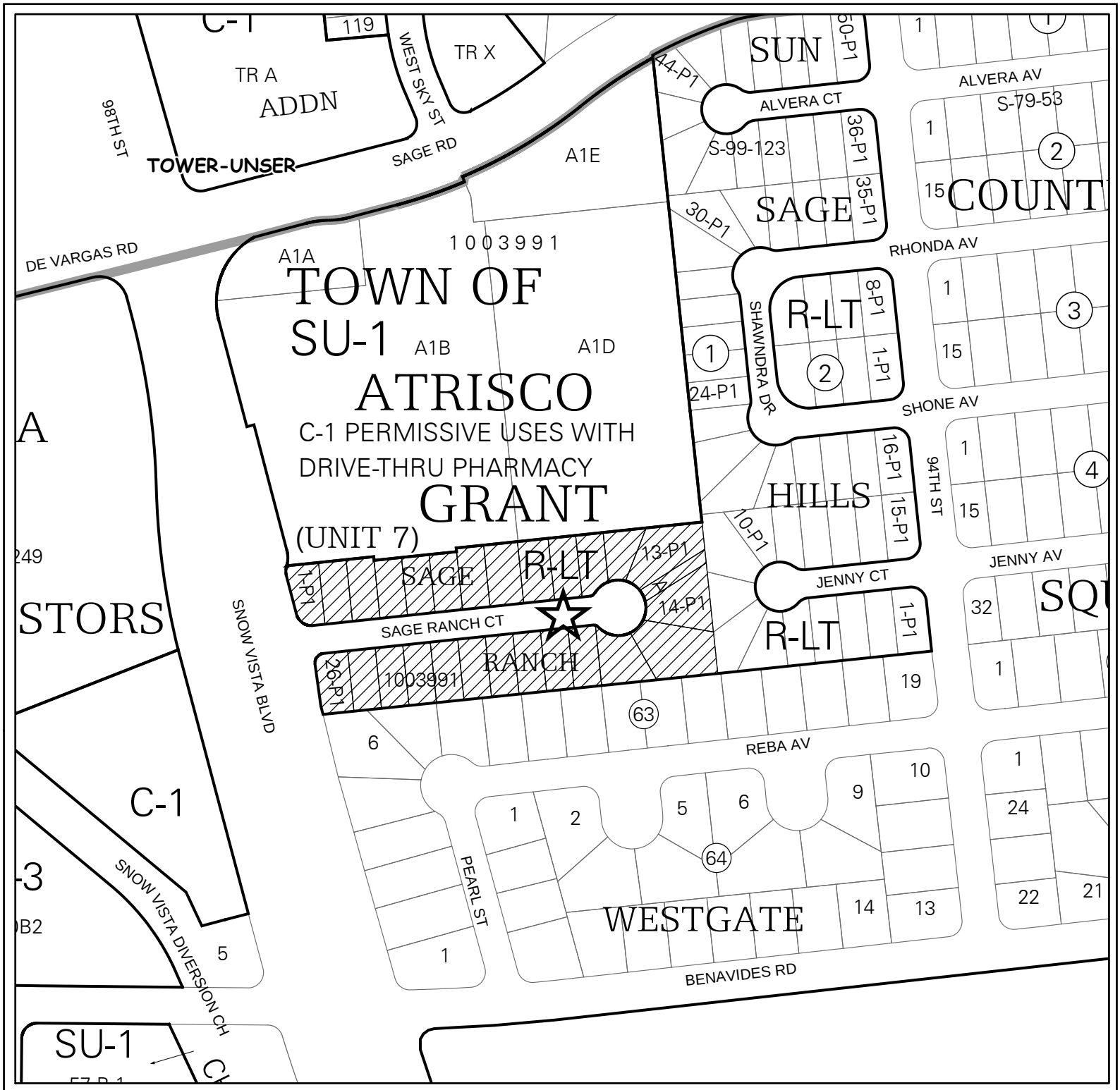
This request is for a Zone Map Amendment (Zone Change) for an area located on the east side of Snow Vista Boulevard SW between Sage Road SW and Benavides Road SW adjacent to the Westgate Heights Neighborhood Center commercial development. The applicant is proposing to change the zone from R-LT to R-T to allow for smaller townhouse lots and slightly more density.

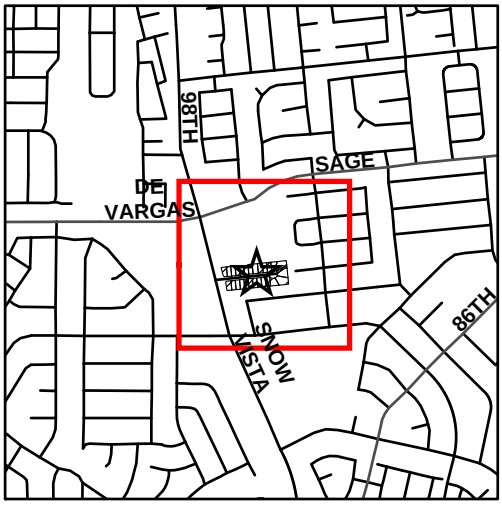
The request has been justified pursuant to R-270-1980 based on the request being more advantageous to the community in accordance with the Comprehensive Plan and the West Side Strategic Plan.

The applicant notified the Westside Coalition of Neighborhood Associations, Southwest Alliance of Neighborhoods, South Valley Coalition of Neighborhood Associations, and the Westgate Heights Neighborhood Association as well as property owners within 100 feet of the request. A facilitated meeting was not requested nor held. There is no known opposition to this request. Staff recommends approval with the findings outlined in this report.

Map

904 0 452 904 Feet



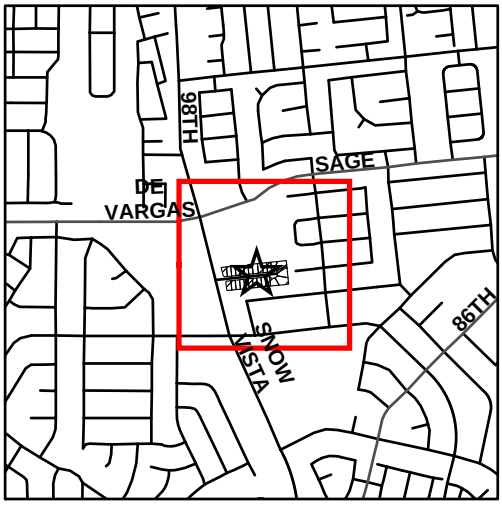


ZONING MAP

Note: Grey shading indicates County.

1 inch = 220 feet

Project Number: 1003991
Hearing Date: 09/14/2017
Zone Map Page: M-09
Application Case Numbers: 17EPC-40030



LAND USE MAP

Note: Grey shading indicates County.

KEY to Land Use Abbreviations

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

1 inch = 220 feet

Project Number: 1003991
Hearing Date: 09/14/2017
Zone Map Page: M-09
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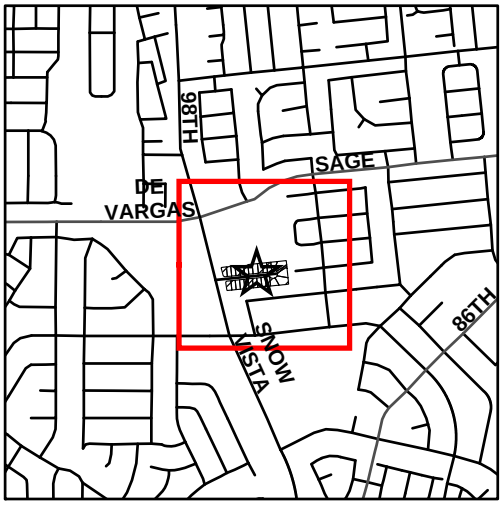

HISTORY MAP

Note: Grey shading indicates County.

1 inch = 220 feet

Project Number: 1003991
Hearing Date: 09/14/2017
Zone Map Page: M-09
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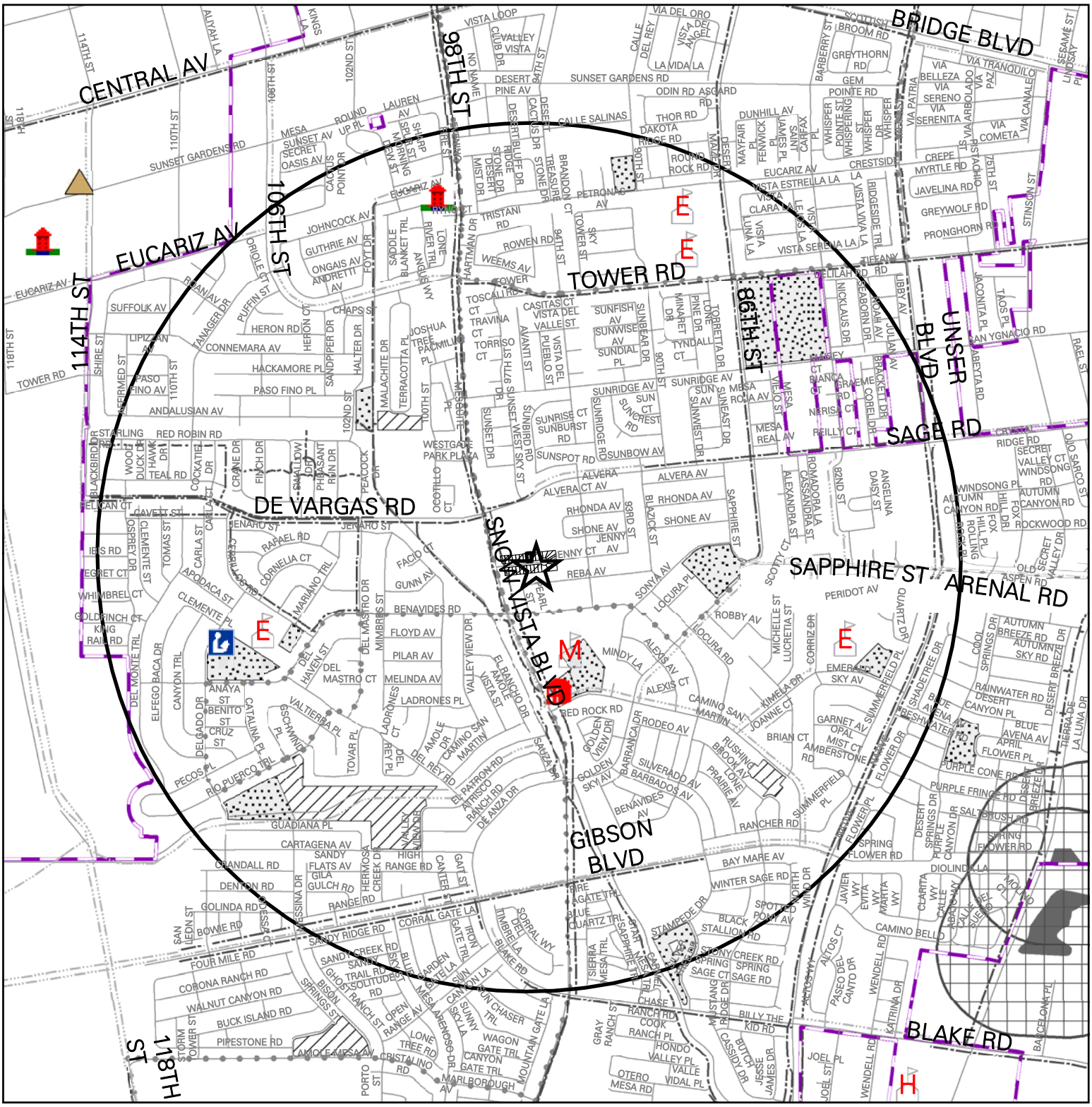

Public Facilities Map with One-Mile Buffer

COMMUNITY CENTER
MULTI-SERVICE CENTER
SENIOR CENTER
LIBRARY
MUSEUM

FIRE
POLICE
SHERIFF
SOLID WASTE

Public Schools
Proposed Bike Facilities
ABQ Bike Facilities
ABQ Ride Routes
Albuquerque City Limits

Landfill Buffer (1000 feet)
Landfills designated by EHD
Developed County Park
Undeveloped County Park
Developed City Park
Undeveloped City Park

Project Number: 1003991

0 0.5 1 Miles

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I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	Zoning	*Comprehensive Plan Area; Applicable Rank II & III Plans*	*Land Use*
Site	R-LT Residential	Area of Consistency Westside Strategic Plan	Vacant
North	SU-1 for C-1 Permissive Uses with Drive-Thru Pharmacy	Area of Consistency Westside Strategic Plan	Commercial Retail
South	R-1 Residential	Area of Consistency Westside Strategic Plan	Single Family
East	R-LT Residential	Area of Consistency Westside Strategic Plan	Single Family
West	C-1 Neighborhood Commercial	Area of Change Westside Strategic Plan	Vacant

Proposal

This is a request for a Zone Map Amendment (Zone Change) from R-LT to R-T for all or a portion of Lots 1-P1 to 26-P1 and Lot A of the Sage Ranch subdivision an approximately 3.5 acre area (subject site) located on the east side of Snow Vista Boulevard SW (98th Street), south of Sage Road SW, north of Benavides Road SW, and adjacent to the shopping center at the corner. The purpose of the zone change is to allow a higher density townhouse development on the subject site.

The undeveloped subject site is designated within the Westgate Heights Neighborhood Center by the West Side Strategic Plan; and is designated an Area of Consistency within the 2017 Albuquerque & Bernalillo County Comprehensive Plan. The subject site currently consists of an approved plat of 26 approximately 4,500 square foot contiguous vacant lots surrounding a private cul-de-sac street named Sage Ranch Court with access off of Snow Vista Boulevard SW.

The request is to revise the straight R-LT (Limited Townhouse Residential) zone to the straight R-T (Townhouse Residential) zone which will permit the reduction of the minimum lot size and minimum lot width. This will permit the increase of the number of lots on the subject site from the currently platted 26 to approximately 33 with each approximately 3,600 square feet and 36 feet wide. As such, the request will permit a higher density of townhouses, therefore transitioning between the surrounding lower density residential developments and the commercial shopping center to the north.

EPC Role

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

History/Background

The subject site was originally zoned R-3, which is the highest density multi-family residential zone (permitting up to 30 dwelling units per acre). In May of 2005, the EPC approved a three part request for a Zone Map Amendment (Zone Change), a Site Development Plan for Subdivision, and a Site Development Plan for Building Permit for a 13.9 acre site of which the subject site was part. This case (05EPC 00364) encompassed the entire Westgate Heights Neighborhood Activity Center (as designated by the West Side Strategic Plan) at the southeast corner of Sage Road SW (98th Street SW). The lots at the corner were zoned commercial and the subject site was down-zoned at the request of the developer from R-3 to R-LT, which changed the product from an apartment complex to townhouses. This case expanded the amount of land zoned for residential use but decreased the overall density permitted. Staff supported the zone change for the commercial component but wrote that the down-zone of the residential component did not meet Comprehensive Plan Policies for higher density in a Neighborhood Center and for affordable housing in the area.

Context

The subject site is surrounded by a commercial shopping center to the north, townhouses to the east, single family lots to the south; and a vacant shopping center site to the west. The proposed zone would allow a transition between the existing commercial and residential uses.

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 Snow Vista Boulevard SW (98th Street) as a Community Principal Arterial. The LRRS designates Sage Road SW as a Major Collector street.

Comprehensive Plan Corridor Designation

Unser Boulevard, approximately 1 mile to the east, is the nearest Regional Principal Arterial, and is designated a Commuter Corridor by the Comprehensive Plan. Central Avenue, approximately 1.25 miles to the north, is a Premium Transit Corridor.

Trails/Bikeways

A bike lane runs along each side (northbound and southbound) of Snow Vista Boulevard SW and there is a median break/access to both sides of the street at the subject site's future entrance. A 6-foot wide concrete sidewalk runs along the northbound eastern edge of Snow Vista Boulevard SW which is the western edge of the subject site and connects the residential developments to the south with the commercial development to the north. The subject site has two other existing pedestrian connections via a concrete drainage channel that doubles as a sidewalk. The eastern opening connects to the residential neighborhood to the east, and the northern opening connects to the commercial center.

Transit

Fixed bus routes 198 and 54 serve Snow Vista Boulevard SW (98th Street SW) with a stop pair 0.1 mile from the proposed entrance to the subject site.

Public Facilities/Community Services

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

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

Existing

The existing zoning for the subject site is R-LT Limited Townhouse Residential which provides suitable sites for houses, limited townhouses, and uses incidental thereto. Uses permissive in the R-LT zone are similar to the R-1 zone however townhouses are only allowed one per lot with no more than two units per building. The minimum lot area for a townhouse is 3200 square feet and the minimum lot width is 24 feet.

Proposed

The proposed zoning for the subject site is R-T Townhouse Residential which provides suitable sites for houses, townhouses, and uses incidental thereto. Uses permissive in the R-T Zone are similar to the R-1 zone however townhouses are not limited to one per lot with no more than two units per building. The minimum lot area for a townhouse is 2200 square feet and the minimum lot width is 22 feet.

Difference

Both the existing R-LT zone and the proposed R-T zone are considered straight zones, which means that the subject site is not subject to a Site Plan (SU-1 zoning) or a Sector Plan (SU-2 zoning). In addition, both the existing and proposed zones are intended for townhouse development with the primary difference being the lot size as described above.

In addition, the R-LT zone only allows one townhouse per lot and no more than two townhouses in a single building. The R-T zone allows multiple townhouses on a lot and

up to eight dwelling units in a building. Neither zone category allows agricultural animal keeping or front yard parking of recreational vehicles as allowed in the R-l zone. Single-family detached units are allowed permissively in either the R-LT or R-T zones, but apartments other than townhouses, are not allowed in either zone.

Approval of the request would allow the applicant to develop the subject site with a higher density of townhouses. The proposal is to re-plat the subject site from 26 lots to 33 lots.

Albuquerque / Bernalillo County Comprehensive Plan (Rank III)

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

The subject site is located in an Area of Consistency as designated by the Comprehensive Plan with has policies to protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

Applicable policies include:

Plan Element 4: Community Identity

Goal 4.1 Character:
Enhance, protect, and preserve distinct communities.
Policy 4.1.4 Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.
a) Respect existing neighborhood values and social, cultural, recreational resources.

The request would encourage higher density development of existing permissive uses by permitting single family homes and townhomes.

The request furthers Goal 4.1 and Policy 4.1.4a because it would continue development of the neighborhood with higher density new residential construction on a currently vacant site that will provide a transition from single family to commercial uses. This will respect existing neighborhood values by making the subject site useful for residential development and open up existing sidewalks and bike lanes to more users.

Plan Element 5: Land Use

Goal 5.1: Centers & Corridors:
Grow as a community of strong Centers connected by a multi-modal network of Corridors.
Policy 5.1.1 Desired Growth: Capturing regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.
d) Encourage the development of multi-unit, multi-story apartments and mixed-use residential buildings in Downtown, Urban Centers, and Activity Centers to increase housing density and expand housing options and affordability.

The subject site is within a neighborhood center and has direct access to Snow Vista Boulevard SW. The request allows for a higher density in the form of townhouses and allows a better transition from the single family residential to the commercial shopping center to the north.

The request <u>furthers</u> Goal 5.1 and Policy 5.1.1d because the subject site is located within the Westgate Heights Neighborhood Center as designated by the West Side Strategic Plan and is located next to commercial development near existing infrastructure. The request is proposing infill medium density residential development near the Westgate Heights Neighborhood Center, therefore, helping to shape a built environment into a sustainable development pattern as well as expanding housing options and affordability. A Comprehensive Plan Activity Center is located at the intersection of 98th Street SW and Gibson Boulevard SW, which lies approximately 0.5 miles to the south of the subject site.

e) Encourage platting with a range of residential lot sizes to support choice in housing and to meet the needs of all income levels.

The request provides an alternative lot size from what is currently available in the area.

The request <u>furthers</u> Policy 5.1.1e because the request will result in the re-platting of the subject site into smaller townhouse lots, therefore supporting choice in housing to meet other income levels. The request provides an alternative lot size from what is currently available in the area.

g) Encourage residential infill in neighborhoods adjacent to Centers and Corridors to support transit ridership.

The subject site is within a neighborhood center and has direct access to Snow Vista Boulevard SW. The site is approximately 400 feet from an Albuquerque Ride transit stop on Snow Vista Boulevard just south of Sage Road, which is a reasonable walking distance.

The request furthers Polity 5.1.1g because it is an infill project in a neighborhood adjacent to Centers and Corridors.

<u>Goal 5.2: Complete Communities:</u>
Foster communities where residents can live, work, learn, shop, and play together.
<u>Policy 5.2.1 Land Uses:</u> Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.
a) Maintain the characteristics of distinct communities through zoning and design standards that are consistent with long established residential development patterns.

The request would encourage higher density development of existing permissive uses as well as allow additional uses. The zone change allows single family homes and townhomes.

The request <u>furthers</u> Policy 5.2.1a because it will allow the development of a vacant site into townhouse lots adjacent to the Westgate Heights Neighborhood Center / commercial. This will support the character of the existing community and be consistent with established development patterns.

b) Encourage development that broadens housing options to meet a range of incomes and lifestyles.

The request would encourage higher density development of existing permissive uses as well as allow additional uses. The zone change allows single family homes and townhomes. These uses provide rental and/or ownership opportunities.

The request <u>furthers</u> Policy 5.2.1b because it will broaden housing options in the area for lower income levels and more compact lifestyles over lower-density options.

c) Encourage higher density housing as an appropriate use in the following situations:
ii. In areas with good street connectivity and convenient access to transit;
iii. 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;
v. In areas where a transition is needed between single-family homes and much more intensive development.

The site has direct access to Snow Vista Boulevard SW with existing left-in and left-out access through access in the existing median. The site has an existing sidewalk with access from the residential development to the south and the commercial development to the north. This sidewalk includes access to a transit stop approximately 400 feet to the north. As stated previously the site provides a transition zone between the R-1 zone to the south and the Commercial shopping center to the north.

The request <u>furthers</u> Policy 5.2.1c because it permits higher density residential development in an area with good street connectivity and convenient access to transit, where it is compatible with existing area land uses, and where a transition is needed between single family homes and more intensive development.

<u>Goal 5.3 Efficient Development Patterns:</u>
Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.
<u>Policy 5.3.1 Infill Development:</u> Support additional growth in areas with existing infrastructure and public facilities.

The site is located along existing infrastructure including Snow Vista Boulevard SW and an existing drainage easement connecting to the adjacent neighborhoods.

The request <u>furthers</u> Goal 5.3 and 5.3.1 because it is infill development of vacant lots on an existing boulevard which uses existing infrastructure and public facilities.

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

Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.
f) Limit the location of higher-density housing and mixed-use development to areas within ¼ mile of transit stations and within 660 feet of arterials and Corridors as an appropriate transition to single family neighborhoods.

The request furthers Goal 5.6 because it is encouraging higher density residential development in an established Area of Consistency and in an area within a ¼ mile from a transit station at Snow Vista Boulevard SW and Sage Road SW.

Plan Element 7: Urban Design

Goal 7.2 Pedestrian-Accessible Design:
Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.
Policy 7.2.1 Walkability: Ensure convenient and comfortable pedestrian travel.

Goal 7.6 Context Sensitive Infrastructure:
Match infrastructure design to intended densities and development patterns to minimize lifecycle costs and conserve natural resources.
Policy 7.6.2 Transportation Infrastructure: Match infrastructure capacity, design, and maintenance to the development context, expected land use intensities of abutting development, and all travel modes.

As stated previously, the site has direct access to Snow Vista Boulevard SW with existing left-in and left-out access through access in the existing median. The site has an existing pedestrian access to the residential development to the south and the commercial development to the north. This sidewalk includes access to a transit stop approximately 400 feet to the north. The site provides a transition between the R-1 to the south and the Commercial shopping center to the north.

The request furthers Goal 7.2, Policy 7.2.1, and Policy 7.6.2 because the proposed zone will match infrastructure capacity to the context and expected land use intensity near an area where all modes of travel are available.

Plan Element 9: Housing

Goal 9.1 Supply:
Ensure a sufficient supply and range of high quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.
Policy 9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

Goal 9.3 Density:
Support increased housing density in appropriate places with adequate services and amenities.
Policy 9.3.1 Centers & Corridors: Encourage higher density, multi-unit housing and mixed-use development in Downtown, Urban, Activity, and Village Centers, and along

Premium and Major Transit Corridors to capture growth, relieve development pressure at the edge of the urban footprint, and maintain low densities in rural areas.

As stated previously, the request would encourage higher density development of existing permissive uses as well as allow additional uses. The zone change allows single family homes and townhomes. These uses provide additional rental and/or ownership opportunities. Additional density in this area and along this corridor will relieve pressure on more rural areas of the south valley.

The request <u>furthers</u> Goal 9.1, Policy 9.1.1, Goal 9.3, and Policy 9.3.1 because the request will permit a slightly higher density of townhouses, which will supply housing for a more diverse range of income levels than the surrounding single family housing in an appropriate place with adequate services and amenities. Infill development such as what this zone change would permit helps to relieve pressure from the edge of the urban footprint.

West Side Strategic Plan (Rank II)

The West Side Strategic Plan (WSSP) was first adopted in 1997, amended in 2002 and 2011, to help promote development of Neighborhood and Community Activity Centers. The WSSP is based on a Community Concept that identifies 13 Communities in the plan area, each with a unique identity and comprised of smaller neighborhood clusters. Each Community is comprised of Neighborhood and Community Activity Centers, nodes of higher density development to support services and transit, as well as areas for low density and open spaces.

The subject site is located within the Bridge/Westgate Community. The Bridge/Westgate Community includes the area within Westgate Heights, the existing subdivisions and businesses south of Centeral Avenue and along Bridge Street and the vacant land between and around these areas. The boundaries roughly follow Central Avenue on the north, Coors Boulevard on the eat, the 118th Street corridor on the west, and Blake Foad on the south. The Bridge/Westgate Community is planned to provide substantial growth capacity for Albuqueque at urban densities. It is located near several river crossings and is fairly easily serviced by City utilities. Growth is encouraged in this area.

<u>Policy 1.1:</u>
Thirteen distinct Communities, as shown on the Community Plan Map and described individually in this Plan, shall constitute the existing and future urban form of the West Side. Communities shall develop with areas of higher density (in Community and Neighborhood Centers), surrounded by areas of lower density. Bernalillo County and the City of Albuquerque Planning Commissions shall require that high density and non-residential development occur within Community and Neighborhood Centers. Low density residential development shall not be approved within the Centers.

The requested zone amendment allows a change from a residential zone to a higher density residential zone. The change allows an increase in density with a slight

change in permitted uses. This zone change allows for a better transition between the commercial and the lower density neighborhood to the south.

The request <u>furthers</u> Policy 1.1 because the subject site is located in the distinct Community, Bridge/Westgate adjacent to the south of the Westgate Heights Neighborhood Center. The proposed zone change would permit the Bridge/Westgate Community to develop with areas of higher density development near the Westgate Heights Neighborhood Center.

<u>Bridge/Westgate Community Policy 3.42 (p71):</u>
Support the location of mixed-use higher density development within this Community in the Activity Centers internal to the Community.

<u>Bridge/Westgate Community Policy 3.46 (p71):</u>
Promote densities consistent with those found in the Sector Development Plans for the Bridge/Westgate Community, with densities as high as 30 dwelling units per acre within the designated Community Activity Centers and adjacent areas.

The site is located north of the 98th and Gibson Activity Center as designated on the Albuquerque Bernalillo County Comprehensive Plan. The current density based on the approved plat is approximately 8 du/ac. The proposed density would allow approximately 15 du/ac for townhouses and approximately 8 du/ac for houses.

The request <u>furthers</u> Policy 3.42 and Policy 3.46 because the request will allow a higher density residential development adjacent to the Westgate Heights Neighborhood Center shopping center internal to the Community. The proposed density is lower than 30 dwelling units per acre. Policy 3.46 shows that high densities were expected in this community in areas adjacent to designated Centers. The subject site lies just south of the Westgate Heights Neighborhood Center at Snow Vista Boulevard (98th Street SW) and Sage Road SW and just north of the Activity Center at 98th Street SW and Gibson Boulevard SW.

Southwest Area Plan (Rank II)

The Southwest Area Plan was first adopted in 2002. The boundaries encompass a large expanse of land generally between I-40 to the north, I-25 to the east, the Rio Puerco to the west, and Isleta to the south as shown on page 3 of the plan.

The Southwest Area Plan is similar to the West Side Strategic Plan in that it is a Rank II Plan which provides a framework within which Rank III Plans can be developed to further define future development within smaller geographic subareas of the plan.

Although the subject site is within the boundaries of the Southwest Area Plan, its Resolution R-01-375 states that "With regard to the area where the boundaries of the Southwest Area Plan and the West Side Strategic Plan overlap south of Central Avenue and west of Coors Boulevard… the policies contained in the West Side Strategic Plan shall apply to the areas situated within the municipal boundaries…" Since the subject site is within the municipal boundaries of the City, the policies of the West Site Strategic Plan will be evaluated in lieu of policies from the Southwest Area Plan.

The applicant notes: The site is located within a neighborhood center as identified in the Southwest Albuquerque Strategic Action Plan. As stated previously, the property has two existing pedestrian connections; the openings are connected via a concrete drainage channel that doubles as a sidewalk. The eastern opening connects to the residential neighborhood to the east, and the northern opening connects to the commercial center. The site has an existing sidewalk along Snow Vista Boulevard with access from the residential development to the south and the commercial development to the north. The zone change allows slightly higher density of single family homes and townhomes, which provide ownership opportunities. The adjacent commercial shopping center is easily accessible on foot via the existing pedestrian connection, providing access to all future residents and the existing neighborhoods.

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 request is consistent and does not adversely impact the health, safety, morals, and general welfare of the City. The request allows a slight increase in density for similar uses currently permissive. The request reduces the lot minimums and allows multiple dwellings on one lot.

The request is consistent with the health, safety, morals, and general welfare of the City because it complies with the Albuquerque Comprehensive Zoning Code and with the policies outlined in the City's Comprehensive Plan and the West Side Strategic Plan which were intended to support the health, safety, morals, and general welfare of the City.

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

The request does not change the stability of land use. The request is a change from a residential zone to a slightly higher density residential zone. The request allows for additional dwellings and reduces the minimum lot sizes.

The requested zone change will support stability of land use because the request will allow for a higher density residential townhouse lots on a site where townhouses have already been planned but not yet developed; therefore, the community is currently expecting townhouse development on the subject site. This will add a few more students to the schools which may cause instability; however it is a small increase over the existing zone. Although the area high school is well over capacity, the elementary and middle schools are not currently over capacity. The high school may have to make adjustments regardless of this development.

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.

The proposed zone change does not conflict with the Comprehensive Plan or the West Side Strategic Plan. This request supports the Comprehensive Plan's goals and policies by respecting the surrounding neighborhood development, creating a transition between the existing residential and the commercial, and by providing more housing options for the area.

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

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

(1) There was an error when the existing zone map pattern was created; or

(2) Changed neighborhood or community conditions justify the change; or

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

The use category is more advantageous to the community because it provides additional housing options and a better transition between the activity center (shopping center) and the lower density residential to the south. Based on the policies furthered as enumerated in item C above, this request is more advantageous to the community. The request would encourage higher density development of existing permissive uses as well as allow additional uses. The zone change allows single family homes, multiple dwellings on one lot, and townhomes. These uses provide additional rental and/or ownership opportunities.

The existing zoning is inappropriate because the requested zone will allow for development of the subject site with a density that would be appropriate for the location. The requested R-T density is in-between the originally assigned high density R-3 multi-family and the lower density R-LT townhouses assigned in 2005. The subject site was down-zoned in 2005 via case 05EPC 00364 due to developer request. In that case, the City's staff planner wrote that Comprehensive Plan policies to provide density near Activity Centers and affordable housing options would not be furthered by the down-zone. The requested R-T zone will provide for a slight increase in density from the existing R-LT zone by permitting the re-plat of the subject site for smaller townhouse lots. This furthers Comprehensive Policies to provide density near Activity Centers, existing infrastructure, and transit while providing more affordable housing.

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

The permissive uses would not be harmful to the adjacent property. The request is a change from a residential zone to a higher density residential zone. The change allows an increase in density with a slight change in permitted uses. The request allows the addition of multiple dwellings on one lot and the reduction of the minimum lot sizes.

The permissive uses in the R-T zone would not be harmful to the adjacent property because it is intended for townhouse development similar to the existing R-LT zone. In the existing R-LT zone, only one dwelling is permitted per lot and only up to two dwelling units are permitted per building. In the requested R-T zone, houses are not limited to one per lot, which would not be harmful in this location because of its adjacency to the Neighborhood Activity Center which typically encourages apartment complexes. Conditional uses are the same as those in the R-1 for both the existing and requested zones.

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 request does not require major and un-programmed capital expenditures by the City to support the zoning designation. Full urban services exist in this area of the City, and all capital expenditures will be paid by the developer.

The applicant's response is sufficient.

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 determining factor of this request. The land has remained vacant and undeveloped. The increase in density will provide for a better transition to the existing shopping center.

While economic considerations pertaining to the applicant are a factor, they are not the determining factor for the request since it has been shown that the community will benefit due to an increase in the quantity of affordable housing in an area adjacent to infrastructure and commercial development; and due to providing a buffer toward the surrounding single family developments. The zone change request meets the objectives goals and policies from applicable plans.

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

The site is located along a major street; however, the request is not for an apartment, office, or commercial zoning.

The applicant's response is sufficient.

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 request is a "spot zone" due to the surrounding zoning consisting of R-LT, R-1, and SU-1 . However, the spot zone is justified since it furthers numerous Comprehensive Plan goals and policies as enumerated under item "C". The request would provide a transition zone between the R-1 zone to the south and the commercial shopping center to the north. To the north of Sage Road SW is an area of similar zoning. The property on the north side of sage is zoned C-1, the zone to the north and east are zoned R-T as a transition to the R-1 further to the east along Sage Road SW.

The request is a spot zone because it would give a different zone to a small area; however, the zone change will clearly facilitate realization of the Comprehensive Plan and the West Side Strategic Plan by meeting policies and goals as shown in the policy analysis section of this report.

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 request will not be a "strip zone". The request would provide a transition zone between the R-1 zone to the south and the commercial shopping center to the north.

The request would not create strip commercial zoning because it is not a commercial development in a strip of land along a street. The request is for residential not commercial zoning.

III. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

The request was reviewed by internal and external agencies from August 7, 2017 until August 21, 2017 and any comments received are included in this report. Significant comments were submitted by the Albuquerque Public Schools (APS), who reported that while the area elementary and middle schools are almost at capacity, the area high school is well above capacity (see Agency Comments below). APS used the applicant's expectation of 15 dwelling units per acre to approximate 45 new dwelling units; however, the applicant stated elsewhere that the intent is to create 33 lots instead of the originally platted 26 lots. Therefore, APS should revise their calculations to accommodate 33 new dwelling units instead of 45. The requested zone change would not excessively increase school capacity over the existing zone.

Neighborhood/Public

The Westside Coalition of Neighborhood Associations, Southwest Alliance of Neighborhoods, South Valley Coalition of Neighborhood Associations, and Westgate Heights Neighborhood Association were notified of the request as well as property owners within 100 feet. A facilitated meeting was not requested nor held for this request. No public comments have been received as of the writing of this staff report.

V. CONCLUSION

The request is for a Zone Map Amendment (Zone Change) from R-LT (Limited Townhouse Residential) to R-T (Townhouse Residential) for all or a portion of Lots 1-P1 to 26-P1 and Lot A, Sage Ranch subdivision, an approximately 3.5 acre site located on the east side of Snow Vista Boulevard (98th Street SW), between Sage Road SW and Benavides Rd SW (subject site).

The request is to change the straight R-LT zone to the straight R-T zone (therefore, no Site Plan is required) in order to permit the re-plat of the subject site into smaller townhouse lots, providing a slightly higher density of residential development. The request is consistent with and furthers numerous goals and policies of the updated 2017 Comprehensive Plan and is well justified in accordance with R-270-1980. There is no known neighborhood opposition to this request. Staff recommends approval of the request based on the findings and subject to the condition of approval outlined in this report.

FINDINGS, Zone Map Amendment (Zone Change)

Project # 1003991, Case # 17EPC- 40030

1. This is a request for a Zone Map Amendment (Zone Change) from the R-LT (Limited Townhouse Residential) zone to the R-T (Townhouse Residential) zone for Lot 1-P1 to Lot 26-P1 and Lot A, Sage Ranch subdivision, located on the east side of Snow Vista Boulevard (98th Street SW) between Sage Road SW and Benavides Road SW, containing approximately 3.5 acres.
2. The existing R-LT zone was established in May of 2005 via case 05EPC-00364 in order to allow for townhouses instead of an apartment complex.
3. The requested R-T zone is intended for townhouse development but will permit a smaller minimum townhouse lot size than the existing R-LT zone. This will permit more lots resulting in higher density than what is currently permitted on the subject site.
4. The subject site is vacant and has a recorded plat with 26 lots. The applicant proposes to re-plat the subject site into 33 lots.
5. The 2017 Albuquerque & Bernalillo County Comprehensive Plan, the West Side Strategic Plan, the Southwest Area Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is designated an Area of Consistency within the Comprehensive Plan. The request supports the following applicable goals and policies of the Comprehensive Plan:

   Plan Element 4: Community Identity
   Goal 4.1 Character:
   Enhance, protect, and preserve distinct communities.
   Policy 4.1.4 Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.
   a) Respect existing neighborhood values and social, cultural, recreational resources.

   The request furthers Goal 4.1 and Policy 4.1.4a because it would continue development of the neighborhood with higher density new residential construction on a currently vacant site that will provide a transition from single family to commercial uses. This will respect existing neighborhood values by making the subject site useful for residential development and open up existing sidewalks and bike lanes to more users.

   Plan Element 5: Land Use
   Goal 5.1: Centers & Corridors:
   Grow as a community of strong Centers connected by a multi-modal network of Corridors.
   Policy 5.1.1 Desired Growth: Capturing regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

d) Encourage the development of multi-unit, multi-story apartments and mixed-use residential buildings in Downtown, Urban Centers, and Activity Centers to increase housing density and expand housing options and affordability.

The request furthers Goal 5.1 and Policy 5.1.1d because the subject site is located within the Westgate Heights Neighborhood Center as designated by the West Side Strategic Plan and is located next to commercial development near existing infrastructure. The request is proposing infill medium density residential development near the Westgate Heights Neighborhood Center, therefore, helping to shape a built environment into a sustainable development pattern as well as expanding housing options and affordability. A Comprehensive Plan Activity Center is located at the intersection of 98th Street SW and Gibson Boulevard SW, which lies approximately 0.5 miles to the south of the subject site.

e) Encourage platting with a range of residential lot sizes to support choice in housing and to meet the needs of all income levels.

The request furthers Policy 5.1.1e because the request will support choice in housing to meet other income levels. The request provides an alternative lot size from what is currently available in the area.

g) Encourage residential infill in neighborhoods adjacent to Centers and Corridors to support transit ridership.

The request furthers Polity 5.1.1g because it is an infill project in a neighborhood adjacent to Centers and Corridors. The site is approximately 400 feet from an Albuquerque Ride transit stop on Snow Vista Boulevard just south of Sage Road, which is a reasonable walking distance.

Goal 5.2: Complete Communities:
Foster communities where residents can live, work, learn, shop, and play together.
Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.
a) Maintain the characteristics of distinct communities through zoning and design standards that are consistent with long established residential development patterns.

The request furthers Policy 5.2.1a because it will allow the development of a vacant site into townhouse lots adjacent to the Westgate Heights Neighborhood Center / shopping center. This will support the character of the existing community and be consistent with established development patterns. The request would encourage higher density development of existing permissive uses as well as allow additional uses. The zone change allows single family homes and townhomes.

b) Encourage development that broadens housing options to meet a range of incomes and lifestyles.

The request furthers Policy 5.2.1b because it will broaden housing options for lower income levels and more compact lifestyles. These uses provide rental and/or ownership opportunities.

c) Encourage higher density housing as an appropriate use in the following situations:
ii. In areas with good street connectivity and convenient access to transit;
iii. 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;
v. In areas where a transition is needed between single-family homes and much more intensive development.

The request furthers Policy 5.2.1c because it permits higher density residential development in an area with good street connectivity and convenient access to transit, where it is compatible with existing area land uses, and where a transition is needed between single family homes and more intensive development. The subject site has direct vehicular access to Snow Vista Boulevard SW with left-in and left-out access through an existing median. The site has an existing sidewalk with access from the residential development to the south and the commercial development to the north. This sidewalk includes access to a transit stop approximately 400 feet to the north.

Goal 5.3 Efficient Development Patterns:
Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.
Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The request furthers Goal 5.3 and 5.3.1 because it is infill development of a long vacant site along the existing Snow Vista Boulevard using existing infrastructure and public facilities including an existing drainage easement connecting to the adjacent neighborhoods.

Goal 5.6: City Development Areas:
Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.
Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.
f) Limit the location of higher-density housing and mixed-use development to areas within ¼ mile of transit stations and within 660 feet of arterials and Corridors as an appropriate transition to single family neighborhoods.

The request furthers Goal 5.6 because it is encouraging residential development in an established Area of Consistency and higher density housing in an area within a ¼ mile from a transit station at Snow Vista Boulevard SW and Sage Road SW.

Plan Element 7: Urban Design

Goal 7.2 Pedestrian-Accessible Design:
Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

Policy 7.2.1 Walkability: Ensure convenient and comfortable pedestrian travel.
Goal 7.6 Context Sensitive Infrastructure:
Match infrastructure design to intended densities and development patterns to minimize lifecycle costs and conserve natural resources.
Policy 7.6.2 Transportation Infrastructure: Match infrastructure capacity, design, and maintenance to the development context, expected land use intensities of abutting development, and all travel modes.

The request furthers Goal 7.2, Policy 7.2.1, and Policy 7.6.2 because the requested zone will allow for infill residential development in an area with existing pedestrian connections to shopping. The proposed zone will match infrastructure capacity to the context and expected land use intensity near an area where all modes of travel are available.

Plan Element 9: Housing
Goal 9.1 Supply:
Ensure a sufficient supply and range of high quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.
Policy 9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.
Goal 9.3 Density:
Support increased housing density in appropriate places with adequate services and amenities.
Policy 9.3.1 Centers & Corridors: Encourage higher density, multi-unit housing and mixed-use development in Downtown, Urban, Activity, and Village Centers, and along Premium and Major Transit Corridors to capture growth, relieve development pressure at the edge of the urban footprint, and maintain low densities in rural areas.

The request furthers Goal 9.1, Policy 9.1.1, Goal 9.3, and Policy 9.3.1 because the request will permit a slightly higher density of townhouses, which will supply housing for a more diverse range of income levels than the surrounding single family housing in an appropriate place with adequate services and amenities. Infill development such as what this zone change would permit helps to relieve pressure from the more rural areas of the South Valley. These uses provide additional rental and/or ownership opportunities for the community.

7. The subject site is designated the Westgate Heights Neighborhood Activity Center by the West Side Strategic Plan. The request is in general compliance with the following applicable goals and policies:

Policy 1.1:
Thirteen distinct Communities, as shown on the Community Plan Map and described individually in this Plan, shall constitute the existing and future urban form of the West Side. Communities shall develop with areas of higher density (in Community and Neighborhood Centers), surrounded by areas of lower density. Bernalillo County and the

City of Albuquerque Planning Commissions shall require that high density and non-residential development occur within Community and Neighborhood Centers. Low density residential development shall not be approved within the Centers.

The request furthers Policy 1.1 because the subject site is located in the distinct Community, Bridge/Westgate adjacent to the Westgate Heights Neighborhood Center. The proposed zone change would permit the Bridge/Westgate Community to develop with areas of higher density development near the Westgate Heights Neighborhood Center. The requested zone amendment allows a change from a residential zone to a higher density residential zone with an increase in density. This zone change allows for a better transition between the commercial and the lower density neighborhood to the south.

Bridge/Westgate Community Policy 3.42 (p71):
Support the location of mixed-use higher density development within this Community in the Activity Centers internal to the Community.
Bridge/Westgate Community Policy 3.46 (p71):
Promote densities consistent with those found in the Sector Development Plans for the Bridge/Westgate Community, with densities as high as 30 dwelling units per acre within the designated Community Activity Centers and adjacent areas.

The site is located north of the 98th and Gibson Activity Center as designated on the Albuquerque Bernalillo County Comprehensive Plan. The current density based on the approved plat is approximately 8 du/ac. The proposed density would allow approximately 15 du/ac for townhouses and approximately 8 du/ac for houses.

The request furthers Policy 3.42 and Policy 3.46 because it will allow a higher density residential development adjacent to the Westgate Neighborhood Center shopping center internal to the Community. Policy 3.46 shows that high densities were expected in this community in areas adjacent to designated Centers. The subject site lies just south of the Neighborhood Center at Snow Vista Boulevard (98th Street SW) and Sage Road SW and just north of the Activity Center at 98th Street SW and Gibson Boulevard SW.

8. The applicant has justified the zone change request pursuant to *R-270-1980* as follows:

   A. The request is consistent with the health, safety, morals, and general welfare of the City because it complies with the Albuquerque Comprehensive Zoning Code and with the policies outlined in the City's Comprehensive Plan and the West Side Strategic Plan which were intended to support the health, safety, morals, and general welfare of the City. The request allows a slight increase in density for similar uses currently permissive. The request reduces the lot minimums and allows multiple dwellings on one lot.

   B. The requested zone change will support stability of land use because the request will allow for a higher density residential townhouse lots on a site where townhouses have already been planned but not yet developed. Therefore, the community is currently expecting townhouse development on the subject site. This will add a few more

students to the schools; however it is a small increase over the existing zone. Although the area high school is over capacity, the elementary and middle schools are not. The high school may have to make adjustments regardless of this development. The request is a change from a residential zone to a slightly higher density residential zone, which does not change the stability of land use.

C. The proposed zone change does not conflict with the Comprehensive Plan or the West Side Strategic Plan as shown in Findings 7 and 8. This request supports the Comprehensive Plan's goals and policies by respecting the surrounding neighborhood development, creating a transition between the existing residential and the commercial, and by providing more housing options for the area.

D. The existing zoning is inappropriate because the requested zone will allow for development of the subject site with a density that would be appropriate for the location. The requested R-T density is in-between the originally assigned R-3 multi-family high density and the lower R-LT density assigned in 2005. The subject site was down-zoned in 2005 via case 05EPC 00364 due to developer request. In that case, the City's staff planner wrote that Comprehensive Plan policies to provide density near Activity Centers and affordable housing options would not be furthered by the down-zone. The requested R-T zone will provide for a slight increase in density from the existing R-LT zone by permitting the re-plat of the subject site for smaller townhouse lots. This furthers Comprehensive Policies to provide density near Activity Centers, existing infrastructure, and transit while providing more affordable housing.

The use category is more advantageous to the community because it provides additional housing options and a better transition between the activity center (shopping center) and the lower density residential to the south. Based on the policies furthered as enumerated in item C above, this request is more advantageous to the community. The request would encourage higher density development of existing permissive uses as well as allow additional uses. The zone change allows single family homes, multiple dwellings on one lot, and townhomes. These uses provide additional rental and/or ownership opportunities.

E. The permissive uses in the R-T zone would not be harmful to the adjacent property because it is intended for townhouse development similar to the existing R-LT zone, except it allows the addition of multiple dwellings on one lot and the reduction of minimum lot sizes. In the requested R-T zone, houses are not limited to one per lot. This would not be harmful in this location because the subject site is adjacent to the Westgate Neighborhood Activity Center which was planned to have an apartment complex in order to meet the policies of the West Side Strategic Plan. Conditional uses are the same as those in the R-1 for both the existing and requested zones.

F. The request does not require major and unprogrammed capital expenditures by the City to support the zoning designation. Full urban services exist in this area of the City, and all capital expenditures will be paid by the developer.

G. While economic considerations pertaining to the applicant are a factor, they are not the determining factor for the request since it has been shown that the community will benefit due to an increase in the quantity of affordable housing in an area adjacent to infrastructure and commercial development; and due to providing a buffer toward the surrounding single family development. The zone change request meets the objectives goals and policies from applicable plans.

H. The site is located along a major street; however, the request is not for an apartment, office, or commercial zoning.

   The request is a "spot zone" due to the surrounding zoning consisting of R-LT, R-1, and SU-1 . However, the spot zone is justified since it furthers numerous Comprehensive Plan goals and policies as enumerated under item "C". The request would provide a transition zone between the R-1 zone to the south and the commercial shopping center to the north. To the north of Sage Road SW is an area of similar zoning. The property on the north side of sage is zoned C-1, the zone to the north and east are zoned R-T as a transition to the R-1 further to the east along Sage Road SW.

I. The request would not create strip commercial zoning because it is not a commercial development in a strip of land along a street. The request is for residential zoning.

9. The applicant notified the Westside Coalition of Neighborhood Associations, Southwest Alliance of Neighborhoods, South Valley Coalition of Neighborhood Associations, and Westgate Heights Neighborhood Association.

10. There is no known neighborhood or other opposition to this request.

RECOMMENDATION

APPROVAL of 17EPC-40030, a request for Zone Map Amendment from R-LT to R-T for all or a portion of Lots 1-26 P1 and Lot A, based on the preceding Findings

Cheryl Somerfeldt
Planner

Notice of Decision cc list:

Bokay Const., for Vuelo, LLC, 5160 San Francisco Av. NE, ABQ, NM 87109

Consensus Planning Inc, 302 Eight St. NW, ABQ, NM 87102

Westside Coalition of Neigh. Assoc., Gerald Worrall, 1039 Pinatubo Pl., NW, ABQ, NM 87120

S.W. Alliance of Neigh. SWAN Coalition, Johnny Pena, 6525 Sunset Gardens SW, ABQ, NM 87121

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

Westgate Heights NA Assoc., Matthew Archuleta, 1628 Summerfield Pl. SW, ABQ, NM 87121

Westgate Heights NA Assoc., Paul Fredrickson, 8508 Mesa Real AV., SW, ABQ, NM 87121

South Valley Coalition of Neigh. Assoc., Rod Mahoney, 1838 Sadora Rd SW, ABQ, NM 87105

Westside Coalition of Neigh. Assoc., Harry Hendriksen, 10592 Rio Del Sole Ct. NW, ABQ, NM 87114

Southwest Alliance of Neigh. SWAN Coalition, Jerry Gallegos, 6013 Sunset Gardens SW, ABQ, NM 87121

AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Reviewed. No adverse comments.

Office of Neighborhood Coordination

The applicant notified the following Neighborhood Associations: Westside Coalition of Neighborhood Associations, Southwest Alliance of Neighborhoods, South Valley Coalition of Neighborhood Associations, and Westgate Heights Neighborhood Association.

Long Range Planning

Reviewed. No comments.

CITY ENGINEER

Reviewed. No objection to the request.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Reviewed. NMDOT has no comments.

WATER UTILITY AUTHORITY

Utility Services

- No adverse comments pertaining to the zone map amendment
- It is understood that an infrastructure list currently exists. If changes take place request an availability statement at the link below:
    - http://www.abcwua.org/Availability_Statements.aspx
    - Request shall include a zone map showing the site location.

ENVIRONMENTAL HEALTH DEPARTMENT

No comments received.

PARKS AND RECREATION

No comments received.

POLICE DEPARTMENT/Planning

No comments received.

SOLID WASTE MANAGEMENT DEPARTMENT

Provide site plan to verify refuse truck access.

FIRE DEPARTMENT/Planning

No comments received.

TRANSIT DEPARTMENT

Case Number	Brief Description of Request	Transit Corridor?	Transit Route?	Current Service/ Stops	Comments /Support/ Requests
1003991 17EPC-40030	Zone Change from R-LT to R-T for 3.08 acres on Snow Vista south of Sage Road; results in a 7-lot increase	Not on a Transit Corridor	Fixed Routes 54 from Downtown to a turn-around at 98th and Arenal; Fixed Route 98 from the Central and Unser Transit Center to a turn-around at Coors and Rio Bravo	Stop pair for both routes immediately north of the site on Coors	No Comment

BERNALILLO COUNTY

No comments received.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed. No comments.

ALBUQUERQUE PUBLIC SCHOOLS

- EPC Description: 17EPC-40030 Zone Map Amendment (Zone Change)
- Site Information: Lots 1-26 P1 and Tract A, Plat of Sage Ranch, zoned R-LT, located along Snow Vista Blvd. (98TH), South of Sage Rd, SW, containing approximately 3.08 acres.
- Site Location: Snow Vista Blvd SW (98th St), south of Sage Road SW.
- Request Description: The request for a zone map amendment from R-LT (Residential) to R-T (Townhouse) will allow the subject property to increase the number of lots and allow for a reduction in the minimum lot size and width. The request would increase maximum density of houses or townhouses.
- APS Case Comments: The request for a zone map amendment from R-LT to R-T will impact the area's public schools should residential development occur. Given a maximum generation of 46 dwelling units on 3.08 acreas (15 units per acre), residential development would generate approximately 22 students. Area schools impacted are Carlos Rey ES, Truman MS, Atrisco Heritage Academy. Currently, Carlos Rey ES and Truman MS have limited capacity. Atrisco Heritage Academy is currently over capacity.

- Residential Units: 46
- Est. Elementary School Students: 12
- Est. Middle School Students: 5
- Est. High School Students: 5
- Est. Total # of Students from Project: 22

*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

School Capacity

School	2016-2017 40th Day Enrollment	2017-2018 5th Day Enrollment	Facility Capacity	Space Available
Carlos Rey ES	676	644	660	16
Truman MS	1106	979	1040	61
Atrisco Heritage Academy	2519	2673	2252	**-421**

- If said residential development is not in alignment with school capacity corresponding to the specific geographic area (i.e. school boundary), the District will take measures to provide educational services and facilities to the geographic area including, but not limited to:
    - Shift students to Schools with Capacity (short term solution)
        - Boundary Adjustments / Busing
        - Grade reconfiguration
- Improve facility efficiency (short term solution)
    - Schedule Changes
        - Double sessions
        - Multi-track year-round
    - Other
        - Float teachers (flex schedule)
- Provide new capacity (long term solution)
    - \- Construct new schools or additions
    - \- Add portables
    - \- Use of non-classroom spaces for temporary classrooms
    - \- Lease facilities
    - \- Use other public facilities
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

MID-REGION COUNCIL OF GOVERNMENTS

No comments received.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

No comments received.

PUBLIC SERVICE COMPANY OF NEW MEXICO

It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.

View of the subject site looking east from the median on Snow Vista Boulevard SE (proposed entrance/access).

View of the subject site looking south from the northern edge of the subject site at the access point from the Westgate Heights Neighborhood Center to the north.

View of the subject site looking west from the residential access at the eastern edge of the subject site.

HISTORY

WEST SIDE

STRATEGIC

P L A N

Amended Through 2014

Includes the Southwest Albuquerque Strategic Action Plan

WEST SIDE STRATEGIC PLAN

As Adopted by the Mayor and the

City Council

City Enactment No. 35-1997

As Adopted by the Board of County Commissioners

Bernalillo County Resolution No. AR-42-1998

Amended through:

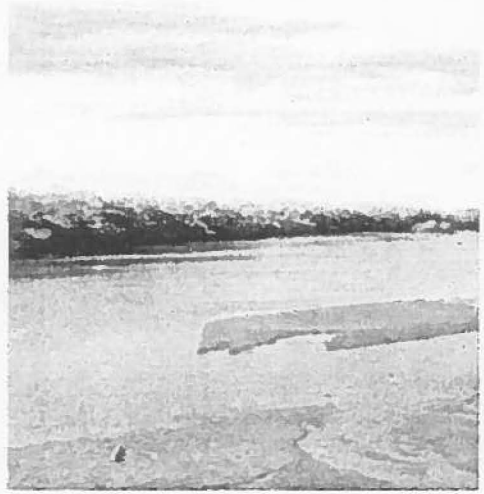
This Plan incorporates all of the amendments in the following referenced Resolutions, which are on file with the City Clerks Office.

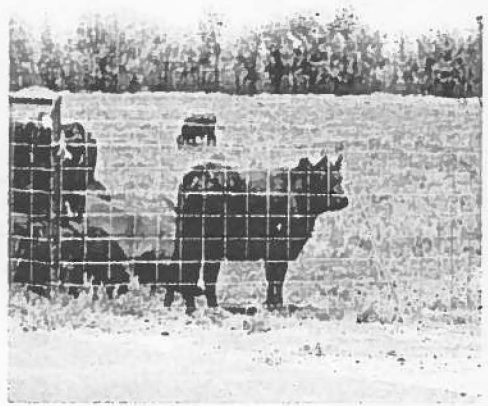
Council Bill No. R-125 - City Enactment No. 7-1999
Council Bill No. R-249 - City Enactment No. 117-1999 (See Appendix A)
Council Bill No. R-281 - City Enactment No. 5-2000
Council Bill No. R-01-278 - City Enactment No. 35-2002
Council Bill No. F/S R-05-272 - City Enactment No. R-2005-136
Council Bill No. F/S R-05-297 - City Enacement No. R-2005-177
Council Bill No. R-08-169 - City Enactment No. R-2009-035

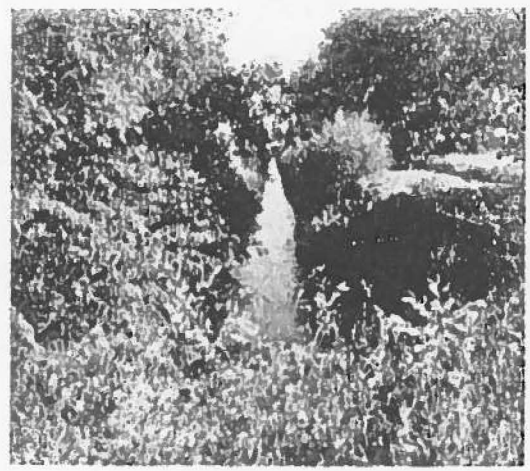
Southwest Area Plan

Adopted by the Board of County Commissioners and the Extraterritorial Land Use Authority on August 28, 2001

Adopted by the Albuquerque City Council June 10, 2002







CITY of ALBUQUERQUE
FIFTEENTH COUNCIL

COUNCIL BILL NO. C/S R-01-375 ENACTMENT NO. 42-2002

SPONSORED BY: Hess Yntema

[+Bracketed/Underscored Material+] - New
[-~~Bracketed/Strikethrough Material~~-] - Deletion

RESOLUTION

ADOPTING THE REVISED SOUTHWEST AREA PLAN AS A RANK 2 AREA PLAN; REPEALING ENACTMENT NO. 139-1988 (R-32).

WHEREAS, the Council has the authority to adopt plans for geographic areas within its planning jurisdiction as authorized by the New Mexico State Statutes; and

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

WHEREAS, the Southwest Area Plan, a Rank Two Plan, provides the framework within which Rank Three Plans can be developed to further define future development within smaller geographic subareas of the plan; and

WHEREAS, the Southwest Area Plan was prepared with the assistance of residents, property owners, neighborhood associations and others in accordance with their desires and needs as expressed through public meetings; and

WHEREAS, changed conditions in the Plan Area justify the revisions to the existing policies and background information in the existing Southwest Area Plan; and

WHEREAS, the adoption of the revised Southwest Area Plan will further detail and implement the Albuquerque/Bernalillo County Comprehensive Plan (the Comprehensive Plan), Long Range Roadway System Map, Facility Plan For Arroyos and the Bikeways Master Plan; and

WHEREAS, the Environmental Planning Commission in its advisory role for all matters related to planning and zoning has approved and recommended the adoption of the Southwest Area Plan at a public hearing.

[+Bracketed/Underscored Material+] - New
[-~~Bracketed/Strikethrough Material~~-] - Deletion

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

Section 1. The Southwest Area Plan attached hereto and made part hereof, to the extent that it is not in conflict with the Comprehensive Plan, is hereby adopted as a Rank Two Area Plan, to guide and govern all development, both private and public, as follows:

With regard to the area where the boundaries of the Southwest Area Plan and the West Side Strategic Plan overlap south of Central Avenue and west of Coors Boulevard as depicted on Exhibit A attached hereto, the policies contained in the Southwest Area Plan shall apply to the properties situated in the unincorporated area of the County, and the policies contained in the West Side Strategic Plan shall apply to the areas situated within the municipal boundaries, as they are amended from time to time.

Section 2. Enactment 139-1988 (Bill No. R-32, Eighth Council), which adopted the original Southwest Area Plan, is repealed.

Section 3. SEVERABILITY CLAUSE. If any section, paragraph, sentence, clause, word or phrase of this resolution is for any reason held to be invalid or unenforceable by any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this resolution. The Council hereby declares that it would have passed this resolution and each section, paragraph, sentence, clause, word or phrase thereof irrespective of any provisions being declared unconstitutional or otherwise invalid.

ZONING

Please refer to the Comprehensive Zoning Code for specific zone descriptions.

APPLICATION INFORMATION

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Updated 4/16/15

Supplemental Form (SF)

SUBDIVISION		**S**	**Z**	**ZONING & PLANNING**
___ Major subdivision action			___	Annexation
___ Minor subdivision action				
___ Vacation		**V**	X	Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
___ Variance (Non-Zoning)				
SITE DEVELOPMENT PLAN		**P**	___	Adoption of Rank 2 or 3 Plan or similar
___ for Subdivision			___	Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
___ for Building Permit				
___ Administrative Amendment (AA)				
___ Administrative Approval (DRT, URT, etc.)				
___ IP Master Development Plan		**D**	___	Street Name Change (Local & Collector)
___ Cert. of Appropriateness (LUCC)				
STORM DRAINAGE (Form D)		**L**	**A**	**APPEAL / PROTEST of...**
___ Storm Drainage Cost Allocation Plan			___	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 2nd 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: 764-9801

ADDRESS: 302 Eighth St. NW FAX: ___

CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

APPLICANT: Bokay Construction for Vuelo, LLC. PHONE: ___

ADDRESS: 5160 San Francisco Avenue, NE FAX: ___

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ___

Proprietary interest in site: Representative for Vuelo, Inc. List all owners: Vuelo, Inc.

DESCRIPTION OF REQUEST: Request for a Zone Map Amendment from R-LT to R-T to increase the number of lots and allow a reduction in the minimum lot size.

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

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

Lot or Tract No. Lots 1-26 P1 and Tract A Block: ___ Unit: ___

Subdiv/Addn/TBKA: Plat of Sage Ranch

Existing Zoning: R-LT Proposed zoning: R-T MRGCD Map No ___

Zone Atlas page(s): M-09-Z UPC Code: 100905515835920826 through 20852

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1003991

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? no

No. of existing lots: 26 No. of proposed lots: 33 Total site area (acres): 3.08 ac.

LOCATION OF PROPERTY BY STREETS: On or Near: Located along Snowvista Blvd. (98th) south of Sage Road SW.

Between: ___ and ___

Check if project was previously reviewed by Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☒. Review Date: 7-25-2017

SIGNATURE ___ DATE 8.2.2017

(Print Name) James K. Strozier Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Revised: 11/2014

	Application case numbers	Action	S.F.	Fees
☐ INTERNAL ROUTING				
☐ All checklists are complete	17EPC - 40030	AZM		$ 460.00
☐ All fees have been collected		CMF		$ 50.00
☐ All case #s are assigned		ADV		$ 257.16
☐ AGIS copy has been sent				$
☐ Case history #s are listed				$
☐ Site is within 1000ft of a landfill				$
☐ F.H.D.P. density bonus				Total
☐ F.H.D.P. fee rebate	Hearing date Sept. 14, 2017			$ 767.16

8-2-17 Project # 1003991

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)**

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

James K. Strozier
Applicant name (print)
8.2.2017
Applicant signature & Date

Revised: June 2011

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

Application case numbers
17EPC - 40030
_____ - _____
_____ - _____

8-2-17
Staff signature & Date

Project # 1003991

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Consensus Planning, Inc. **DATE OF REQUEST:** 07/19/17 **ZONE ATLAS PAGE(S):** M-09-Z

CURRENT:

ZONING R-LT

PARCEL SIZE (AC/SQ. FT.) 3.08

LEGAL DESCRIPTION:

LOT OR TRACT # LOTS 1-26, TRACT A BLOCK #

SUBDIVISION NAME SAGE RANCH

REQUESTED CITY ACTION(S):

ANNEXATION [ ]

ZONE CHANGE [X]: From R-LT To R-T

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 [X]

EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 26

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 Eric Gomez DATE 7/19/17

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

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

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

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

Notes:

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

Logan Potts 07-19-17

TRAFFIC ENGINEER DATE

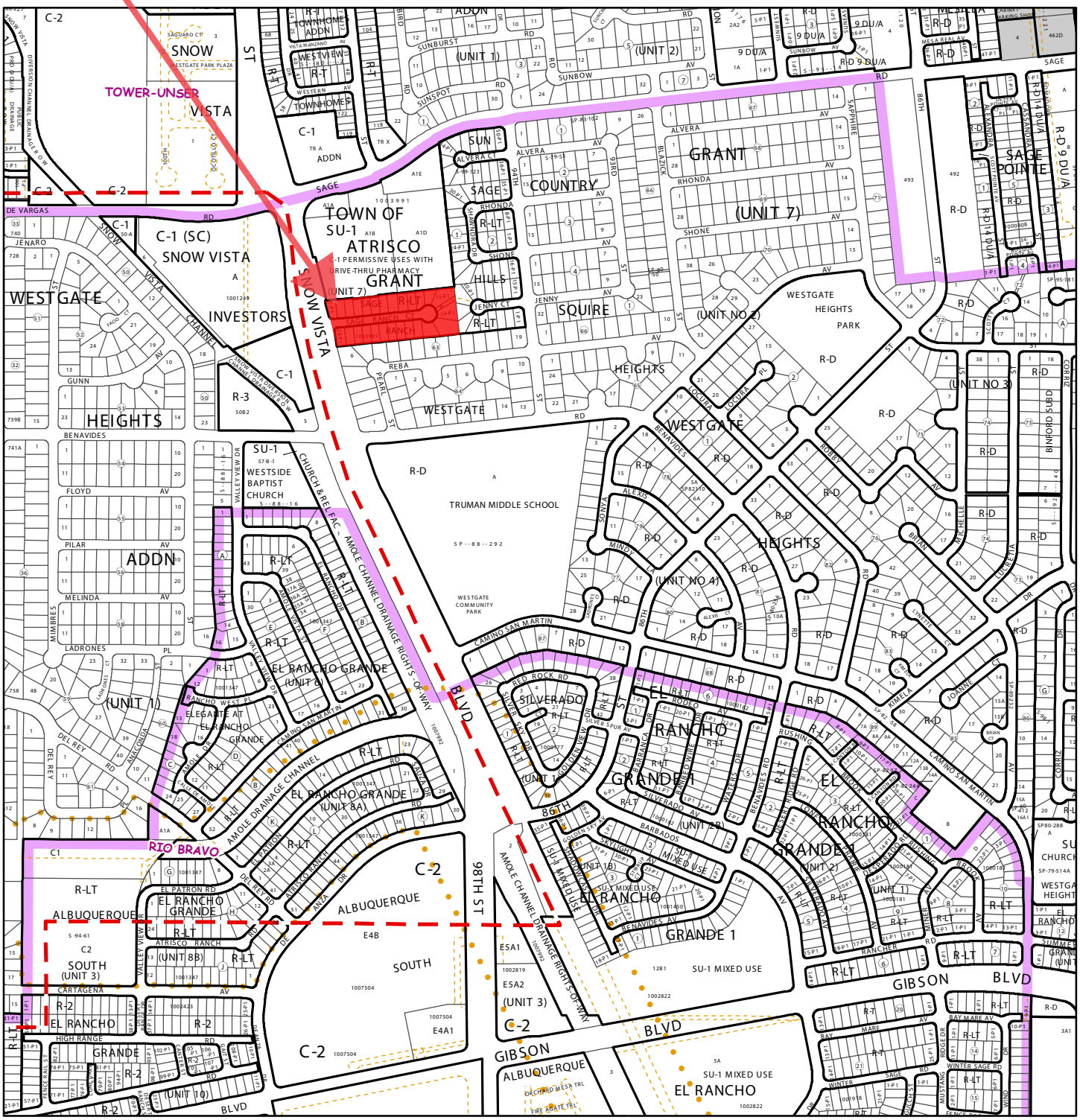
Required **TIS** **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS **-SUBMITTED** ___/___/___

-FINALIZED ___/___/___

TRAFFIC ENGINEER DATE

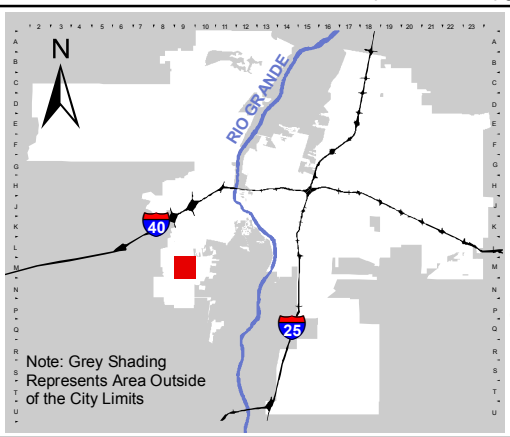
Revised January 20, 2011



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

Albuquerque Geographic Information System

Map amended through: 1/28/2016



Zone Atlas Page:

M-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

0 750 1,500 Feet

July 18, 2017

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

Re: That tract of approximately 3.74 acres of land located along Snow Vista Boulevard SW and south of Sage Road SW, Albuquerque, New Mexico, as more particularly described in the plat filed in the office of the County Clerk for Bernalillo County, New Mexico, on October 31, 2006, in Book Misc. 2006C, at Page 337

Dear Madame Chair,

As owner of the property, Consensus Planning, Inc. and Bokay Construction, Inc., are each hereby authorized to represent us in all matters regarding the Zone Map Amendment, processing, and representation before the Environmental Planning Commission for the 3.74-acre property located along Snow Vista Boulevard SW and south of Sage Road SW, and the processing of a plat for subdivision of said property.

The property is legally described as Lots 1-26-P1 and Tract A Plat of Sage Ranch cont.

Sincerely,

Vuelo, LLC
a New Mexico limited liability company

By June Cin. Pluve
Its: Manager

PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 17-100 Date: 7/25/2017 Time: 1:30 PM

Address: SEC SAGE + SNOW VISTA

1. **AGENCY REPRESENTATIVES PRESENT AT MEETING**

Planning: ☒ Kym Dicome ☐ Other:
Code Enforcement: ☐ Ben McIntosh ☒ Other: VINCE MONTANO
Fire Marshall: ☒ Antonio Chinchilla ☐ Eric Gonzales
Transportation: ☒ MAWRA ALNAJJI

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: RLT
Proposed Use/Zone: RT.
Applicable Plans: NO AREA/SECTOR PLANS
Applicable Design Regulations: ZC
Previously approved site plans/project #s: 1003991
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:

· CURRENTLY PLATTED W/ 26 LOTS. – APPLICATION SAYS 26 LOTS PROPOSED BUT WANT ZONE CHANGE TO > DENSITY?
· USE PROJECT # 1003991.
· JUSTIFICATION FOR ZONE CHANGE · NEW COMP PLAN.
· THIS SITE IS IN AN AREA OF CONSISTENCY (VS CHANGE)
· R-T ALLOWS 22' LOT WIDTH FOR TH; 36' SF } +4 x 26 = 104/40 = 2.6
RLT ALLOWS 24' " " "; 40' SF. }
MIN. LOT AREA · 3600 SF @ LOT. PICK UP 2 > LOTS? PROPOSING TO REPLAT?

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.

CONVERSION MAP = RT (IDO DELETES RLT) - MIN LOT WIDTH 35' FOR SF.

MTG.

SF · MIN LOT WIDTH - FROM 40' - 36' CURRENTLY PLATTED. W/ ZC, REPLAT INTO 33 LOTS. (26 LOTS NON

REPLACE CUL DE SAC → HAMMERHEAD · FM OK.

FM · APPENDIX D OF FIRE CODE

FH LOCATIONS?

FROM FH — 500 LF MAX. WILL NEED 2.

~~FIRE~~ MIN 20' WIDTH (CURB TO CURB).

TRANSPORTATION — MIN. 22' ROADWAY. MUST MET MIN. REQ'MENT. 47' R/W MIN. (DPM)

ZONE CHANGE THRU EPC.

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

August 25, 2017

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

Re: Zone Map Amendment

Dear Madam Chair Hudson and Commissioners,

INTRODUCTION

This is a request for a Zone Map Amendment, from R-LT to R-T for the property located on Snowvista Boulevard SW (98th street), south of Sage Road SW. The subject property consists of 26 continuous lots surrounding a cul de sac on the east side of Snowvista Boulevard, owned by Vuello, LLC. The site has an approved Subdivision Plat for the current layout, but remains vacant. The 26 individual lots and Tract A are approximately 3.08 acres, and is legally described as Lots 1-26 and Tract A Plat of Sage Ranch. The site is covered by the Albuquerque/Bernalillo County Comprehensive Plan and the West Side Strategic Plan. The site is within an Area of Consistency per the Comprehensive Plan.

Site Aerial

SITE CHARACTERSISTICS AND CONTEXT

Currently, the property has an approved subdivision plat for 26 lots with a lot size of approximately 4,500 sq. ft. The site is surrounded by development on the north, east, and south sides. The north side is zoned SU-1 for C-1, the east side is zoned R-LT and the southern side is zoned R-1. To the north of Sage Road SW is a site zoned R-T, which provides a transition zone between the R-1 uses and the C-1 uses north of the shopping

PRINCIPALS

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

center. The proposed zone would allow a similar transition between the existing commercial uses.

Surrounding Zoning

The property has two existing pedestrian connections; the openings are connected via a concrete drainage channel that doubles as a sidewalk. The eastern opening connects to the residential neighborhood to the east, and the northern opening connects to the commercial center. On the western edge of the property, along Snowvista Boulevard, is a completed 6-foot sidewalk connecting the residential to the south with the commercial to the north.

ZONE MAP AMENDMENT

The proposed Zone Map Amendment will allow the subject property to increase the number of lots and allow for a reduction in the minimum lot size and the minimum lot width. The intent of the rezone is to allow up to 33 lots 36 feet wide and approximately 3,600 square feet. The request would provide a slight increase in density, accommodate the existing permissive residential uses. The request allows a higher density of houses or townhouses to create a better transition between the R-1 zone and the commercial shopping center.

APPLICABLE PLANS AND POLICIES

This request for a Zone Map Amendment is compatible with and supportive of applicable City plans and policies, including Resolution 270-1980.

Resolution 270-1980

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

   Applicant Response: *The request is consistent and does not adversely impact the health, safety, morals, and general welfare of the City. The request allows a slight*

increase in density for similar uses to what is currently permissive. The request reduces the lot minimums and allows multiple dwellings on one lot.

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 Response: *The request does not change the stability of land use. The request is a change from a residential zone to a slightly higher density residential zone. The request allows for additional dwellings and reduce the minimum lot sizes.*

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.

Applicant Response: *The proposed zone change does not conflict with the Comprehensive Plan or the West Side Strategic Plan. This request supports the Comprehensive Plan's goals and policies by respecting the surrounding neighborhood development, creating a transition between the existing residential and the commercial, and by providing more housing options for the area.*

The site falls within an Area of Consistency as designated by the Albuquerque Bernalillo Comprehensive Plan and the Bridge/Westgate Community of the West Side Strategic Plan. The project will implement the Comprehensive Plan and West Side Strategic goals, policies, and actions as described in the following policy analysis.

<u>Albuquerque Bernalillo County Comprehensive Plan</u>
Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

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

a) Respect existing neighborhood values and social, cultural, recreational resources.

Applicant Response: *The request would encourage higher density development of existing permissive. The zone change allows single family homes and townhomes.*

Goal 5.1 Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

Policy 5.1.1 Desired Growth: Capturing regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

d) Encourage the development of multi-unit, multi-story apartments and mixed-use residential buildings in Downtown, Urban Centers, and Activity Centers to increase housing density and expand housing options and affordability.

Applicant Response: *The subject site is within a neighborhood center and has direct access to Snowvista Boulevard SW. The request allows for a higher density in the form of townhouses and allows a better transition from the single family residential to the commercial shopping center to the north.*

e) Encourage platting with a range of residential lot sizes to support choice in housing and to meet the needs of all income levels.

Applicant Response: *The request provides an alternative lot size from what is currently available in the area.*

g) Encourage residential infill in neighborhoods adjacent to Centers and Corridors to support transit ridership.

Applicant Response: *The subject site is within a neighborhood center and has direct access to Snowvista Boulevard SW. The site is approximately 400 feet from an Albuquerque Ride transit stop on Snowvista Boulevard just south of Sage Road, which is a reasonable walking distance.*

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

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

a) Maintain the characteristics of distinct communities through zoning and design standards that are consistent with long established residential development patterns. [ABC]

Applicant Response: *The request would encourage higher density development of existing permissive uses as well as allow additional uses. The zone change allows single family homes and townhomes.*

b) Encourage development that broadens housing options to meet a range of incomes and lifestyles. [ABC]

Applicant Response: *The request would encourage higher density development of existing permissive uses as well as allow additional uses. The zone change allows single family homes and townhomes. These uses provide rental and/or ownership opportunities.*

c) Encourage higher density housing as an appropriate use in the following situations: [ABC]

ii. In areas with good street connectivity and convenient access to transit;
iii. 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;
v. In areas where a transition is needed between single-family homes and much more intensive development.

Applicant Response: *The site has direct access to Snowvista Boulevard SW with existing left-in and left-out access through access in the existing median. The site has an existing sidewalk with access from the residential development to the south and the commercial development to the north. This sidewalk includes access to a transit stop approximately 400 feet to the north. As stated previously the site provides a transition zone between the R-1 zone to the south and the Commercial shopping center to the north.*

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

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

Applicant Response: *The site is located along existing infrastructure including Snowvista Boulevard SW and an existing drainage easement connecting to the adjacent neighborhoods.*

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

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

f) Limit the location of higher-density housing and mixed-use development to areas within ¼ mile of transit stations and within 660 feet of arterials and Corridors as an appropriate transition to single family neighborhoods.

Goal 7.2 Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

Policy 7.2.1 Walkability: Ensure convenient and comfortable pedestrian travel.

Goal 7.6 Context Sensitive Infrastructure: Match infrastructure design to intended densities and development patterns to minimize lifecycle costs and conserve natural resources.

Policy 7.6.2 Transportation Infrastructure: Match infrastructure capacity, design, and maintenance to the development context, expected land use intensities of abutting development, and all travel modes.

Applicant Response: *As stated previously, the site has direct access to Snowvista Boulevard SW with existing left-in and left-out access through access in the existing median. The site has an existing pedestrian access to the residential development to the south and the commercial development to the north. This sidewalk includes access to a transit stop approximately 400 feet to the north. The site provides a transition between the R-1 to the south and the Commercial shopping center to the north.*

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

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

Goal 9.3 Density: Support increased housing density in appropriate places with adequate services and amenities.

Policy 9.3.1 Centers & corridors: Encourage higher density, multi-unit housing and mixed-use development in Downtown, Urban, Activity, and Village Centers, and along Premium and Major Transit Corridors to capture growth, relieve development pressure at the edge of the urban footprint, and maintain low densities in rural areas.

Applicant Response: *As stated previously, the request would encourage higher density development of existing permissive uses as well as allow additional uses. The zone change allows single family homes and townhomes. These uses provide additional rental and/or ownership opportunities. Additional density in this area and along this corridor will relieve pressure on more rural areas of the south valley.*

<u>West Side Strategic Plan</u>
Policy 1.1: Thirteen distinct Communities, as shown on the Community Plan Map and described individually in this Plan, shall constitute the existing and future urban form of the West Side. Communities shall develop with areas of higher density (in Community and Neighborhood Centers), surrounded by areas of lower density. Bernalillo County and the City of Albuquerque Planning Commissions shall require that high density and non-residential development occur within Community and Neighborhood Centers. Low density residential development (typical 3-5 du/acre subdivisions, or large lot rural subdivisions) shall not be approved within the Centers.

Applicant Response: *The requested zone amendment allows a change from a residential zone to a higher density residential zone. The change allows an increase*

in density with a slight change in permitted uses. This zone change allows for a better transition between the commercial and the lower density neighborhood to the south.

Policy 3.46: Promote densities consistent with those found in the Sector Development Plans for the Bridge/Westgate Community, with densities as high as 30 dwelling units per acre within the designated Community Activity Centers and adjacent areas.

Applicant Response: *The site is located north of the 98th and Gibson Activity Center as designated on the Albuquerque Bernalillo County Comprehensive Plan. The current density based on the approved plat is approximately 8 du/ac. The proposed density would allow approximately 15 du/ac for townhouses and approximately 8 du/ac for houses.*

<u>Southwest Albuquerque Strategic Action Plan</u>
The Southwest Albuquerque Strategic Action Plan identifies neighborhood centers as a method for neighborhood development. Residents want a greater diversity of housing including price range, type, and target market. In addition, the Southwest Albuquerque community believes it is commercially underserved. The centers adhere to a set of principles: their main functions and attractions must be easily met and safely accessible on foot, the most basic form of transportation.

Applicant Response: *The site is located within a neighborhood center as identified in the Southwest Albuquerque Strategic Action Plan. As stated previously, the property has two existing pedestrian connections; the openings are connected via a concrete drainage channel that doubles as a sidewalk. The eastern opening connects to the residential neighborhood to the east, and the northern opening connects to the commercial center. The site has an existing sidewalk along Snowvista Boulevard with access from the residential development to the south and the commercial development to the north. The zone change allows slightly higher density of single family homes and townhomes, which provide ownership opportunities. The adjacent commercial shopping center is easily accessible on foot via the existing pedestrian connection, providing access to all future residents and the existing neighborhoods.*

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 Response: *The use category is more advantageous to the community by providing additional housing options and provide a better transition between the activity center (shopping center) and the lower density residential to the south. Based on the policies furthered as enumerated in item C above, this request is more advantageous to the community. The request would encourage higher density development of existing permissive uses as well as allow additional uses. The zone*

change allows single family homes, multiple dwellings on one lot, and townhomes. These uses provide additional rental and/or ownership opportunities.

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 Response: *The permissive uses would not be harmful to the adjacent property. The request is a change from a residential zone to a higher density residential zone. The change allows an increase in density with a slight change in permitted uses. The request allows the addition of multiple dwellings on one lot and reduce the minimum lot sizes.*

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 Response: *The request does not require major and unprogrammed capital expenditures by the City to support the zoning designation. Full urban services exist in this area of the City, and all capital expenditures will be paid by the developer.*

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

Applicant Response: *The cost of land or other economic considerations are not the determining factor of this request. The land has remained vacant and undeveloped. The increase in density will provide for a better transition to the existing shopping center.*

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

Applicant Response: *The site is located along a major street; however, the request is not for an apartment, office, or commercial 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 Response: *The request is a "spot zone" due to the surrounding zoning consisting of R-LT, R-1, and SU-1 . However, the spot zone is justified since it furthers numerous Comprehensive Plan goals and policies as enumerated under item "C". The request would provide a transition zone between the R-1 zone to the south and the commercial shopping center to the north. To the north of Sage Road SW is an area of similar zoning. The property on the north side of sage is zoned C-1, the zone to the north and east are zoned R-T as a transition to the R-1 further to the east along Sage Road SW.*

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 Response: *The request will not be a "strip zone". The request would provide a transition zone between the R-1 zone to the south and the commercial shopping center to the north.*

Conclusion

The request will allow development of higher density housing options with minimal change to the currently allowed uses. The land is currently underutilized and vacant within an area that has existing infrastructure and services. This site is an appropriate infill location. The zone change would provide an opportunity for a transitional zone and additional housing options.

We respectfully request the Environmental Planning Commission approve this request.

Sincerely,

James K. Strozier, AICP
Principal, Consensus Planning, Inc.

NOTIFICATION & NEIGHBORHOOD INFORMATION

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

August 3, 2017

Gerald Worrall
Westside Coalition of Neighborhood Associations
1039 Pinatubo Place NW
Albuquerque, NM 87120

Harry Hendriksen
Westside Coalition of Neighborhood Associations
10592 Rio Del Sole Court NW
Albuquerque, NM 87114

Dear Mr. Worrall and Mr. Hendriksen,

This letter is notification that Consensus Planning has a submitted request for a Zone Map Amendment to the Environmental Planning Commission (EPC) on behalf of BoKay Construction, LLC. The site is located on Snowvista Boulevard SW (98th street), south of Sage Road SW. The EPC hearing for this application will be held on September 14, 2017 8:30 a.m. at the Plaza del Sol Building, located at 600 2nd Street NW. The following are detailed descriptions of the request:

The current zoning on the approximately 3.08 acre site is R-LT. The applicant's request is to change the existing zoning to R-T. The request would accommodate additional housing options and a slightly higher density.

Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660.

A facilitated meeting request must be received by ADR by: August 14, 2017.

Please do not hesitate to contact me at 764-9801 with any questions you may have regarding this request.

Sincerely,

James K. Strozier, AICP
Principal

Att: Copy of the Zone Atlas Page M-09-Z

PRINCIPALS

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

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August 3, 2017

Johnny Pena
Southwest Alliance of Neighborhoods
6525 Sunset Gardens SW
Albuquerque, NM 87121

Jerry Gallegos
Southwest Alliance of Neighborhoods
6013 sunset Gardens SW
Albuquerque, NM 87121

Dear Mr. Pena and Mr. Gallegos,

This letter is notification that Consensus Planning has a submitted request for a Zone Map Amendment to the Environmental Planning Commission (EPC) on behalf of BoKay Construction, LLC. The site is located on Snowvista Boulevard SW (98th street), south of Sage Road SW. The EPC hearing for this application will be held on September 14, 2017 8:30 a.m. at the Plaza del Sol Building, located at 600 2nd Street NW. The following are detailed descriptions of the request:

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August 3, 2017

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

Rod Mahoney
South Valley Coalition of Neighborhood Associations
1838 Sadora Road SW
Albuquerque, NM 87105

Dear Ms. Fernandez and Mr. Mahoney,

This letter is notification that Consensus Planning has a submitted request for a Zone Map Amendment to the Environmental Planning Commission (EPC) on behalf of BoKay Construction, LLC. The site is located on Snowvista Boulevard SW (98th street), south of Sage Road SW. The EPC hearing for this application will be held on September 14, 2017 8:30 a.m. at the Plaza del Sol Building, located at 600 2nd Street NW. The following are detailed descriptions of the request:

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August 3, 2017

Mathew Archuleta
Westgate Heights Neighborhood Association
1628 Summerfield Place SW
Albuquerque, NM 87121

Paul Fredrickson
Westgate Heights Neighborhood Association
8508 Mesa Real Avenue SW
Albuquerque, NM 87121

Dear Mr. Archuleta and Mr. Fredrickson,

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Sincerely,

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Principal

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

Neighborhood Notification Letters Must Include the Following:

Prior to filing an application with the Planning Department, all applicants requesting approvals through the Environmental Planning Commission (EPC), Development Review Board (DRB), Landmarks & Urban Conservation Commission (LUCC), or approval of a Wireless Telecommunication Facility (WTF) are required to notify any affected neighborhood and/or homeowner associations via certified mail.

1. The street address for the subject property;
2. The currently recorded legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision;
3. A physical description of the location, referenced to streets and existing land uses;
4. A complete and detailed description of the action(s) being requested;
5. ***** NEW***** **Facilitated Meeting Information** – All notification letters must include the following text:

   Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660.

   A facilitated meeting request must be received by ADR by: August 14, 2017.

Neighborhood Notification Checklist

The following information must be included for **each** application packet submitted to the City of Albuquerque Planning Department.

1. ONC's "Notification Inquiry Letter" outlining any affected Neighborhood and/or Homeowner Associations.

   *Note: If your ONC letter is more than 30 days old, you must contact ONC to ensure that the contact information is still current.

2. Copies of Letters sent to any affected Neighborhood and/or Homeowner Associations.
3. Copies of certified receipts mailed to any affected Neighborhood and/or Homeowner Associations.

   Any questions, please feel free to contact our office at (505) 768-3334 or ONC@cabq.gov.

   Thank you for your cooperation on this matter.

Erin Ganaway

From: Quevedo, Vicente M. <vquevedo@cabq.gov>
Sent: Friday, July 21, 2017 2:34 PM
To: Erin Ganaway
Subject: RE: Notification Inquiry Sheet Submission
Attachments: Snowheights Blvd and Sage Rd_Instructions Sheet_EPC.pdf; Snowvista Blvd. and Sage Rd_EPC.xls

Erin,

Good afternoon. See the list of contacts below associated with your recent notification inquiry. I have also attached a spreadsheet and instruction sheet for your review. Thank you.

First Name	Last Name	Email	Address Line 1	City	State	Zip	Home Phone	Mobile Phone
Gerald	Worrall	jfworrall@comcast.net	1039 Pinatubo Place NW	Albuquerque	NM	87120	5058390893	5059331
Johnny	Pena	johnnyepena@comcast.net	6525 Sunset Gardens SW	Albuquerque	NM	87121	5058390372	5053213
Marcia	Fernandez	mbfernandez1@gmail.com	2401 Violet SW	Albuquerque	NM	87105	5058779727	5052356
Matthew	Archuleta	mattearchuleta1@hotmail.com	1628 Summerfield Place SW	Albuquerque	NM	87121	5058367251	5054016
Paul	Fredrickson	pepperfred1@comcast.net	8508 Mesa Real Avenue SW	Albuquerque	NM	87121		5052443
Rod	Mahoney	rmahoney01@comcast.net	1838 Sadora Road SW	Albuquerque	NM	87105	5058425140	5056813
Harry	Hendriksen	hlhen@comcast.net	10592 Rio Del Sole Court NW	Albuquerque	NM	87114	5058903481	5058794
Jerry	Gallegos	jgallegos@ydinm.org	6013 Sunset Gardens SW	Albuquerque	NM	87121	5053855809	5052610

Respectfully,

Vicente M. Quevedo, MCRP
Neighborhood Liaison, Office of Neighborhood Coordination
City of Albuquerque – City Council
(505) 768-3332

cabq.gov/neighborhoods

Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: Quevedo, Vicente M.
Sent: Friday, July 21, 2017 2:01 PM
To: 'ganaway@consensusplanning.com' <ganaway@consensusplanning.com>
Subject: RE: Notification Inquiry Sheet Submission

Erin,

Good afternoon. Please see attached spreadsheet and instructions sheet related to your request. Let me know if you need anything else. Thank you.

Respectfully,

Vicente M. Quevedo, MCRP
Neighborhood Liaison, Office of Neighborhood Coordination
City of Albuquerque – City Council
(505) 768-3332
cabq.gov/neighborhoods

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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Wednesday, July 19, 2017 10:29 AM
To: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Notification Inquiry Sheet Submission

Notification Inquiry For:
Environmental Planning Commission Submittal
If you selected "Other" in the question above, please describe what you are seeking a Notification Inquiry for below:
Contact Name
Erin Ganaway
Company Name
Consensus Planning Inc
Address
302 Eighth St. NW
City
Albuquerque
State

NM

ZIP

87102

Telephone Number

5057649801

Email Address

ganaway@consensusplanning.com

Anticipated Date of Public Hearing (if applicable):

September 14, 2017

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

LT 1-26-P1 and Tract A PLAT OF SAGE RANCH CONT

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

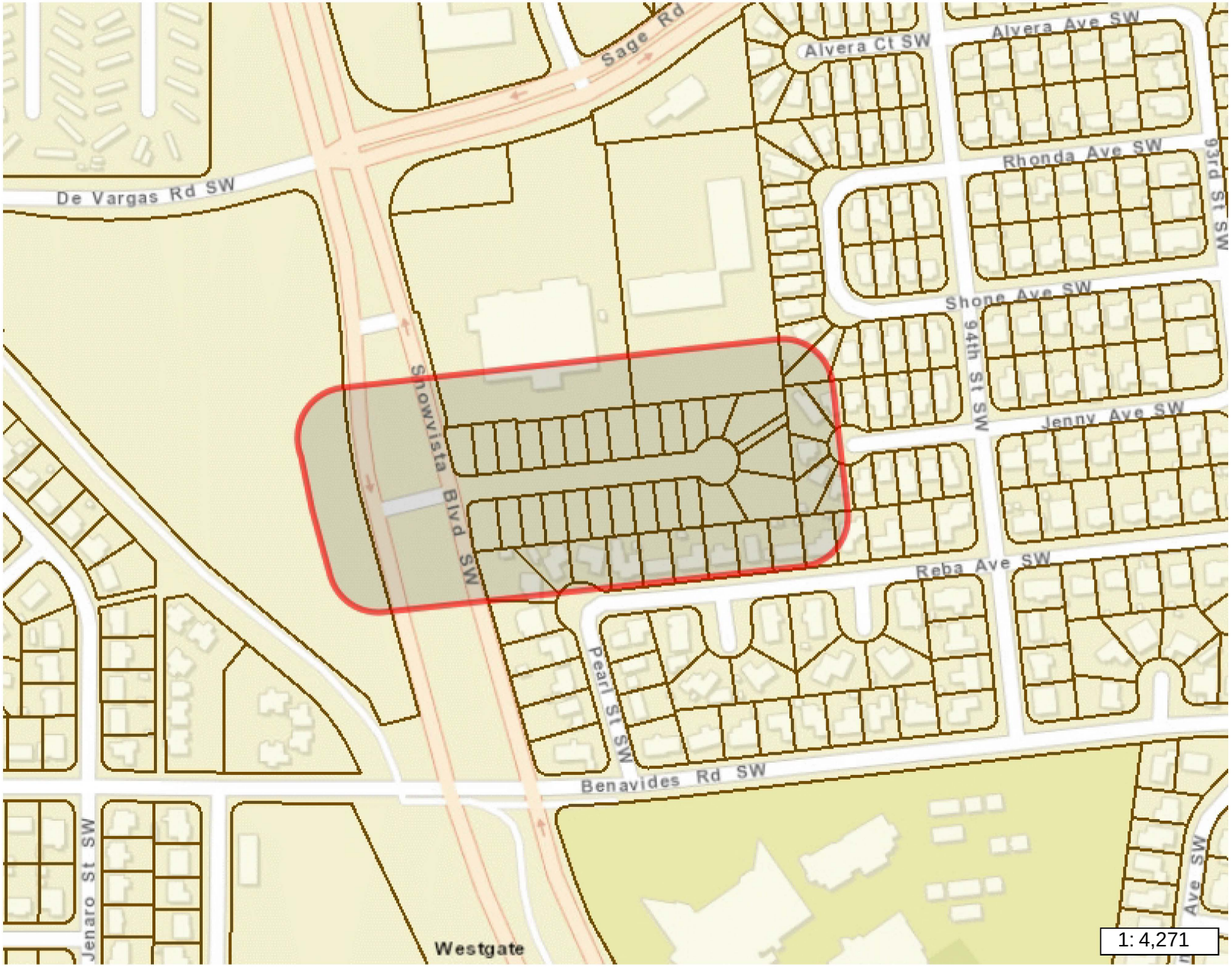
Located along Snowvista Blvd. SW south of Sage Road SW.

This site is located on the following zone atlas page:

M-09-Z

==========
This message has been analyzed by Deep Discovery Email Inspector.

Sage Ranch - Property Owner Notification Map
Prepared by: Consensus Planning



0.1 0 0.05 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
7/18/2017 © City of Albuquerque

This map is a user generated static output from 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

Legend

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

Notes

100 foot buffer map

Sage Ranch Property Owners: 50 total, 24 to be notified. Total for notification 24 x 7.59 = $182.16

ABEITA STEVEN F & ROSEANNE LEE
9501 REBA AVE SW
ALBUQUERQUE NM 87121-9003

ARMIJO PETER M & JO ANN I
9613 REBA AVE SW
ALBUQUERQUE NM 87105

BUSTILLOS EULALIO
9513 REBA AVE SW
ALBUQUERQUE NM 87121

CARDENAS RAMON & ROSE
9426 JENNY CT SW
ALBUQUERQUE NM 87121-8075

CASTILLO-HOLGUIN FABIAN
9423 JENNY CT SW
ALBUQUERQUE NM 87121

CORDOVA A GERALD
9426 SHONE AVE SW
ALBUQUERQUE NM 87121

DURAN LEONARD D & ASTRAEA
9413 REBA AVE SW
ALBUQUERQUE NM 87121-7940

DURAN RENNEE & ORTIZ CHARLES
9609 REBA AVE SW
ALBUQUERQUE NM 87121

FD SAGE MARKETPLACE LLC
2850 E CAMELBACK RD SUITE 180
PHOENIX AZ 85016-4315

HERNANDEZ AMALLIA
9601 REBA AVE SW
ALBUQUERQUE NM 87121

HOPKINS ROSANNA R
9417 REBA AVE SW
ALBUQUERQUE NM 87121

HOWARD MICHAEL P & VALDEZ RENEE C
9505 REBA AVE SW
ALBUQUERQUE NM 87121-9003

MARTINEZ ANGEL M
9509 REBA AVE SW
ALBUQUERQUE NM 87121

MEDINA ROBERT & REBECCA
9427 JENNY CT SW
ALBUQUERQUE NM 87121-8076

MONTOYA MARCELINO SALAMON
9422 JENNY CT SW
ALBUQUERQUE NM 87121

MORALES JAIME & PONCE EMMA
1201 PEARL ST SW
ALBUQUERQUE NM 87121

MURPHY PHILLIP B & LINDA S
9605 REBA AVE SW
ALBUQUERQUE NM 87121-9004

OROZCO ROCIO
1205 PEARL ST SW
ALBUQUERQUE NM 87121

PAN AMERICAN LLC
100 SUN AVE NE SUITE 100
ALBUQUERQUE NM 87109

PEREA ANITA MARTINEZ & LUCERO EDNA
9431 JENNY CT SW
ALBUQUERQUE NM 87121

RAMIREZ JOSE C & MARIA R
9422 SHONE AVE SW
ALBUQUERQUE NM 87121

SANCHEZ BARBARA M & EDILBERIO
9418 SHONE AVE SW
ALBUQUERQUE NM 87121

VUELO LLC
1200 PENNSYLVANIA ST NE SUITE 2B
ALBUQUERQUE NM 87110

WAL-MART STORES EAST LIMITED PARTNERSHIP C/O WAL-MART PROP TAX DEPT MS 0555
PO BOX 8050
BENTONVILLE AR 72716-8055

VUELO LLC
1200 PENNSYLVANIA ST NE SUITE 2B
ALBUQUERQUE NM 87110

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Street and Apt. No., or PO Box No. 1628 Summerfield Place SW
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