



**Environmental
Planning
Commission**

**Agenda Number: 04
Project Number: 1011325
Case Number: 17EPC-40029
Hearing Date: September 14, 2017**

Staff Report

Agent	DAC Enterprises, Inc.
Applicant	Elco Mutual
Request	Zone Map Amendment (Zone Change)
Legal Description	Lots 10-12, Block 11 and Lots 7-12, Block 10, Swearingen Mayberry Subdivision, and Lots 7-9, Block 9, Hinton’s Subdivision of Tract 9, Mile-Hi Addition
Location	Marble Ave NE between Valencia Drive NE and San Pedro Drive NE
Size	2.3 acres
Existing Zoning	O-1
Proposed Zoning	R-2

Staff Recommendation

**APPROVAL of Project # 1011325
Case # 17EPC-40029
based on the
Findings and subject to the
Conditions of Approval
included within this report**

**Staff Planner
Michael Vos, AICP – Planner**

Summary of Analysis

This is a request for a Zone Map Amendment (Zone Change) for the subject site from O-1 to R-2. Approval of the request would allow the property owner to develop the site with medium density residential uses.

The site is partially within the Area of Change and the Area of Consistency as designated by the Comprehensive Plan, as well as along a Main Street and a Major Transit Corridor. No other Area or Sector Development Plans apply.

The request is justified in accordance with R-270-1980 as being more advantageous to the community, and the request furthers numerous policies of the 2017 Comprehensive Plan related to Areas of Change and Consistency, Main Streets, Major Transit Corridors, and housing.

The Mile-Hi Neighborhood Association and property owners within 100 feet were notified and a facilitated meeting was held on August 22, 2017. There is a general level of support from neighbors though one written comment with concerns was submitted.

Staff recommends approval based on the findings in this report.







LAND USE MAP

Note: Grey shading indicates County.

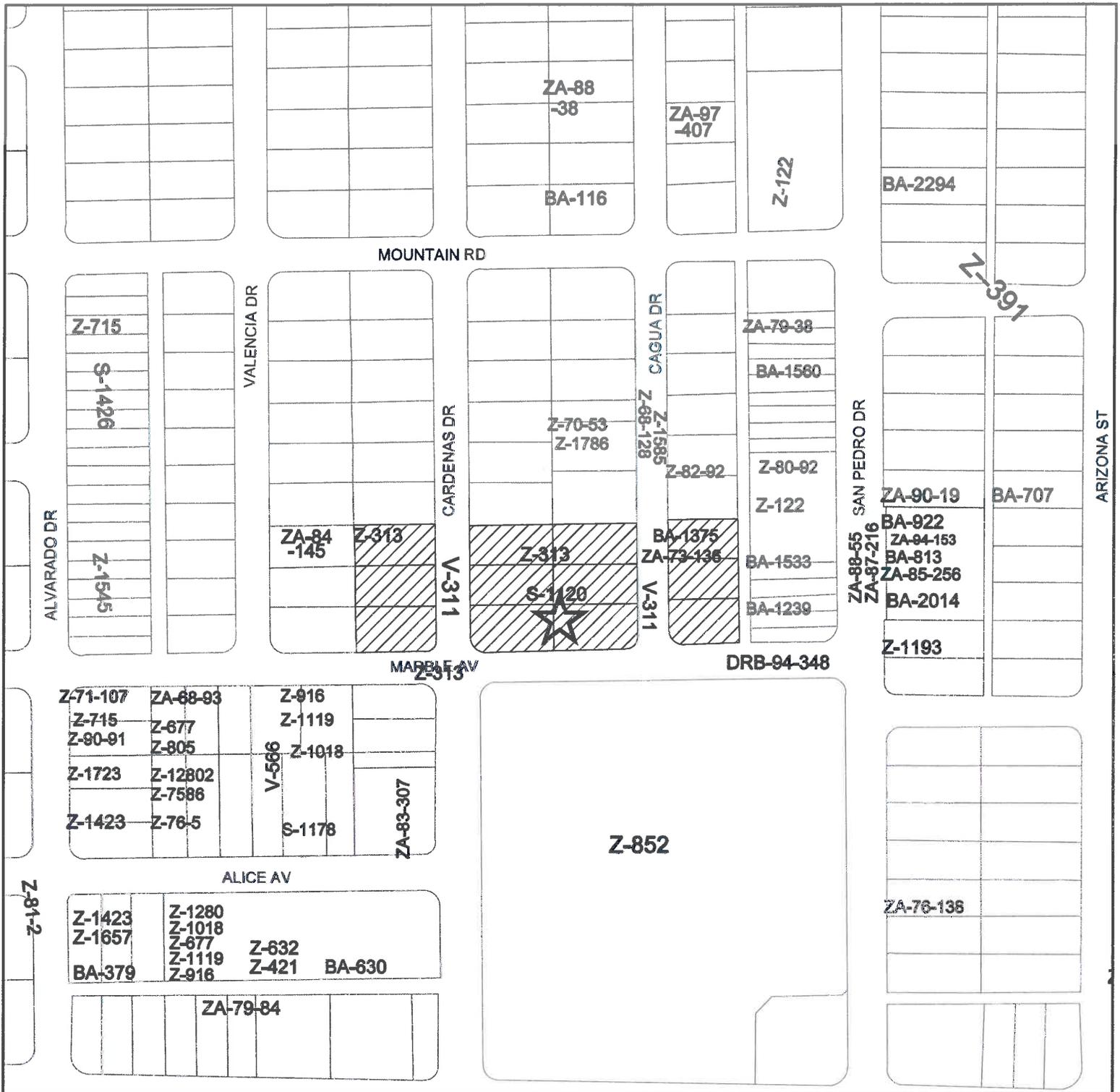
KEY to Land Use Abbreviations

- 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:
1011325
Hearing Date:
09/14/2017
Zone Map Page: J-18
Application Case Numbers:
17EPC-40029



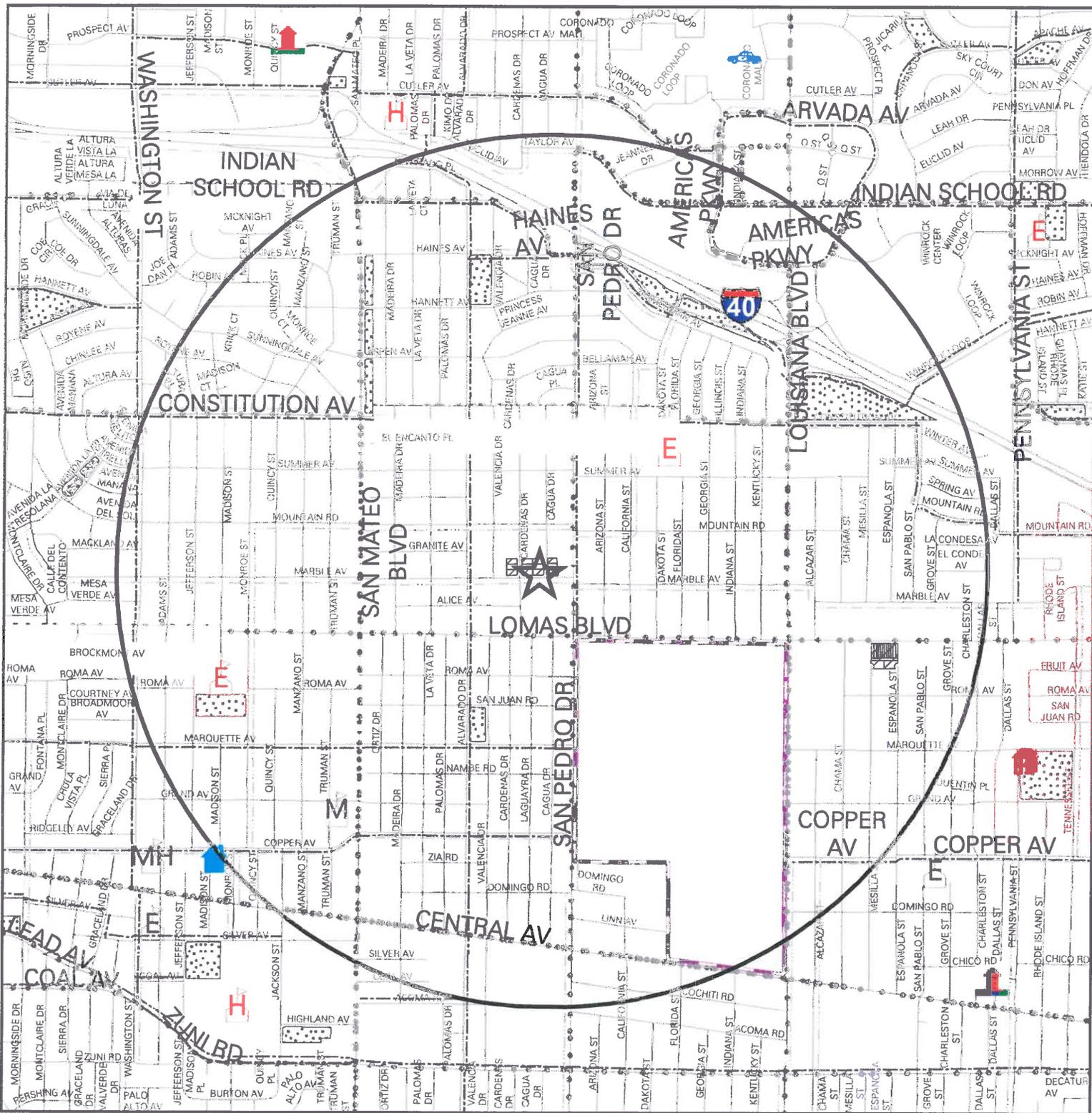
HISTORY MAP

Note: Grey shading indicates County.



1 inch = 220 feet

Project Number:
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Public Facilities Map with One-Mile Buffer

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



Project Number: 1011325

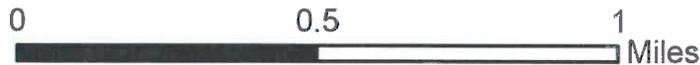


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I. INTRODUCTION

A. Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	O-1	Area of Change and Area of Consistency	Commercial Service
North	R-1	Area of Consistency	Single-Family Residential
South	C-2, O-1, and R-2	Area of Change	Commercial Service, Retail, and Multi-Family Residential
East	C-1	Area of Change	Commercial Service
West	R-1	Area of Consistency	Single-Family Residential

B. Proposal

This request is for a Zone Map Amendment (Zone Change) for Lots 10-12, Block 11 and Lots 7-12, Block 10, Swearingen Mayberry Subdivision, and Lots 7-9, Block 9, Hinton’s Subdivision of Tract 9, Mile-Hi Addition, an approximately 2.3 acre site located on the north side of Marble Avenue NE between Valencia Drive NE and San Pedro Drive NE (the “subject site”).

The applicant is proposing to change the zoning of the subject site from the O-1 Office and Institution Zone to the R-2 Residential Zone in order to allow for development of townhouse style apartments.

C. EPC Role

The Environmental Planning Commission (EPC) is hearing this case because the EPC has the authority to hear all zone map amendment cases and make decisions on those cases that are for sites less than one block or 10 acres in size. The EPC is the final decision-making body for this application, unless the decision is appealed, pursuant to Zoning Code Section 14-16-4-1 Amendment Procedure. If appealed, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council, which would make the final administrative decision pursuant to Zoning Code Section 14-16-4-4(A)(2) Appeal. This is a quasi-judicial matter.

D. History/Background

The subject site was originally zoned R-1 with the adoption of zoning in Albuquerque. In 1956, a zone map amendment was applied for to expand the C-2 zoning of what is now

the Fair Plaza shopping center south of Marble between Cardenas and San Pedro. As part of that request, a recommendation of R-4 zoning was made for the properties surrounding the shopping center to the north and west, including the subject site, to act as a transition from the intensity of the shopping center into the residential neighborhood. This recommendation was adopted by the City Commission on May 29, 1956 (Z-313).

There is no other known case history for the subject site; however, as is evidenced by the current O-1 designation, a change was made from R-4 to O-1 at some time. Based on maps within case files from the 1960s that show the O-1 designation, it is staff's best guess that the change from R-4 to O-1 was made with the adoption of the 1959 zoning code and the subject site was developed with the office complex soon thereafter.

E. Context

The subject site is within both the Area of Change and Area of Consistency of the Comprehensive Plan. The portion of the site east of Cardenas, or approximately three-quarters of the subject site, is in an Area of Change and the remaining portion west of Cardenas is in an Area of Consistency. The site is developed with old, outdated offices that have been vacant for some time.

The site is bordered on the north and west by single-family residential. To the south are the Fair Plaza shopping center, as well as other offices and multi-family residential. To the east are commercial properties fronting along San Pedro Drive, which is designated by the Comprehensive Plan as a Main Street Corridor.

F. Transportation System

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

The LRRS designates Lomas Boulevard as a Regional Principal arterial and San Pedro Drive as a Major Collector. Marble Avenue, Cagua Drive, and Cardenas Drive are local roads.

G. Comprehensive Plan Corridor Designation

The Comprehensive Plan designates Lomas Boulevard as a Major Transit Corridor.

San Pedro Drive is designated as a Main Street Corridor.

H. Trails/Bikeways

San Pedro Drive, north of Marble is striped with bicycle lanes, including the first buffered bike lanes in Albuquerque. Marble Avenue is designated as a bicycle route running east-west adjacent to the subject site, and the Fair Heights Bicycle Boulevard is proposed to the north of the subject site along the Mountain Road corridor.

I. Transit

The Route 11 bus runs along Lomas Blvd with the nearest stop at the corner of Lomas and Cardenas Drive. The Route 34 San Pedro commuter bus has stops at the intersection of Marble Avenue and San Pedro Drive. The Transit Department had no comments on this case.

J. Public Facilities/Community Services

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

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES

A. Albuquerque Comprehensive Zoning Code

The current zoning of the subject site is the O-1 Office and Institution Zone, which provides sites suitable for office, service, institutional, and dwelling uses. The proposed zoning is the R-2 Residential Zone, which provides suitable sites for houses, townhomes, and medium density apartments.

The existing O-1 zone allows for up to 25% of the gross floor area of the structures on a site to be developed as dwelling units permissively, and up to 60% with a conditional use approval. Approval of the zone change to R-2 will allow for development of medium density residential uses on 100% of the subject site.

B. Albuquerque / Bernalillo County Comprehensive Plan

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

The subject site is located in the area designated Area of Change and Area of Consistency by the Comprehensive Plan. Applicable policies include:

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

c) Support improvements that protect stable thriving residential neighborhoods and enhance their attractiveness.

The request furthers Policy 4.1.4 c) by allowing for redevelopment of a currently blighted site with a productive residential use that will add residents who can patronize nearby businesses, thus adding to the stability and attractiveness of the residential neighborhood.

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

a) Create walkable places that provide opportunities to live, work, learn, shop, and play.

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

The request furthers Policy 5.1.1 by adding medium density residential development adjacent to an Activity Center, Main Street, and Major Transit Corridor, which provides opportunities for future residents to walk to nearby commercial uses for jobs and shopping, as well as supporting transit ridership on the adjacent corridors.

Policy 5.1.9 Main Streets: Promote Main Streets that are lively, highly walkable streets lined with neighborhood oriented businesses.

b) Minimize negative impacts on nearby neighborhoods by providing transitions between Main Street Development and abutting single-family residential areas.

The request furthers Policy 5.1.9 by providing a transition from the Fair Plaza shopping center to the single-family residential to the north and increasing the number of residents who will visit neighborhood businesses.

Policy 5.1.10 Major Transit Corridors: Foster corridors that prioritize high-frequency transit service with pedestrian oriented development.

a) Encourage higher-density residential developments within 1/4 mile of transit stops or stations.

The request furthers Policy 5.1.10 by adding residential density within 1/4 mile of transit stops along Lomas Boulevard, a designated Major Transit Corridor.

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

b) Encourage development that offers choice in transportation, work areas, and lifestyles.

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

f) 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 will be available;

v. In areas where a transition is needed between single family homes and much more intensive development.

The request furthers Policy 5.2.1 because additional multi-family development at the subject site allows for choice in housing and lifestyle, as well as providing more people the opportunity to live near transit, which meets various incomes and provides a transition from the intensive C-2 commercial development to the single-family neighborhood to the north.

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

The request furthers Policy 5.3.1 because the subject site is an infill parcel that is surrounded by existing infrastructure.

Policy 5.3.3 Compact Development: Encourage development that clusters buildings and uses in order to provide landscaped open space and/or plazas and courtyards.

The request furthers Policy 5.3.3 because the R-2 zone requires landscaped usable open space to be provided for each unit of the development.

Policy 5.3.5 School Capacity: Discourage zone changes from non-residential to residential or mixed-use zones when affected public schools have insufficient capacity to support the anticipated increase of students based on proposed dwelling units.

The schools affected by this request all have capacity for more students, so the request should not be discouraged by Policy 5.3.5.

Policy 5.4.1 Housing near Jobs: Allow higher density housing and discourage single-family housing near areas with concentrated employment.

a) Prioritize high-density housing where services and infrastructure are available.

The request furthers Policy 5.4.1 because the change is for additional higher density housing that is located where services and infrastructure are available, as well as being located on the east side of the city in proximity to Uptown where significant employment exists.

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

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

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

f) Minimize potential negative impacts of development on existing residential uses with respect to noise, stormwater runoff, containments, lighting, air quality and traffic.

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

h) Encourage development in areas with a highly connected street grid and frequent transit service.

The request furthers Policy 5.6.2 because the proposed development is located in an area with adequate existing infrastructure, a highly connected street grid, and transit service. Additional medium density housing in the area surrounding an Activity Center, Main Street, and Major Transit Corridor will provide housing options to residents and support for transit and nearby commercial uses. A traffic study was not required for this request, and city regulations will ensure any impacts related to noise, stormwater, air quality, and light are minimal.

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

- b) Ensure that development reinforces the scale, intensity and setbacks of the immediately surrounding area.
- f) Limit the location of higher-density housing and mixed use development to areas within 1/4 mile of transit stations and within 660 feet of arterials and Corridors as an appropriate transition to single-family neighborhoods.
- g) Provide stepbacks and/or setbacks to protect solar access and privacy on abutting single family residential properties.

The request furthers Policy 5.6.3 because the R-2 zone is limited to 26 feet in height except where there is room to meet angle plane requirements, and based on lot sizes it would be difficult to meet those requirements in close proximity to any of the existing single-family residential to the north and west of the subject site. As such, the proposed development will allow for continued solar access and privacy on the abutting properties while providing a medium density transition within 660 feet of a Major Transit Corridor into the neighborhood.

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

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

The request furthers Policy 5.6.4 because the request will not generate enough trips to trigger the need for a traffic study and other regulations will ensure any potential negative impacts are minimized. In addition, the request provides a transition between more intense commercial uses and the single-family residential neighborhood that is more stable than the existing blighted office complex.

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

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

The request is consistent with Policy 5.7.2 c) because the applicant has requested a "straight zone" to accomplish their objectives rather than pursuing an SU-1 designation.

Policy 5.7.5 Public Engagement: Provide regular opportunities for residents and stakeholders to better understand and engage in the planning and development process.

The applicant has met with the affected neighborhoods, including in a facilitated meeting, thus furthering the intent of Policy 5.7.5.

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.

- a) Increase the supply of housing that is affordable for all income levels.
- i) Provide for the development of multi-family housing close to public services, transit and shopping.

The request furthers Policy 9.1.1 by allowing for additional market rate, medium density housing that will increase supply available for a variety of incomes in an area that is close to shopping and transit service.

Policy 9.1.2 Affordability: Provide for mixed income neighborhoods, by encouraging high-quality, affordable and mixed income housing options throughout the area.

- b) Encourage a diversity of housing types, such as live/work spaces, stacked flats, townhouses, urban apartments, lofts, accessory dwelling units, and condominiums.
- c) Encourage housing types that maintain the scale of existing single-family neighborhoods while expanding housing options.
- d) Encourage the development of higher-density affordable and mixed income housing in Downtown, near job centers, and along transit corridors.

The request furthers Policy 9.1.2 by increasing the availability of mixed income apartment/townhouse style housing options along a Major Transit Corridor while maintaining the general scale of the neighborhood based on height and setback requirements.

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

- b) See Land Use Policy 5.2.1 for land use compatibility.

The request furthers Policy 5.2.1, so the request also furthers Policy 9.2.1 because the proposed development will be compatible with and enhance the surrounding neighborhood.

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

- b) Encourage multi-family and mixed-use development in areas where a transition is needed between single-family homes and more intense development.

The request furthers Policy 9.3.2 because it allows for additional multi-family development in a transition area between more intense commercial development and a single-family neighborhood.

C. 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.

D. 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 Comprehensive Plan adopts policies that are found in the regulations of the Zoning Code. This zone map amendment will allow low to medium density multi-family apartments as governed by the R-2 zone category.

Further, although the request is for R-2 zoning, the proposed development is for townhouses. R-2 zoning is necessary, however, because the proposed development does not meet the 2200 foot lot width per unit required as required by R-T zoning. The total lot area for the entire request is 104,000 square feet, or approximately 2.39 acres. Forty dwelling units (d.u.'s) are proposed, or 16.75 d.u.'s per acre, which is less than the allowed d.u.'s per acre for either the R-T or the R-2 zone. As such, applicant believes that this request is for low density zoning. Applicant does acknowledge, however, that the R-2 zone does allow for up to 30 d.u.'s per acre and, as such, is considered a medium density zone. Low and medium density wording may be used interchangeably within this request.

As will be demonstrated in Sections C & D of this request, the allowed uses for R-2 zoning will not conflict with adopted relevant plans and policies and will, in fact, further appropriate land use policies and goals of the City. Examples are useable open space for each unit, significant landscaping requirements which will upgrade the site and a use which provides for market based apartment townhouses instead of

vacant offices. Permissive uses allowed in the R-2 zone are further discussed in Section E. of this justification. As such, applicant believes that this proposed zone map amendment is consistent with the health, safety, morals and general welfare of the city of Albuquerque.

The cited policies in the applicant's updated justification letter that is attached to the staff report and analyzed above support the statement that the request is consistent with 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.

Applicant will demonstrate that stability of land use will not be compromised by this request for R-2 zoning, and this map amendment will be consistent with the adopted plans and policies of the Comprehensive Plan.

Approval of this request will allow multi-family development on several lots that include older, vacant office buildings and large areas asphalt paving with no landscaped areas. A low to medium density multi-family development (as expressed in floor area ratio) will provide additional market priced housing in a centrally located older neighborhood that borders an Area of Change and Area of Consistency.

The medium low density housing will stabilize the neighborhood by providing certainty of use instead of vacant office buildings that may be re-developed as a large scale office complex which could overwhelm the residential character of the area.

The O-1 zone is designed to provide suitable sites for "office institutional service and dwelling uses." Dwelling units which are allowed permissively up to 25% of the gross floor area of the site and up to 60% as a conditional use.

Based on the fact that the O-1 zone category specifically already allows dwelling units, and that the requested R-2 zoning is a low to medium density residential zone, applicant believes that this map amendment maintains stability of land use and zoning.

As stated, applicant proposes to build townhouses and there are other townhouse developments in the vicinity. Specifically, the applicant developed townhouses on Alice NE, between Cardenas and Alvarado. There is also R-2 zoning south of this proposal where Valencia intersects with Marble, and SU-1/PRD townhouses on Alvarado between Mountain and Marble.

As the individual lots for this project are the same size as the R-1 lots in the neighborhood, single family zoning might be considered. However, applicant believes that such zoning would not be appropriate as many of the lots would abut the rear of Fair Plaza shopping center, or the rear of the businesses on San Pedro, separated only by an alley.

Stability of land use is maintained and enhanced by this request by replacing a blighted office complex with medium density residential. Residential uses are

already allowed by the existing O-1 zoning up to 60% of the gross floor area with an approved conditional use, and the request to change the zoning to R-2 will allow for a 100% residential use. This solely residential development is consistent with other multi-family residential located nearby and offers an appropriate transition between the Fair Plaza shopping center and the single-family neighborhood to the north.

- 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.

As discussed in the policy analysis section of the staff report above, the proposed zone map amendment is not in significant conflict with, but rather furthers the applicable policies of the Comprehensive Plan.

- 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.

Based upon the three criteria listed above, applicant states the following:

- 1. Applicant makes no argument that there is an error regarding the existing map pattern.*
- 2. There are no significant changed neighborhood conditions to justify this request and applicant makes no such argument.*
- 3. Based upon the justifications addressed in Section C, this request facilitates at least thirty goals and policies and sub-policies of the Comprehensive Plan and will be advantageous to the community as articulated in that plan.*

The applicant has clearly demonstrated that the existing zoning is inappropriate because a different use category would be more advantageous to the community. The request to change the zoning will allow for redevelopment of the subject site in a way that will be advantageous to the community as articulated by numerous policies of the Comprehensive Plan as outlined in the Analysis section of the staff report above; therefore, the proposed R-2 zone designation is more appropriate for the subject site.

- 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.

Permissive uses allowed in the R-2 zone are the same as those allowed in the R-T zone, which in turn, reverts to the R-1 zone with the following restrictions: Other than

allowing a multi-family development, which applicant believes has been justified, the other permissive uses of the R-2 zone will not have a negative effect.

Specifically, the R-2 zone does not allow agricultural animal keeping, front yard parking of recreational vehicles, or hobby breeders.

Houses are not limited to one house per lot, but floor area ratio, setbacks and lot size would mitigate any potential harm in the unlikely event such a scenario would occur. Permissive uses which are allowed in the R-2 zone, but not the R-1 zone include: Apartments, Accessory Living Quarters, Family Day Care Homes and limited identifying signage for a development. Applicant believes that the restrictions are beneficial to the adjacent R-1 properties and that, because the purpose of this request is to build multi-family townhouse apartments, the other permissive uses are appropriate permissive uses in this zone map amendment is approved.

The requested R-2 zone is identical to the zoning of other properties in the immediate vicinity, and those existing uses are not harmful to those adjacent properties, the neighborhood, or community. Any future development of the subject site will comply with the requirements of the Zoning Code and other applicable regulations, which will limit the impacts of the development on adjacent properties.

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

This proposed zone change is located within the city limits and all infrastructure including roads, water, and sewer are all established. As such, applicant neither requests, nor requires capital expenditures by the City to develop this vacant parcel.

Approval of the requested amendment will not require any capital improvements because the site is located in an area that already has sufficient infrastructure.

- 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 believes that this request furthers specific city policies regarding this request and asks for no specific consideration regarding any economic issue with this zone map amendment. The purpose of this request is to allow a desirable infill residential development.

The cost of land or other economic considerations are not a determining factor in the request for a zone map amendment; rather the determining factor is the request being more advantageous to the community as articulated by the Comprehensive Plan.

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

This site is not located on a collector or major street and applicant believes that the justification for this zone map amendment is supported by relevant policies of the Comprehensive Plan.

The location of the subject site is not the sole justification for the requested zoning; rather, the request is based on the request being more advantageous to the community as articulated by numerous goals and policies of the Comprehensive Plan.

- 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 does not believe that this request meets the definition of a ‘spot zone.’ The proposed zone map amendment consists of twelve lots located on three different streets. Nonetheless, applicant believes that there has been adequate discussion and justification of this zone map request as a transition, and that similar uses and zone categories are prevalent in the area

The request clearly facilitates realization of the Comprehensive Plan, and does not constitute a spot zone as the request is to change all of the existing zoning on the affected blocks to a different zone category and there are other properties with the same R-2 designation located across the street.

- 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.

This is neither a commercial development, nor does it meet the definition of ‘strip zoning.’

The request will not create a zone different than the surrounding zoning in a strip along the street, so this request does not constitute “strip zoning.”

III. AGENCY & NEIGHBORHOOD CONCERNS

A. Reviewing Agencies

Agencies reviewed this request from August 7, 2017 to August 21, 2017. No significant or adverse comments were received, and all comments are attached to this report.

B. Neighborhood/Public

The Mile-Hi Neighborhood Association and property owners within 100 feet of this request were notified, as required. A facilitated meeting was requested and held on August 22, 2017. In attendance were representatives of the Mile-Hi, Alvarado Park, and Mark Twain Neighborhood Associations, as well as the developer, agent, and architect for the proposed project.

Topics discussed at the facilitated meeting included notification and hearing process, traffic impacts, privacy of neighbors, and property values. Areas of agreement that were identified included that the existing office complex is a detriment to the neighborhood and that townhomes would be a positive addition. An outstanding issue or concern was related to an unresolved discussion of potential deed restrictions on the properties. Deed restrictions are a private issue and not necessarily within the purview of the City’s application review and approval process. A copy of the facilitated meeting report is attached to this staff report.

Three written comments were submitted by neighbors and are also attached to this staff report. Two of the comments are supportive of the request, and the third expresses concerns related to building height and privacy, property values, and property maintenance.

IV. CONCLUSION

This request is for a Zone Map Amendment (Zone Change) for Lots 10-12, Block 11 and Lots 7-12, Block 10, Swearingen Mayberry Subdivision, and Lots 7-9, Block 9, Hinton’s Subdivision of Tract 9, Mile-Hi Addition, an approximately 2.3 acre site located on the north side of Marble Avenue NE between Valencia Drive NE and San Pedro Drive NE (the “subject site”).

The applicant is proposing to change the zoning of the subject site from the O-1 Office and Institution Zone to the R-2 Residential Zone in order to allow for development of townhouse style apartments.

The justification for this request is based on it being more advantageous to the community, and the request furthers numerous policies of the 2017 Comprehensive Plan

related to Areas of Change and Consistency, Main Streets, Major Transit Corridors, and housing.

The Mile-Hi Neighborhood Association and property owners within 100 feet of this request were notified and a facilitated meeting was held. There is a general level of support for this project from the neighborhood as an improvement over the existing blighted office complex, though some concerns remain over building heights, privacy, and property values.

Staff recommends approval based on the findings found in this staff report.

FINDINGS, Zone Map Amendment

Project # 1011325, Case # 17EPC-40029

1. This request is for a Zone Map Amendment (Zone Change) for Lots 10-12, Block 11 and Lots 7-12, Block 10, Swearingen Mayberry Subdivision, and Lots 7-9, Block 9, Hinton's Subdivision of Tract 9, Mile-Hi Addition, an approximately 2.3 acre site located on the north side of Marble Avenue NE between Valencia Drive NE and San Pedro Drive NE.
2. The applicant is proposing to change the zoning of the subject site from the O-1 Office and Institution Zone to the R-2 Residential Zone in order to allow for development of townhouse style apartments.
3. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. The subject site is within both the Area of Change and Area of Consistency of the Comprehensive Plan and is along a Main Street (San Pedro Drive) and a Major Transit Corridor (Loma Boulevard). The following policies apply:

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

c) Support improvements that protect stable thriving residential neighborhoods and enhance their attractiveness.

The request furthers Policy 4.1.4 c) by allowing for redevelopment of a currently blighted site with a productive residential use that will add residents who can patronize nearby businesses, thus adding to the stability and attractiveness of the residential neighborhood.

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

a) Create walkable places that provide opportunities to live, work, learn, shop, and play.

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

The request furthers Policy 5.1.1 by adding medium density residential development adjacent to an Activity Center, Main Street, and Major Transit Corridor, which provides opportunities for future residents to walk to nearby commercial uses for jobs and shopping, as well as supporting transit ridership on the adjacent corridors.

Policy 5.1.9 Main Streets: Promote Main Streets that are lively, highly walkable streets lined with neighborhood oriented businesses.

b) Minimize negative impacts on nearby neighborhoods by providing transitions between Main Street Development and abutting single-family residential areas.

The request furthers Policy 5.1.9 by providing a transition from the Fair Plaza shopping center to the single-family residential to the north and increasing the number of residents who will visit neighborhood businesses.

Policy 5.1.10 Major Transit Corridors: Foster corridors that prioritize high-frequency transit service with pedestrian oriented development.

a) Encourage higher-density residential developments within 1/4 mile of transit stops or stations.

The request furthers Policy 5.1.10 by adding residential density within ¼ mile of transit stops along Lomas Boulevard, a designated Major Transit Corridor.

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

b) Encourage development that offers choice in transportation, work areas, and lifestyles.

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

f) 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 will be available;

v. In areas where a transition is needed between single family homes and much more intensive development.

The request furthers Policy 5.2.1 because additional multi-family development at the subject site allows for choice in housing and lifestyle, as well as providing more people the opportunity to live near transit, which meets various incomes and provides a transition from the intensive C-2 commercial development to the single-family neighborhood to the north.

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

The request furthers Policy 5.3.1 because the subject site is an infill parcel that is surrounded by existing infrastructure.

Policy 5.3.3 Compact Development: Encourage development that clusters buildings and uses in order to provide landscaped open space and/or plazas and courtyards.

The request furthers Policy 5.3.3 because the R-2 zone requires landscaped usable open space to be provided for each unit of the development.

Policy 5.3.5 School Capacity: Discourage zone changes from non-residential to residential or mixed-use zones when affected public schools have insufficient capacity to support the anticipated increase of students based on proposed dwelling units.

The schools affected by this request all have capacity for more students, so the request should not be discouraged by Policy 5.3.5.

Policy 5.4.1 Housing near Jobs: Allow higher density housing and discourage single-family housing near areas with concentrated employment.

a) Prioritize high-density housing where services and infrastructure are available.

The request furthers Policy 5.4.1 because the change is for additional higher density housing that is located where services and infrastructure are available, as well as being located on the east side of the city in proximity to Uptown where significant employment exists.

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

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

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

f) Minimize potential negative impacts of development on existing residential uses with respect to noise, stormwater runoff, containments, lighting, air quality and traffic.

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

h) Encourage development in areas with a highly connected street grid and frequent transit service.

The request furthers Policy 5.6.2 because the proposed development is located in an area with adequate existing infrastructure, a highly connected street grid, and transit service. Additional medium density housing in the area surrounding an Activity Center, Main Street, and Major Transit Corridor will provide housing options to residents and support for transit and nearby commercial uses. A traffic study was not required for this request, and city regulations will ensure any impacts related to noise, stormwater, air quality, and light are minimal.

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

b) Ensure that development reinforces the scale, intensity and setbacks of the immediately surrounding area.

f) Limit the location of higher-density housing and mixed use development to areas within 1/4 mile of transit stations and within 660 feet of arterials and Corridors as an appropriate transition to single-family neighborhoods.

g) Provide stepbacks and/or setbacks to protect solar access and privacy on abutting single family residential properties.

The request furthers Policy 5.6.3 because the R-2 zone is limited to 26 feet in height except where there is room to meet angle plane requirements, and based on lot sizes it would be difficult to meet those requirements in close proximity to any of the existing single-family residential to the north and west of the subject site. As such, the proposed development will allow for continued solar access and privacy on the abutting properties while providing a medium density transition within 660 feet of a Major Transit Corridor into the neighborhood.

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

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

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

The request furthers Policy 5.6.4 because the request will not generate enough trips to trigger the need for a traffic study and other regulations will ensure any potential negative impacts are minimized. In addition, the request provides a transition between more intense commercial uses and the single-family residential neighborhood that is more stable than the existing blighted office complex.

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

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

The request is consistent with Policy 5.7.2 c) because the applicant has requested a "straight zone" to accomplish their objectives rather than pursuing an SU-1 designation.

Policy 5.7.5 Public Engagement: Provide regular opportunities for residents and stakeholders to better understand and engage in the planning and development process.

The applicant has met with the affected neighborhoods, including in a facilitated meeting, thus furthering the intent of Policy 5.7.5.

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.

- a) Increase the supply of housing that is affordable for all income levels.
- i) Provide for the development of multi-family housing close to public services, transit and shopping.

The request furthers Policy 9.1.1 by allowing for additional market rate, medium density housing that will increase supply available for a variety of incomes in an area that is close to shopping and transit service.

Policy 9.1.2 Affordability: Provide for mixed income neighborhoods, by encouraging high-quality, affordable and mixed income housing options throughout the area.

- b) Encourage a diversity of housing types, such as live/work spaces, stacked flats, townhouses, urban apartments, lofts, accessory dwelling units, and condominiums.
- c) Encourage housing types that maintain the scale of existing single-family neighborhoods while expanding housing options.
- d) Encourage the development of higher-density affordable and mixed income housing in Downtown, near job centers, and along transit corridors.

The request furthers Policy 9.1.2 by increasing the availability of mixed income apartment/townhouse style housing options along a Major Transit Corridor while maintaining the general scale of the neighborhood based on height and setback requirements.

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

- b) See Land Use Policy 5.2.1 for land use compatibility.

The request furthers Policy 5.2.1, so the request also furthers Policy 9.2.1 because the proposed development will be compatible with and enhance the surrounding neighborhood.

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

- b) Encourage multi-family and mixed-use development in areas where a transition is needed between single-family homes and more intense development.

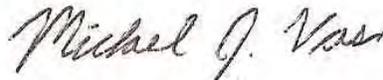
The request furthers Policy 9.3.2 because it allows for additional multi-family development in a transition area between more intense commercial development and a single-family neighborhood.

5. The applicant has justified the zone change request pursuant to *R-270-1980* as follows:
- A. The cited policies in Finding 4 support the statement that the request is consistent with the health, safety, morals, and general welfare of the city.
 - B. Stability of land use is maintained and enhanced by this request by replacing a blighted office complex with medium density residential. Residential uses are already allowed by the existing O-1 zoning up to 60% of the gross floor area with an approved conditional use, and the request to change the zoning to R-2 will allow for a 100% residential use. This solely residential development is consistent with other multi-family residential located nearby and offers an appropriate transition between the Fair Plaza shopping center and the single-family neighborhood to the north.
 - C. As shown in Finding 4, the proposed zone map amendment is not in significant conflict with, but rather furthers the applicable policies of the Comprehensive Plan.
 - D. The applicant has clearly demonstrated that the existing zoning is inappropriate because a different use category would be more advantageous to the community. The request to change the zoning will allow for redevelopment of the subject site in a way that will be advantageous to the community as articulated by numerous policies of the Comprehensive Plan as outlined in the Analysis section of the staff report above; therefore, the proposed R-2 zone designation is more appropriate for the subject site.
 - E. The requested R-2 zone is identical to the zoning of other properties in the immediate vicinity, and those existing uses are not harmful to those adjacent properties, the neighborhood, or community. Any future development of the subject site will comply with the requirements of the Zoning Code and other applicable regulations, which will limit the impacts of the development on adjacent properties.
 - F. Approval of the requested amendment will not require any capital improvements because the site is located in an area that already has sufficient infrastructure.
 - G. The cost of land or other economic considerations are not a determining factor in the request for a zone map amendment; rather the determining factor is the request being more advantageous to the community as articulated by the Comprehensive Plan.
 - H. The location of the subject site is not the sole justification for the requested zoning; rather, the request is based on the request being more advantageous to the community as articulated by numerous goals and policies of the Comprehensive Plan.
 - I. The request clearly facilitates realization of the Comprehensive Plan, and does not constitute a spot zone as the request is to change all of the existing zoning on the affected blocks to a different zone category and there are other properties with the same R-2 designation located across the street.
 - J. The request will not create a zone different than the surrounding zoning in a strip along the street, so this request does not constitute “strip zoning.”

6. The Mile-Hi Neighborhood Association and property owners within 100 feet of this request were notified and a facilitated meeting was held. There is a general level of support for this project from the neighborhood as an improvement over the existing blighted office complex.
7. Two written comments of support and one written comment expressing concerns were submitted regarding this request.

RECOMMENDATION

APPROVAL of 17EPC-40029, a request for Zone Map Amendment from O-1 to R-2 for Lots 10-12, Block 11 and Lots 7-12, Block 10, Swearingen Mayberry Subdivision, and Lots 7-9, Block 9, Hinton's Subdivision of Tract 9, Mile-Hi Addition, based on the preceding Findings.



**Michael Vos, AICP
Planner**

Notice of Decision cc list:

DAC Enterprises, Inc.

Elco Mutual

AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

No adverse comments.

Office of Neighborhood Coordination

A facilitated meeting was held on this request on August 22, 2017.

Long Range Planning

Please address Comprehensive Plan Policy 5.1.9, as San Pedro is designated a Main Street by the Comprehensive Plan and as the Mile-Hi District by the surrounding community.

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

No objection to the request.

Hydrology Development

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations

WATER UTILITY AUTHORITY

Utility Services

1. 17EPC-40029 Zone Map Amendment (Zone Change)
 - Identification: UPC – 101805818808931602, 101805821208831714, 101805823808931801
 - a. No adverse comment.
 - b. When development is desired request an availability statement at the link below:
 - i. http://www.abcwua.org/Availability_Statements.aspx
 - ii. Request shall include a zone map showing the site location.
 - c. Please note that if approval of building permit is required by the Environmental Planning Commission a condition of approval will be the execution of the aforementioned availability statement.

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Provide site plan to verify refuse truck access.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

No Comment

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No Comment

ALBUQUERQUE PUBLIC SCHOOLS

The request for a zone map amendment from O-1 to R-2 will impact the area's public schools should residential development occur. The zone change Given a maximum generation of 69 dwelling units on 2.3 acres (30 units per acre density), residential development could generate up to 34 students. The development in question intends a 50 dwelling unit build out which would generate a 25 student impact. Area schools impacted are Mark Twain ES, Hayes MS, Highland HS. Currently, all schools have capacity to accommodate said student growth.

- i. Residential Units: 50
- ii. Est. Elementary School Students: 13
- iii. Est. Middle School Students: 6
- iv. Est. High School Students: 6
- v. Est. Total # of Students from Project: 25

*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	Facility Capacity	Space Available
Mark Twain ES	365	380	15
Hayes MS	410	650	240
Highland HS	1322	1700	378

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

NMDOT

NMDOT has no comments.

PUBLIC SERVICE COMPANY OF NEW MEXICO

Conditions for Approval for Project #1011325 Zone Map Amendment (from O-1 to R-2 to develop 50 townhouse-style apartments on Marble Ave NE west of San Pedro NE north of Fair Plaza) 17EPC-40029

1. Existing PNM overhead distribution facilities are located along the western and eastern boundaries of the subject property along the rear lot lines. 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.

2. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Contact:

Mike Moyer
PNM Service Center
4201 Edith Boulevard NE
Albuquerque, NM 87107
Phone: (505) 241-3697

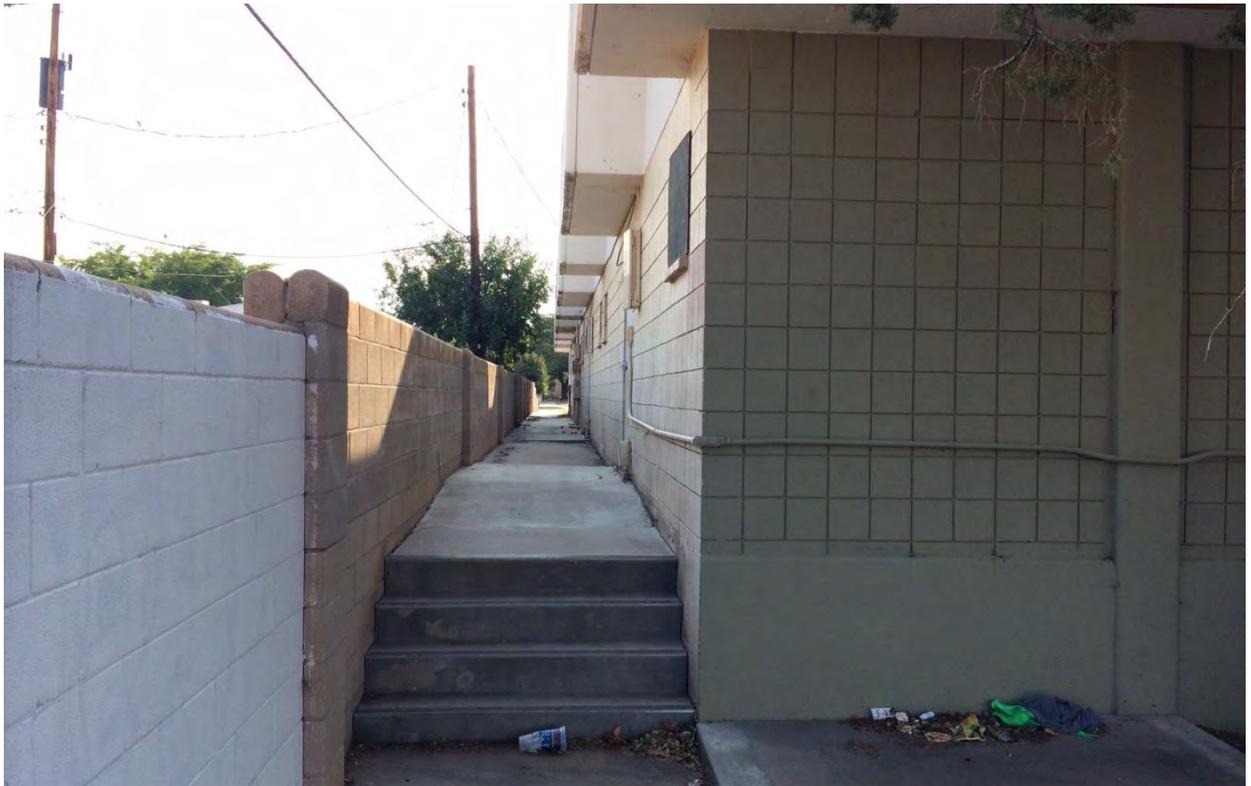
3. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.



View of the portion of the subject site located west of Cardenas Drive looking northwest.



View looking north at the westernmost edge of the subject site.



View looking east at the northern edge of the subject site.



View across the subject site looking south along Cardenas Drive.



View to the north looking across Marble Avenue at center of the subject site.



View to the west toward the courtyard area of the existing, vacant office complex.



View to the south across the eastern portion of the subject site looking at the rear of the Fair Plaza shopping center along Cagua Drive.



View of the easternmost edge of the subject site along the alley running behind the businesses fronting on San Pedro Drive.

HISTORY

Z-313

CC May 29, 1956

Ordinance # 1128 **3**

COMMISSION ORDINANCE NO. 1128

AN ORDINANCE AMENDING THE "ZONE MAP" OF THE CITY OF ALBUQUERQUE AS SHOWN IN COMMISSION ORDINANCE NO. 1062 BY MAKING CERTAIN CHANGES THERETO AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COMMISSION, CITY OF ALBUQUERQUE, as follows:

SECTION 1. That the "Zone Map" referred to in Section 4 and other sections of Commission Ordinance No. 1062 is hereby amended by making the following zone change;

From Residential 1 to Commercial 2 the northerly 500 feet of the west one-half of tract 15 of the Mile-Hi Addition, located on Cardenas between Lomas and Marble NE.

From Residential 1 to Residential 4
Lots 7 to 9 and 13 to 17 in Block 14;
Lots 10 to 12 in Block 11;
Lots 7 to 12 in Block 10;
Lots 7 to 9 in Block 9 of
Mile-Hi Addition (Z-313).

SECTION 2. This ordinance is hereby declared to be an emergency need on the ground of urgent public need. It is therefore to become effective immediately upon its passage and publication as provided by law.

PASSED, ADOPTED, SIGNED AND APPROVED THIS 29 day of May 1956

Chairman of City Commission
and Ex-Officio Mayor of the
City of Albuquerque

ATTEST:

CITY CLERK

RSC/ya

ZONING

Please refer to the Comprehensive Zoning Code Section 14-16-2-15 for specifics of the O-1 Office and Institution Zone and Section 14-16-2-11 for specifics of the R-2 Residential Zone.

APPLICATION INFORMATION



SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

S Z ZONING & PLANNING

- Annexation
- V** Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P** Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.

Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

ROBERT E. ROMERO - 842-0434

Professional/Agent (if any): DAC ENTERPRISES, INC c/o DOUG CRANDALL → PHONE: 480-636-8063

ADDRESS: 1521 EDITH BLVD NE FAX: 505-247-4530

CITY: ALBUQUERQUE, STATE NM ZIP 87102-1611 E-MAIL: DOUGCRANDALL@gmail.com

APPLICANT: ELCO MUTUAL c/o PAUL J. GRAYE, VP PHONE: 800-962-8610

ADDRESS: 916 SHERWOOD DRIVE FAX: 847-295-1145

CITY: LAKE BLUFF STATE IL ZIP 60044 E-MAIL: www.elcomutual.com

Proprietary interest in site: OWNERS List all owners: _____

DESCRIPTION OF REQUEST: ZONE MAP AMENDMENT TO R-2 MEDIUM density multi-family

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

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

Lot or Tract No. LOTS 10-12, BLK 11 & LOTS 7-12, BLK 10 Block: _____ Unit: _____

Subdiv/Addn/TBKA: SWEARINGEN, MAYBERRY'S SUBDIVISION

Existing Zoning: O-1 Proposed zoning: R-2 RESIDENTIAL MRGCD Map No NA

Zone Atlas page(s): J-18 UPC Code: 101805818808931602 (LOTS 10-12, BLK 11)

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): 101805821208831714 (LOTS 7-12, BLK 10)
101805823808931801 (LOTS 7-9, BLK 9)

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO

No. of existing lots: 12 No. of proposed lots: 4 Total site area (acres): 2.3 AC

LOCATION OF PROPERTY BY STREETS: On or Near: 5905, 6001 & 6001 MARBLE AVE NE

Between: VALENCIA DR NE and SAN PEDRO DR NE

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team (PRT) Review Date: 5-16-17 PA # 17-68

SIGNATURE Doug Crandall DATE 7/22/2017

(Print Name) DOUG CRANDALL, DAC ENTERPRISES, INC. Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>17EPC - 40029</u>	<u>AZM</u>	_____	\$ <u>350.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>50.00</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>ADV</u>	_____	\$ <u>241.98</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>Sept. 14, 2017</u>			Total
	<u>7-28-17</u>			\$ <u>641.98</u>

Project # 1011325

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

ANNEXATION (EPC08)

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

Your attendance is required.

SDP PHASE I - DRB CONCEPTUAL PLAN REVIEW (DRBPH1) (Unadvertised)

SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14) (Public Hearing)

SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2) (Unadvertised)

- Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
 - Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
 - Zone Atlas map with the entire plan area clearly outlined and indicated
 - Letter describing, explaining, and justifying the request
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
(for EPC public hearing only)
 - Traffic Impact Study (TIS) form (for EPC public hearing only)
 - Fee for EPC final approval only (see schedule)
 - List any original and/or related file numbers on the cover application
- Refer to the schedules for the dates, times and places of DRB and EPC hearings.*

Your attendance is required.

AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)

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

Your attendance is required.

AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)

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

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

Your attendance is required.

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)

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

Your attendance is required.

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

DOUG CRANDALL, DAC ENTERPRISES, INC.
Applicant name (print)

Doug Crandall 7/22/2017
Applicant signature & Date



Revised: June 2011

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

Application case numbers
17EPC - 40029

[Signature] 7-28-17
Staff signature & Date
Project # 1011325

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: DAC ENTERPRISES, INC. DATE OF REQUEST: 7/5/17 ZONE ATLAS PAGE(S): J-18

CURRENT:

ZONING O-1
PARCEL SIZE (AC/SQ. FT.) 2.3 AC

LEGAL DESCRIPTION: LOTS 10-12, BLK 11, LOTS 7-12, BLK 10
SWEARINGEN-MITCHELL'S SUBD.

LOT OR TRACT # _____ BLOCK # _____
SUBDIVISION NAME LOTS 7-9, BLK 9, HINTON'S SUBD.
TR 9 - MILE-HIGH ADDN

REQUESTED CITY ACTION(S):

ANNEXATION []
ZONE CHANGE []: From O-1 To R-2
SECTOR, AREA, FAC, COMP PLAN []
AMENDMENT (Map/Text) []

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

*includes platting actions

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 40 TH'S
BUILDING SIZE: 50,000 (sq. ft.) HFA TOTAL

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

APPLICANT OR REPRESENTATIVE Robert [Signature] DATE 7/5/17

(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 BORDERLINE []

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

Notes:

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

[Signature]
TRAFFIC ENGINEER

07-05-17
DATE

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

TIS -SUBMITTED / / _____
-FINALIZED / / TRAFFIC ENGINEER DATE



July 25, 2017

Ms. Karen Hudson, Chair

Environmental Planning Commission

City of Albuquerque

Albuquerque, NM

Re: Zone Map Amendment - Legal Description

**5905 Marble -011LOTS 10 11 12 BLK 11 SWEARINGEN MILE HIGH
MARBERRY SUBD**

6001 Marble -010LOTS 7 8 9 10 11 X 12 SWEARINGEN MARBERRY SUB

6101 Marble - 009LOTS 7 8 9 HENTON SUBD MILE HIGH

Dear Chair Hudson;

This letter certifies that the undersigned is the owner of the above referenced property and authorizes DAC Enterprises, Inc. to act on my behalf in seeking approval for a zone map amendment for this property.

If you have any questions, please feel free to contact me.

Sincerely,

ELCO Mutual Life and Annuity

A handwritten signature in black ink, appearing to read "Paul J. Grawe".

Paul J Grawe

Vice President

916 Sherwood Drive
Lake Bluff, IL 60044

800-962-8610 phone
847-295-1145 fax

www.elcomutual.com

PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 17-68 Date: 5.16.17 Time: 2:00 PM

Address: 5905-6001-6101 MARBLE NE

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: Kym Dicome Other: _____
Code Enforcement: Ben McIntosh Other: _____
Fire Marshall: Antonio Chinchilla Eric Gonzales

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

- | | | |
|--|---------------------------------------|---|
| <input type="checkbox"/> Zone Map Amendment | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> City Council Approval |
| <input type="checkbox"/> Sector Dev. Plan Amendment | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> City Council Approval |
| <input type="checkbox"/> Site Dev. Plan for Subdivision | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> DRB Approval <input type="checkbox"/> Admin Approval |
| <input type="checkbox"/> Site Dev. Plan for Bldg. Permit | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> DRB Approval <input type="checkbox"/> Admin Approval |
| <input type="checkbox"/> Other _____ | | |

3. SUMMARY OF PRT DISCUSSION:

Current Zoning: 0.1
Proposed Use/Zone: R-2?
Applicable Plans: _____
Applicable Design Regulations: _____
Previously approved site plans/project #s: _____
Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other) _____

Handouts Given:

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

Additional Notes:

PROPOSING TO BUILD TOWNHOMES? CONSIDER R.T. LESS
INTENSIVE. SURROUNDED BY R.1 EXCEPT ACROSS LAWRENCE +
MARBLE. THEN ON W/ SOME C.1 ACROSS AVEY + C.2 SOUTH.
CAN APPLY FOR R.2 OR R.T BUT WILL BE CONSIDERED A
SPOT ZONE SO MUST BE JUSTIFIABLE + HARDER TEST
UNDER 270. P.80. < INTENSIVE > CHANCE OF APPL.

***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.

BASED ON DRAWING = APTS. FOR RENT?

HEIGHT - 26' OVER = 45° ANGLE PLANE MEASUREMENT. SOLAR ACCESS APPLIES TO STRUCTURES 726'0" ALONG NORTHERN BOUNDARY.

AREA: MIN. LOT AREA FOR APTS OTHER THAN TOWNHOMES = 6000 SF.
MIN LOT WIDTH = 60' TOWNHOUSE LOT = 22' WIDTH / 2200 SF.

IF NOT SUBDIVIDING -

MUST MEET USABLE OPEN SPACE REQ'MENTS. 14.16.2.11 (H)

PARKING BY USE. LANDSCAPING.

ZONE CHANGE. PER 270.1280. MUST USE 2017 COMP PLAN POLICIES / GOALS FOR JUSTIFICATION. ON PLANNING WEBSITE.

MTG.

FIRE - NOT HIGHER THAN 30' - NEED 20' ACCESS FOR FIRE.

ONC. WEB BASED FORM.

July 22, 2017

Karen Hudson, Chair
Environmental Planning Commission
City of Albuquerque
Albuquerque, New Mexico

Re: Zone Map Amendment - Lots 10-12, Block 11 & Lots 7-12, Block 10, Swearingen-Mayberry Subdivision & Block 9, Hinton's Subdivision of Tract 9 of Mile-Hi Addition. (Zone Atlas Page J-18-Z)

Dear Chair and Commissioners:

DAC Enterprises, Inc., has been retained to act as agent for Mr. Ahmet Teryaki who wishes to develop up to 50 townhouse style apartments at the above referenced site. Mr. Teryaki lives in the neighborhood where this zone map amendment is being sought. The properties are located on Marble NE with additional frontage on Cagua and/or Cardenas NE. Each parcel is currently zoned O-1. There are currently vacant office buildings on each site. This zone map amendment request is for R-2, medium density multi-family. Approval of this request would add needed new housing stock to the area and complement to neighborhood plans for an urban renewal for central Albuquerque in the manner of Nob Hill. The site is located on the cusp of an Area of Change and an Area of Consistency.

The rear of Fair Plaza Shopping Center, zoned C-2, faces the property across the street from Marble. The three lots on the northeast corner of Marble and Cagua abut an alleyway. The parcels on the east side of the alley are zoned C-1. The lots on Marble south of the proposed Cardenas development is zoned O-1. The north side of the proposed development for each lot is zoned R-1, as are the lots to the west of the Cardenas properties

Although these lots are located on portions of three different blocks, bifurcated by city streets, this request consolidates the overall development as if it were a single parcel as is reflected in the justification to follow.

This site is not located within the boundaries of any sector development plan. Justification for this approval is based upon Section D (3) of Resolution 270-1980 in that the *Albuquerque/Bernalillo County Comprehensive Plan (Comprehensive Plan)* is better served by this zone map amendment request.

Background and Summary of Request

As noted above, the properties discussed for this request are zoned O-1. Each site is developed with office buildings that were erected prior to many current zoning regulations. The most obvious manifestation of this is the virtual lack of any parking area landscaping. Further, the offices have been vacant or nearly vacant for nearly five years, thus showing a clear lack of need for such a use in the neighborhood.

According to the 2017 first quarter report by *Collier's International*, "Albuquerque's office market continues to lag behind most of the nation following the Great Recession. Office vacancy rates in the first quarter are 22.32%, virtually unchanged from the 22.48% vacancy during the last quarter of 2016. The report also states that "Albuquerque remains over-built and under-demolished, with many office buildings being functionally or economically obsolete."

With no market for offices and no reasonable incentive to demolish and rebuild, approval of R-2 zoning and subsequent development will trigger all current site and design development requirements found in the *Albuquerque Comprehensive City Zoning Code (Zoning Code)*.

Although this request is for standard R-2 zoning, applicant has discussed the actual proposed development with representatives of the neighborhood. Mr. Teryaki has built townhouses in this area before as well as in several other parts of town. It is his intention to develop these properties in a similar style. Even absent a mandatory site plan as part of the zone map amendment, applicant believes that R-2 standards (and any subsequent requirements of the *Integrated Development Ordinance*, if applicable) will provide for an attractive, desirable and beneficial residential use for the area.

Resolution 270-1980

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

The *Comprehensive Plan* adopts policies that are found in the regulations of the *Zoning Code*. This zone map amendment will allow low to medium density multi-family apartments as governed by the R-2 zone category.

Further, although the request is for R-2 zoning, the proposed development is for townhouses. R-2 zoning is necessary, however, because the proposed development does not meet the 2200 foot lot width per unit required as required by R-T zoning. The total lot area for the entire request is 104,000 square feet, or

approximately 2.39 acres. Forty dwelling units (d.u.'s) are proposed, or 16.75 d.u.'s per acre, which is less than the allowed d.u.'s per acre for either the R-T or the R-2 zone. As such, applicant believes that this request is for low density zoning. Applicant does acknowledge, however, that the R-2 zone does allow for up to 30 d.u.'s per acre and, as such, is considered a medium density zone. Low and medium density wording may be used interchangeably within this request.

As will be demonstrated in Sections C & D of this request, the allowed uses for R-2 zoning will not conflict with adopted relevant plans and policies and will, in fact, further appropriate land use policies and goals of the City. Examples are useable open space for each unit, significant landscaping requirements which will upgrade the site and a use which provides for market based apartment townhouses instead of vacant offices. Permissive uses allowed in the R-2 zone are further discussed in Section E. of this justification. As such, applicant believes that this proposed zone map amendment is consistent with the health, safety, morals and general welfare of the city of Albuquerque.

B. Stability of land use and zoning is desirable; therefore the applicant must provide a sound justification for 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 will demonstrate that stability of land use will not be compromised by this request for R-2 zoning, and this map amendment will be consistent with the adopted plans and policies of the *Comprehensive Plan*.

Approval of this request will allow multi-family development on several lots that include older, vacant office buildings and large areas asphalt paving with no landscaped areas. A low to medium density multi-family development (as expressed in floor area ratio) will provide additional market priced housing in a centrally located older neighborhood that borders an Area of Change and and Area of Consistency.

The medium low density housing will stabilize the neighborhood by providing certainty of use instead of vacant office buildings that may be re-developed as a large scale office complex which could overwhelm the residential character of the area.

The O-1 zone is designed to provide suitable sites for "office institutional service and dwelling uses." Dwelling units which are allowed permissively up to 25% of the gross floor area of the site and up to 60% as a conditional use.

Based on the fact that the O-1 zone category specifically already allows dwelling units, and that the requested R-2 zoning is a low to medium density residential zone, applicant believes that this map amendment maintains stability of land use and zoning.

As stated, applicant proposes to build townhouses and there are other townhouse developments in the vicinity. Specifically, the applicant developed townhouses on Alice NE, between Cardenas and Alvarado. There is also R-2 zoning south of this proposal where Valencia intersects with Marble, and SU-1/PRD townhouses on Alvarado between Mountain and Marble.

As the individual lots for this project are the same size as the R-1 lots in the neighborhood, single family zoning might be considered. However, applicant believes that such zoning would not be appropriate as many of the lots would abut the rear of Fair Plaza shopping center, or the rear of the businesses on San Pedro, separated only by an alley.

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

Plan Element 4 - Community Identity

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

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

c. Support improvements that protect stable thriving residential neighborhood and enhance their attractiveness. A change from vacant office buildings to a lower density R-2 townhouse type development would be highly beneficial to this older, mid-town neighborhood. Low to medium density, multi-family housing would be served by, and be beneficial to, the retailers located within Fair Plaza Shopping Center as well as several small businesses and restaurants all within walking distance of the sight.

Current regulations regarding parking, design and landscaping would eradicate the blight of the current long vacant offices and enhance the attractiveness of the neighborhood.

As such, this request furthers Goal 4.1 and Policy 4.1.4 of the *Comprehensive Plan*.

Plan Element 5 - Land Use

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

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

a. Create walkable places that provide opportunities to live, work, learn, shop and play. If developed as expected, these properties will have 40 townhouse type dwellings. San Pedro is less than two blocks from the farthest part of the project and Fair Plaza is across the street from Marble on the south. Restaurants, a full service grocery store and other retail and service uses are all within walking distance.

g. Encourage residential infill in neighborhoods adjacent to Centers and Corridors to support transit ridership. This is a classic infill development, adding residential density to a predominantly residential area on non-residentially zoned parcels that have been vacant for several years, primarily because they have not served either a neighborhood or community need. Transit is robust in this area with both Rapid Ride and Local All Day Service available within walking distance.

As an infill development that is well served by transit as well as providing a walkable place to work, schools and shopping, Policy 5.1.1 is furthered by this request.

Policy 5.1.9 - *Main Streets* - *Promote Main Streets that are lively, highly walkable streets lined with neighborhood oriented businesses.*

b. Minimize negative impacts on nearby neighborhoods by providing transitions between Main Street Development and abutting single-family residential areas. An office development, as currently exists, adds no beneficial impact to further this policy. Townhouses will act as a meaningful transition between the commercial aspects of San Pedro to the east and Lomas to the south, including Fair Plaza shopping center, to the single family homes north of this proposed project. The addition of townhomes will provide residential density to the area to drive neighborhood oriented businesses to the area, and allow existing businesses to thrive. Because this use serves as both a transition and a catalyst for commercial development, Policy 5.1.9 is furthered.

Policy 5.1.10 - Major Transit Corridors: Foster corridors that prioritize high frequency transit service with pedestrian oriented development.

a. Encourage higher-density residential developments within 1/4 mile of transit stops or stations. This site is within 1/4 mile of at least three transit stops, including high frequency bus service on Lomas and two more stations on San Pedro with peak hours transit service. The Rapid Ride transit route that has a stop on Lomas, handles over one million rides per year and is the second most utilized Rapid Ride service in the city. The San Pedro commuter route provides for another 6700 rides and connects to all other major east/west corridors on the east side. As such, this request furthers Goal 5.1 and Policy 5.1.10 of the *Comprehensive Plan*.

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.

b. Encourage development that offers choice in transportation, work areas and lifestyles. This request adds is well served by transit and is centrally located to many retail and office uses that may be work areas for the residents of the development.

d. Encourage development that broadens housing options to meet a range of incomes and lifestyles. This request adds new housing opportunities in the form of townhouse type apartments for young professionals, small families and others seeking a quality living environment without the investment or uncertainty of single family home ownership.

f. Encourage higher density housing as and appropriate use in the following situations:

ii. In areas with good street connectivity and convenient access to transit. This area is well served by transit and is near Lomas Boulevard, a major east/west street.

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 will be available. Townhouses and other multi-family homes already exist in this vicinity and, as an an infill development, all relevant infrastructure is available.

v. In areas where a transition is needed between single family homes and much more intensive development. As previously noted, this site is well served by transit as well as by commercial and service uses in the area. SU-1 zoned low

density multi-family has been recently established and well utilized to the south of this site and R-2 zoning exists across the street from the R-1 zones abutting the portion of this request located on Cardenas.

The proposed R-2 townhouse type development will offer affordable, market based, housing in the desirable mid-town area of Albuquerque. Although the R-2 zone is a lower density multi-family zone, it is higher density than the R-1 zoning that dominates the area to the north of this site. Mixed density has already been established in this area and, as this is an infill development, all expected urban infrastructure is available. Though the current zoning for this project is O-1, the entire site is vacant and provides for unwanted transient housing in the neighborhood. Approval of this request will allow for an effective transition primarily between the single family residents to the north and the rear of Fair Plaza shopping center where large delivery trucks are common. As such, this request furthers Goal 5.2 and Policy 5.2.1 of the *Comprehensive Plan*

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.

This is an infill development proposed for fifty multi-family dwelling units. The area is served existing infrastructure and easy access to transit.

Policy 5.3.3. Compact Development: Encourage development that clusters buildings and uses in order to provide landscaped open space and/or plazas and courtyards. R-2 zoning requires that all useable open space be landscaped.

Policy 5.3.5. School Capacity: Discourage zone changes from non-residential to residential or mixed-use zones when affected public schools have insufficient capacity to support the anticipated increase of students based on proposed dwelling units. This project is served by three mid-city schools, Mark Twain Elementary, Hayes Mid School and Highland High School. None of these schools are at or over capacity.

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

Policy 5.4.1 Housing near Jobs: Allow higher density housing and discourage single-family housing near areas with concentrated employment.

a. Prioritize high-density housing where services and infrastructure are available. Although this a low to medium density development, it is higher density than the single family zoning which predominates the area north of Marble in this vicinity. All relevant infrastructure is already in place and available and the area is well served by retail, office and schools. Even though this project is not located on the west side, the majority of jobs in Albuquerque remain east of the Rio Grande, and this site is relatively near Uptown, a major retail, office, service center.

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

Policy 5.6.2. Areas of Change - *Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.* This site is located on the cusp on an Area of Change and an Area of Consistency.

c. Foster a range of housing options at various densities according to each Center and Corridor Type. This will be a townhouse development in the R-2, medium density zone category. Townhomes, single family homes and apartments are all within the vicinity this add to these options.

f. Minimize potential negative impacts of development on existing residential uses with respect to noise, stormwater runoff, containments, lighting air quality and traffic. If approved, this request will replace an existing, long vacant office complex developed prior to most current zoning standards. Forty additional townhouses will not significantly add to neighborhood noise. There will be no balconies and there is no common gathering areas. Drainage, lighting, air quality and traffic are all considered for any new development and will minimize or eliminate negative impacts that may exist under the current zoning.

g. Encourage development where adequate infrastructure and community services exist. This sub policy has been addressed numerous times. This is an infill development well served by infrastructure, transit, major roadways and other services.

h. Encourage development in areas with a highly connected street grid and frequent transit service. This area is located just north of Lomas Boulevard, one of the most traveled east/west arterials and is served by both standard all day bus service and Rapid Ride.

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

b. Ensure that development reinforces the scale, intensity and setbacks of the immediately surrounding area. Height regulations are generally the same as R-1, though buildings may be taller if they meet certain solar access requirements. The applicant has no plans to build higher than 26', but solar requirements would assure that scale and intensity of the development would not loom on the three lots abutting R-1 zoning.

In addition, setbacks are nearly identical to the R-1 zone, except that front building setbacks may be 15' instead of 20.' Driveways must still be 20' in length.

d. In areas with predominately single-family residential uses, support zone changes that help align the appropriate zone with existing land uses. The area to the north of this request is predominately single family, but the proposed R-2 zoning will act as a buffer between the commercial use (Fair Plaza shopping center) on Marble and the R-2 zoning also along Marble.

f. Limit the location of higher-density housing and mixed use development to areas within 1/4 mile of transit stations and within 660 feet of arterials and Corridors as an appropriate transition to single-family neighborhoods. R-2 is a medium density zone category and the proposed development is for lower density townhouses, but the site is within 1/4 smile of a Rapid Ride stop and within 660' of Lomas Boulevard, a major arterial.

g. Provide setbacks and/or setbacks to protect solar access and privacy on abutting single family residential properties. Setbacks for the rear yard in the proposed R-2 zone are identical to R-1 rear yard setback and, as previously noted, additional solar access requirements are imposed for any building over 26' tall.

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

a. Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context. R-2 zoning allows houses, townhouses and medium density multi-family development. The size of the area under consideration will limit any development to the lower end of the allowed density. In no case may the floor area ratio exceed 50% of the lot size. Rear setbacks for any dwelling units abutting R-1 are allowed to be no less than that which is allowed in R-1 zoning. Building height may exceed the R-1 maximum height of 26' only if certain angle requirements are met. In order to build higher than 26', and meet all setback requirements, the rear yard setbacks of such a development would substantially exceed the 15' required for R-1 zoning. Under any circumstances it would be difficult to develop a viable project that exceeded the R-1 height requirements and still meet the floor area ratio and maximum dwelling units per acre regulations of the R-2 zone.

b. *Minimize development's negative effects on individuals and neighborhoods with respect to noise, lighting, air pollution, and traffic.* R-2 regulations prescribe appropriate off street parking and lighting regulations.

Applicant has reviewed this zone map amendment with the Traffic Engineer who concluded that no Traffic Impact Study was required. Excessive noise and air pollution are not generally associated with R-2 developments.

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

c. *Avoid the use of SU-1 as a tool to negotiate design or use standards between stakeholders and limit its application to uses specified in the SU-1 zone.* It is the intention of the applicant to build townhouses, including single story units abutting R-1 zoning. Applicant lives in this neighborhood and has built similar units in the vicinity that have been well received by the residents of the area. However, in order to comply with this policy, this is a request for standard R-2 zoning. Applicant believes that lot size, *Zoning Code* standards and economic viability will assure that any development will be compatible with the applicant's own intentions, regardless of who may be the ultimate contractor.

Policy 5.7.5. Public Engagement: *Provide regular opportunities for residents and stakeholders to better understand and engage in the planning and development process.* Applicant has held meetings with the neighborhood identifying the scope of this project. Those in attendance have expressed their support. Applicant will continue to communicate with all stakeholders throughout the zone map amendment and into the development process.

Applicant believes the preceding has demonstrated that this request will further all relevant goals and policies of the land use element of the *Comprehensive Plan*.

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.*

a. *Increase the supply of housing that is affordable for all income levels. This proposal is for lower density, market based townhouses.*

i. *Provide for the development of multi-family housing close to public services, transit and shopping. The site meets all aspects of this policy is previously identified numerous times.*

Policy 9.1.2. Affordability: *Provide for mixed income neighborhoods, by encouraging high-quality, affordable and mixed income housing options throughout the area.*

b. *Encourage a diversity of housing types, such as live/work spaces, stacked flats, townhouses, urban apartments, lofts, accessory dwelling units and condominiums. This request is for R-2 zoning with the intent of building townhouses.*

c. *Encourage housing types that maintain the scale of existing single-family neighborhoods while expanding housing options. R-2 regulations will assure the scale of the nearby single family neighborhood is maintained.*

d. *Encourage the development of higher-density affordable and mixed income housing in Downtown, near job centers, and along transit corridors. It is the intent of the applicant/developer to build market based rental townhouses.*

Goal 9.2. - Sustainable Design

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

b. *See Land Use Policy 5.2.1. for land use compatibility. Applicant has previously addressed this policy.*

Goal 9.3. Density: *Support increased housing density in appropriate places with adequate services and amenities. This site is located near a major transit corridor as well as being within a short distance of the Uptown area of Albuquerque. It is within 1/2 mile of Expo New Mexico and is served by restaurants, grocery stores, banks, and most other expected commercial amenities.*

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

b. Encourage multi-family and mixed-use development in areas where a transition is needed between single-family homes and more intense development. If approved, the townhouse development allowed by R-2 zoning will act as a transition between the C-2 shopping center south of Marble to the single family zoning north of the existing O-1 zone.

Applicant believes that it has been adequately demonstrated that this request does not conflict with Plan Element 9 - Housing, and that appropriate goals and policies of this Plan Element and the *Comprehensive Plan* will be furthered by the approval of this zone map amendment request.

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* and other City master plans, even though 1 and 2 above do not apply. Based upon the three criteria listed above, applicant states the following:

1. Applicant makes no argument that there is an error regarding the existing map pattern.
2. There are no significant changed neighborhood conditions to justify this request and applicant makes no such argument.
3. Based upon the justifications addressed in Section C, this request facilitates at least thirty goals and policies and sub-policies of the *Comprehensive Plan* and will be advantages to the community as articulated in that plan.

E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to the adjacent property, the neighborhood or the community. Permissive uses allowed in the R-2 zone are the same as those allowed in the R-T zone, which in turn, reverts to the R-1 zone with the following restrictions: Other than allowing a multi-family development, which applicant believes has been justified, the other permissive uses of the R-2 zone will not have a negative affect.

Specifically, the R-2 zone does not allow agricultural animal keeping, front yard parking of recreational vehicles, or hobby breeders.

Houses are not limited to one house per lot, but floor area ratio, setbacks and lot size would mitigate any potential harm in the unlikely event such a scenario would occur. Permissive uses which are allowed in the R-2 zone, but not the R-1 zone include: Apartments, Accessory Living Quarters, Family Day Care Homes and limited identifying signage for a development. Applicant believes that the restrictions are beneficial to the adjacent R-1 properties and that, because the purpose of this request is to build multi-family townhouse apartments, the

other permissive uses are appropriate permissive uses in this zone map amendment is approved.

F. A proposed zone change which, to be utilized though land development requires major and unplanned capital expenditure 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. This proposed zone change is located within the city limits and all infrastructure including roads, water, and sewer are all established. As such, applicant neither requests, nor requires capital expenditures by the City to develop this vacant parcel.

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

Applicant believes that this request furthers specific city policies regarding this request and asks for no specific consideration regarding any economic issue with this zone map amendment. The purpose of this request is to allow a desirable infill residential development.

H. Location on a collector or major street is not in itself sufficient justification of apartment, office or commercial zoning. This site is not located on a collector or major street and applicant believes that the justification for this zone map amendment is supported by relevant policies of the *Comprehensive Plan*.

I. A zone change request which would give a zone different from surrounding zones 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 adopted sector development plan or area 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 uses allowed in any adjacent zone due to topography, traffic for special adverse land uses nearby; or because the nature of structures already on the premises make the site unsuitable for the uses allowed in any adjacent zone. Applicant does not believe that this request meets the definition of a 'spot zone.' The proposed zone map amendment consists of twelve lots located on three different streets. Nonetheless, applicant believes that there has been adequate discussion and justification of this zone map request as a transition, and that similar uses and zone categories are prevalent in the area

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 only be approved where; (1) the change will clearly facilitate realization of the Comprehensive Plan and any adopted sector development plan or area 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 uses allowed in any adjacent zone due to traffic or special adverse land uses nearby. This is neither a commercial development, nor does it meet the definition of 'strip zoning.'

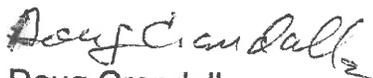
Conclusions

Applicant believes that this request for infill development in an older part of mid-town Albuquerque will be a beneficial improvement to the existing vacant office use and that it has been demonstrated as being well supported by several goals and policies of the *Comprehensive Plan*.

As noted at the beginning of this request, the offices on this property have been unoccupied for approximately five years. As a result, the neighbors have stated that the site is a haven for transients and drug users. The zoning standards in effect at the time the offices were built were minimal and inadequate to create what is currently deemed a safe and aesthetically desirable development. There is no current market for offices anywhere in the vicinity and any redevelopment of the site would be highly unlikely.

A positive consideration of this request is appreciated. I look forward to addressing the commission to answer any other questions that may arise.

Regards,



Doug Crandall
Principal, DAC Enterprises, Inc.

NOTIFICATION & NEIGHBORHOOD INFORMATION



City of Albuquerque

***PLEASE NOTE:** The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office.

June 30, 2017

Robert E. Romero
DAC Enterprises Inc.
1521 Edith Blvd NE
Albuquerque, NM 87102
(505) 842-0484
r.romero505@gmail.com

Dear Robert:

Thank you for your inquiry requesting the names of ALL Neighborhood and/or Homeowner Associations who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed **[EPC Submittal]** project recorded as **[Lots 10-12, Block 11 and Lots 7-12, Block 10, Swearingen-Mayberry's Subdivision, and Lots 7-9, Block 9, Hinton's Subdivision of Track 9, Mile-Hi Addition]** located on **[Between: San Pedro Dr NE and Valencia Dr NE]** zone map **[J-18]**.

This correspondence serves as your "Notification Inquiry Letter" from the Office of Neighborhood Coordination, and must be included as part of your application. Please see "ATTACHMENT A" for a list of NA's / HOA's that must be contacted regarding this submittal.

Please note that according to Section §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify **both** of these contact persons by **certified mail, return receipt requested**, before the Planning Department will accept your application. Please see Page 2 of this letter for additional requirements. If you have any questions about the information provided please contact our office at (505) 768-3334 or QNC@cabq.gov

Sincerely,

Office of Neighborhood Coordination
Council Services Department

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 Office of Neighborhood Coordination (ONC) by email at ONC@cabq.gov or by phone at (505) 768-3334.
A facilitated meeting request must be received by ONC by: **Monday 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.

(ONC use only)

Date Processed: **06/30/17** ONC Staff Initials: **VMQ**

ATTACHMENT A

MILE-HI N.A. (MHI) "R"

***Cynthia Serna** e-mail: serna.cynthia@gmail.com

1616 Cardenas Dr. NE/87110 453-6499 (h) 262-6024 (w)

Julia North e-mail: jjnorth123@gmail.com

1509 Cagua Dr. NE/87110 255-2923 (h)

Council District: 7

County District: 3

Police Beat: 332/SE

Zone Map #: J-K-17-18

7010 2780 0003 2260 0437

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<i>(Domestic Mail Only; No Insurance Coverage Provided)</i>											
<small>For delivery information visit our website at www.usps.com</small>											
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Street, Apt. No., or PO Box No. 1616 CARDENAS DR. NE											
City, State, ZIP+4 ALBUQ., NM 87110											
PS Form 3800, August 2006 See Reverse for Instructions											

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Street, Apt. No., or PO Box No. 1509 CAGUA DR. NE											
City, State, ZIP+4 ALBUQ., NM 87110											
PS Form 3800, August 2006 See Reverse for Instructions											

DAC Enterprises, Inc.

Zoning & Land Use Services

July 3, 2017

CERTIFIED MAIL
MILE-HI NEIGHBORHOOD ASSOCIATION
Cynthia Serna
1616 Cardenas Dr. NE
Albuquerque, NM 87110

Re: Request for Zone Map Amendment – Lots 10-12, Block 11, and Lots 7-12, Block 10, Swearingen-Mayberry's Subdivision, and Lots 7-9, Block 9, Hinton's Subdivision of Track 9, Mile-Hi Addition-5905, 6001 & 6101 Marble Ave., NE, Albuquerque, NM

Dear Ms. Serna:

DAC Enterprises, Inc. (agent) has been authorized to represent Mr. Ahmet Tiryaki, d/b/a DAMA Construction (applicant) regarding a zone map amendment at the above referenced location. The property is currently zoned O-1 Office & Institution. The applicant is requesting the property be zoned to R-2 Residential for townhouses.

A copy of the proposed site plan is enclosed for your review. Also enclosed is Zone Map J-18 in order to help you locate the development. The application will be filed with the Environmental Planning Commission, City of Albuquerque by the August 3, 2017 deadline for a public hearing on September 14, 2017.

DAC representatives remain available to present this request to you and/or your association. However, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Office of Neighborhood Coordination (ONC) by e-mail at ONC@cabq.gov or by telephone at 505-768-3334. If you should have any questions in the mean time, please feel free to call on me at 842-0484.

Sincerely,



Robert E. Romero, Associate

Cc: Julia North, 1509 Cagua Dr. NE Albuquerque, NM 87110
Ahmet Tiryaki, 1815 Cagua Place NE, Albuquerque, NM 87110

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM PROJECT 1011325 MEETING REPORT

Project #: 1011325 17EPC-40029 Marble Properties
Property: 5905, 6001, 6101 Marble NE, between Valencia and San Pedro NE
Hearing Date: 14 September 2017
Staff Planner: Michael Vos

Date Submitted: 23 August 2017—Revised 28 August 2017
Submitted By: Philip Crump

Meeting Date/Time: 22 August 2017, 6:30-8:00 pm
Meeting Location: Our Lady of Perpetual Help Byzantine Catholic Church, 1837 Alvarado NE
Facilitator: Philip Crump
Co-facilitator: Jessie Lawrence

Parties:
Applicant: Ahmet Tiryaki
Agent: DAC Enterprises—Robert Romero
Architect: Roger Cinelli
Neighborhood Associations/Interested Parties: Mile-Hi NA, Alvarado Park NA, Mark Twain NA

Background/Meeting summary:

The application is for a zone change from O-1 (Office) to R-2 (Residential), to allow razing an older office complex for a new approximately 40-unit one- and two-story townhome complex along Marble NE immediately to the north of the Fair Plaza Shopping Center. The applicant, who lives in the neighborhood, has built other units in the area; several of the meeting attendees were his tenants. The agent provided a tentative site plan, being careful to note that the site plan provided is not part of the application, but was brought for information to the citizens attending the meeting.

The Mile-Hi NA Board had provided a document of questions, concerns, and suggestions; this document provided the basis for discussion in the meeting and will be referenced in the report below as *MHNA Document*.

Neighbors spoke of their dissatisfaction with the condition of the current office complex and activities around it, such as finding hypodermic needles. They expressed anticipation that the complex would be a quality addition to the neighborhood, attracting young professionals and contributing to the success of local businesses.

While there were questions regarding traffic impacts, building height, and privacy concerns, most of these were addressed in the discussion. The existence of a deed restriction that would limit the building height is the one issue that may require additional research and discussion. Attendees expressed appreciation to the Mile-Hi Board for calling the meeting and providing an opportunity to learn much more about the project, and generally expressed support for the rezoning and the project. Members of the Board said they support the application and the project, but would not assume to speak as an organization for all neighbors.

Outcome:

Areas of agreement—

- The existing office complex is a detriment to the neighborhood.
- The townhomes would be a positive addition to the neighborhood.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT 1011325 MEETING REPORT

- Communication between the developer and the neighbors is important and should continue.

Unresolved issues and concerns—

- As of the meeting, there had not been an assignment of a case planner, to whom citizens could address additional comments.
- There was unresolved discussion of potential deed restrictions on the properties.

Meeting specifics:

1) **Overview of application**

- a. Proposing to rezone the property from O-1 to R-2.
 - i. R-2 is low-medium density.
 - ii. If approved, R-2 zone will allow Mr. Tiryaki to build 40 townhome units.
 1. The tentative site plan is not part of the application. This was done in order to show the NAs what will happen if the zoning is changed.
 2. The development team wants to show diligence; the agent said they don't want someone else to come in. They want to show they have a commitment to getting the zone change and developing the properties.
 - iii. The development will meet all current site and development standards of the current zoning code.
 1. They feel that the R-2 standards will provide an attractive and desirable residential use for the area and complement the single-family units.

[The MHNA Document will be presented, as it was utilized as the basis for the discussion. The text—*in italics*—will be followed by paraphrased responses from the agent and other members of the development team as well as additional questions and comments from citizens.]

2) **Notification of neighbors:**

- a. *When will residents/businesses within a specified distance of properties be notified of the application for rezoning?*
 - i. DAC likes to meet with NAs to let them know what they are proposing before they file. They don't want to ambush anyone. The only NA they were required to notify by ONC—Office of Neighborhood Coordination--was Mile Hi.
 - ii. The official notifications are also sent to residents within 100 feet of this property; COA—City of Albuquerque--will send out notices August 31.
 1. The list of people who are going to get notices are posted on wall, along with map created by city of who will be notified. COA has a new procedure of notification; now the applicant has to pay for it. Ahmet has paid for certified mail to all of these people.
- b. *Is the September 14, 2017 meeting a public hearing with opportunity for verbal public comment?*
 - i. For those who have not attended a public hearing, when you get to meeting, you need to go to the clerk if you're going to make comments, and sign up. They will call you up in turn by name. It is important to be there on time and sign up. The EPC—Environmental Planning Commission--is casual in terms of allowing people to speak, even if they didn't sign up.

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LAND USE FACILITATION PROGRAM PROJECT 1011325 MEETING REPORT

- ii. The hearing starts at 8:30 am, and parking is limited. You need to get the parking pass to put on your dashboard in the lot.
- c. *Is there a process and deadline to submit written comments?*
 - i. Facilitator: In report, there will be contact info. If you have additional thoughts, there will be a chance to submit that.
 - ii. MHNA: That's the report within 48 hours? So we can provide that contact info to others?
 - iii. Facilitator: Yes. It's a public document.
 - iv. Written comments must be submitted no later than 9:00 am on Tuesday 12 September.
- d. *The MHNA Board plans to summarize questions/responses from the Aug. 22nd facilitated meeting and provide information on date/time/location for Sept. 14 hearing and any address to submit written comments on a one-page flyer to distribute in the Mile Hi neighborhood by the end of August.*

3) Traffic impact:

- a. *Will the City conduct a traffic impact study for the proposed development?*
- b. *Would a traffic impact analysis be triggered by this rezoning request or by a subsequent submission of final development plan (or are those part of this same process)?*
 - i. No, and no. The reason is that prior to the application, we needed to meet with traffic engineer, show what we're proposing in terms of acreage and square footage. This is 2.3 acres, 50,000 sf.
 - 1. The threshold for traffic analysis is 150 units, and this is only 40. No traffic impact report will be required.
 - 2. Keep in mind this is a site plan for building purposes only. The Site plan only requires review by the building department, not review by EPC.
 - 3. The only thing the EPC will review is the zone change request.
- c. *Will the developer be required to contribute to the cost of a traffic impact study and/or any potential impact mitigation, such as stop signs, speed bumps, etc.?*
 - i. Not necessarily. They are not required to do anything.
 - ii. This development at building permit stage will require a development impact fee for the purposes of infrastructure improvement. Ahmet can also work with the association, work with the traffic control office [Neighborhood Traffic Management Program--NTMP], which reviews traffic controls if requested by the neighborhoods.
 - iii. Applicant said that they have nothing against working with the neighborhoods on this.
 - iv. Traffic direction for the most part will go into commercial areas. Already, San Pedro, Constitution, Lomas, San Mateo are arterial streets. Not that many people will be going north to Constitution when they can use Marble.
- d. *There is some fairly widespread concern that there may be increased traffic on Cagua and Cardenas, particularly south of Constitution. While Cardenas Dr. has stop signs at each cross street, Cagua does not have stop signs at every crossing. We recommend the addition of stop signs at the crossings along Cagua between Constitution and Marble where they do not currently exist to help slow traffic along that street. There also are no stop signs on Marble currently between San Pedro and Alvarado, so stop signs at Cagua and Cardenas could be considered.*
 - i. This has been addressed. And [NTMP] will consider it, but you need to request it. Call 311 to make request; they typically respond to 311 requests.
- e. *Is there a potential impact in terms of increased traffic along Lomas, San Pedro, and/or*

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Constitution at peak hours of the day or weekend once the proposed units are built out and occupied?

- i. There will be some traffic, because of 40 units and families living there, who will impact schools to some extent. All the street systems around the area are designed to accept the traffic from new development.
- f. Other questions/comments about traffic:
 - i. Realtor: If the property stayed as offices, it would probably have greater traffic. Currently there are about 40 offices there, so employees and clients would have impact.
 - ii. Neighbor said they welcome the development as a business. Getting on to San Pedro, they don't really see a problem.

4) Impact on privacy of surrounding single family homes:

- a. *The proposal we've seen currently includes two-story town homes, with the exception of possible one-story town homes on the west side of Cardenas Dr. NE. What are the height or density limitations if the rezoning is approved to R-2?*
 - i. The height limitation is 26 feet, period--approximately 2 stories plus a parapet to hide equipment. It also has to meet solar plane requirements, which is a 45 degree angle from Marble in this case. Peak times are 10 AM and 3 PM; between those times, the people on the north side need to have access to the sun without obstruction. There is no problem the way the team is proposing; the way it is oriented will not impact the solar access requirements.
 - ii. As for the density, R-2 allows density of .5, so for every square foot of land area, can build half square foot of floor area. The proposal is under that right now. With 2-1/3 acres, they are allowed about 45 units, and are proposing doing 40.
- b. *Is the developer required to notify the City of surrounding residents if he decides to increase the height of the buildings (e.g., to 3 or 4 stories)?*
 - i. If in fact for some reason there was an issue and this needed to go higher, a variance would be required, and a variance in that case would be hard to get. The team is not planning to go any higher than 26 feet. It will be compatible with the residential area.
- c. Comments regarding height restrictions:
 - i. Neighbor: Irrespective of what the zoning allows, there is a deed restriction in neighborhood of 1.5 stories. I don't know if that appears in your deed.
 - 1. Agent said he does not know how old association is. The City would not enforce it. Deeds often have sunset clause as well.
 - ii. Neighbor: Neighborhood is 50-60 years old at least.
 - 1. Agent: Deed restrictions don't generally like to go over 30 years. The City will review based on the 26 foot high building height requirement. Anything over that would require variance, and no way that would be approved. They would not attempt it.
 - iii. Neighbor: If there is a restriction in your deed that is not sunsetted, how would you address that?
 - 1. Agent said that the NA would have to address it and the developer would have to investigate.
 - 2. Applicant noted that this was the first time he was hearing about it.

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3. Agent said that if there is a restriction, it will appear on his deed. If that is a valid issue, city will not get involved. Neighbors all would have to negotiate it.
- iv. Neighbor asked whether, if there is deed restriction, the developer would ignore it unless someone pursues enforcement of it.
 1. Agent acknowledged that, yes, the City doesn't enforce. If neighbors are concerned, it requires negotiation or civil court.
- v. Neighbor doubted that the office complex has the deed restriction, because it may have been office since the beginning.
 1. Agent said that if neighbors want to know if there's a deed restriction, go to the county clerk's office.
 2. Neighbor: You can also get the information online.
- d. *We have heard concerns from a few neighbors regarding the impact on their view of the mountains or potential privacy issues if windows in second story apartments overlook the homes or yards of neighboring single-story residences. Is it possible to eliminate or adjust the number/size/location of windows in the two-story buildings that would overlook neighboring homes?*
 - i. Architect: As far as the privacy from the second story, they would like to suggest tree cover that at maturity could provide privacy for 2nd story windows.
 - ii. Due to code requirements, they need to provide light and ventilation to bedrooms, and so don't have ability to locate windows on any side other than north side. They could locate windows on west and east sides on the ends, and will look into that.
 - iii. The diagram shows where neighbors are relevant to development, and those neighbors have said to applicant that they do not have concerns about the development.
- e. Neighbor asked whether, on west side, those are single story units?
 - i. Applicant replied that it is a special design to consider the impact on the nearest houses there.
 1. He said that there is one neighbor here who had a concern, which is why they looked at windows on west side. They'll put fences, mature trees, as zoning will allow.
- f. Neighbor: There won't be balconies?
 - i. Applicant: No.
- g. *What is the planned setback of the buildings from existing homes/walls?*
 - i. Architect: 23 feet between buildings. Probably closer to 20 feet at the closest.
- h. *Could the developer work with neighbors to reinforce or heighten existing walls separating the town homes and parking areas from surrounding single-story homes, increase setbacks, plant trees, etc. that would help protect the privacy of neighbors as well as the town home residents?*
 - i. Neighbor noted that regarding the single-story units on the west wide, they have a couple of neighbors in that area--one who is very concerned about the retaining wall on the west side of the development. Would the developer build a new retaining wall? What would happen with that?
 1. Applicant said he has not checked the integrity of the wall, but will do so, and put a new wall if it's not safe enough.
 - ii. Neighbor said that there's also a difference in elevation between the development and the neighbors.
 1. Applicant emphasized that he wants to work with neighbors, and will build a

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wall if that will help make people comfortable that it is safe.

5) Impact on property values in surrounding neighborhood:

- a. *There have been mixed opinions in this regard, as Board members generally agree that eliminating the current unsafe and unsightly office buildings will certainly improve the appearance and safety and presumably decrease current vagrancy, drug and other criminal activities that are currently observed in this area. However, there have been some questions about possible impact of additional rental properties on the current single-family home character of the residential neighborhood. While some Board members and neighbors feel that new development – particularly if they are attractive, well landscaped, and residents are more stable with low turnover (similar to the town homes on Alice and Cardenas) – should not negatively impact property values, others are worried. Is there any process for assessing property value impact of increasing density with multi-unit housing in a neighborhood that is primarily single family homes?*
 - i. A developer of another property said that everyone has seen Trumbull neighborhood go downhill because of apartments. These proposed units are not typical apartments, but townhomes. This will be a very nice project, and rents will probably start at \$1100 or \$1200/month per unit. They have garages. These will probably be young professionals.
 1. Applicant noted that this was the reason he invited some of his tenants. He built another project a couple of years ago. He is a local guy and has interest in the neighborhood himself. These are young professionals, and this is who he wants to build for.
 - ii. Neighbor: Will these be rentals? For sale?
 1. Applicant: They will be rental; his intention is to keep and rent them. He said that his number is available, so people can call him.
 - iii. The developer said that Ahmet just completed a project on Menaul, same floor plan, for his tenants--more than 60% from out of state, Air Force families, doctors, nurses, and engineers. These are young professionals.
 - iv. Real Estate Agent: The only other people who have shown interest in this property are for affordable housing or assisted living, and those could have more of an impact on the neighborhood. He talked to the woman who lives next door, and she's pulling needles out of her back yard
 - v. Neighbor said that their store is across from Compass Bank, directly east. The bank gets hit twice a month. Any way to keep those criminals from accessing the property?
 1. The developer: The buildings all face each other. If someone tries to come in, they won't have access to back yards, so no place for them to hide.
 - vi. Neighbor was concerned because there is an alley on east side.
 1. Applicant said they can put wall there, on the east side.
- b. *Since MHNA and our surrounding neighborhoods (Alvarado Park, Mark Twain, Fair West) have been working together to address business and economic stability and revitalization, particularly along the San Pedro corridor but also along Lomas, an increase in young professional, middle income residents in the neighborhood should benefit these efforts in terms of more potential customers.*

6) Clarifying plans for security, landscaping, timeline for construction of proposed development:

- a. *MHNA met with the developer and his agents at our June Board meeting and initial intentions*

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT 1011325 MEETING REPORT

and plans for ensuring the security of residents, construction zone, etc. were described, as well as a general timeline for razing the existing substandard buildings on the property, mitigating dust, etc., and we'd like to hear any additional detail on these plans and timeline from the developer.

- i. Applicant: If everything goes well, they want to close on the property in September, and level the existing buildings right away.
 1. They plan to phase it with middle first and then east side and west side. The applicant will be there all the time; neighbors can call him any time. He would hope construction will start by the first of year.
 - ii. Real Estate Agent asked when will asbestos remediation begin?
 1. Applicant said it would begin right away. He wants the buildings down as much as anyone. He has a personal interest in the neighborhood.
 2. Real Estate Agent: Remediation process will take about 6 weeks.
 - a. Applicant repeated that he hopes to get that going right away. By the end of October, the buildings should be leveled.
 - b. *MHNA would also like to ensure ongoing open lines of communication with the developer if there are further updates or revisions to the timeline and the plans as presented. That will allow us to also serve as a conduit for information to and from the neighborhood residents and businesses and promote positive relationships between the developer and the neighborhood.*
 - i. Agent said that the team would be happy to attend The Association's fall meeting, do Q&A, do updates if necessary.
 1. Their concern is to have support. They would appreciate letters of support sent to COA planning department. They hope to know the name of the planner and can email it to the attendees.
 - ii. MHNA President noted that they sent the agent a conditional letter of support.
 1. At the last NA board meeting, they felt it wasn't necessarily appropriate for them as a board to speak for all of the residents, which is why they wanted to provide the flyer and information throughout the neighborhood.
 - a. The team may get letters of support from individual board members, but they didn't feel they could speak for entire neighborhood.
 - c. *MHNA will host our fall neighborhood meeting in mid-October. We could consider a presentation, Q&A, or at least meet-and-greet opportunity with DAC Enterprises at the meeting.*
 - d. *MHNA publishes and distributes a neighborhood newsletter 3x/year, hosts general membership meetings 2x/year + a social event in partnership with Alvarado Park Neighborhood Assn. in August. We also have a Facebook page and an occasional presence on Next Door. So, there are opportunities for communicating with and updating residents and local businesses.*
- 7) **Other Questions:**
- a. Q: When will whole project be finished?
 - i. Applicant said he thought probably within a couple of years.
 - b. Q: Who do we send letters of support to?
 - i. Agent said that they can send them to him and he would forward them to the City, or send them to COA.
 - c. Facilitator asked whether it is it fair to say that the board supports the rezoning application though they do not speak for all neighbors individually?

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM PROJECT 1011325 MEETING REPORT

- i. MHNA President repeated that they are not willing to take that position officially as a board without first making it clear to all the neighbors what is happening.
- d. Facilitator asked, for everyone else at the meeting not on the board, what are thoughts about this application? Do meeting attendees support this application?
 - i. [Nods]
- e. A neighbor asked when last has anything been new in our area? Saying that it is good to have development.
 - i. And (to Applicant) they know where to find him. These are future neighbors. A lot of young people this age don't want to buy a house.
 - 1. These are families. The speaker wants to see kids in the neighborhood again, and is excited about new neighbors.
- f. A tenant said that Ahmet finds good tenants; the tenant has good neighbors.
 - i. Applicant noted that a lot of his tenants stay. They're like his friends; he checks up on them. He will be at the new project to take care of this.
- g. Mark Twain NA President: In Mark Twain neighborhood, there's a sense of pride, and when they see something like this move in, that makes them feel even better. It's a well-located neighborhood and easy to access, and they are pleased to see this happen.
- h. Neighbor: Considering what's there now, this is much better.
- i. Tenant: From their perspective, they are huge fans. He (Ahmet) has been the best landlord that he's had and the best construction they have lived in. They feel strongly about him and wanted to support him, and they want to continue to support this project. They want to see that property developed and see more younger tenants in the community.

Next steps:

The agent agreed to provide the name and contact information for the case planner, when assigned. (The name of the case planner is given below.)

Application Hearing Details: EPC Hearing is scheduled for 14 September 2017

- 1. Hearing Time:
 - a. The Commission will begin hearing applications at 8:30 a.m.
 - b. The actual time this application will be heard by the Commission will depend on the applicant's position on the Commission's schedule
- 2. Hearing Process:
 - a. Comments from facilitated meetings will go into a report which goes to the City Planner.
 - b. City Planner includes facilitator report in recommendations.
 - c. The Commission will make a decision and parties have 15 days to appeal the decision.
- 3. Resident Participation at Hearing:

Written comments must be received no later than **9:00 am 12 September 2017** and may be sent to:

Michael Vos, mvos@cabq.gov (505) 924-3955 600 2nd St., 3rd floor, Albuquerque, NM, 87102
OR

Karen Hudson, Chair, EPC, c/o Planning Department, 600 2nd St., 3rd floor, Albuquerque, NM, 87102

Attendees and Affiliations:

Ahmet Tiryaki	Applicant	Roger Cinelli	Architect
Robert E Romero	DAC Enterprises	Cynthia Serna	MHNA President

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM PROJECT 1011325 MEETING REPORT

Joan Davis	MHNA Board
Gene Billie	“
Elaine Jim	“
Erik Thunberg	“
Greg Perea	“
Elaine Perea	MHNA
Darcy Bushnell	Alvarado Park NA
Barbara Lohbeck	Mark Twain NA
Joe Azar	
Matthew Raymer	
Amanda Braman	
Sacha Gonzales	
Jerry Gonzales	
Jesus Gallegos	
John Dyrz	
Tai Alley	
Martha Tiriyaki	

Vos, Michael J.

From: Johanna <johannajob@aol.com>
Sent: Saturday, September 02, 2017 8:40 AM
To: Vos, Michael J.
Subject: Zoning Change Request

Hello Mr. Vos,

I am writing in support of the request for the zoning change to R-2 on the properties located at 5905 Marble, 6001 Marble and 6101 Marble NE. I am supporting this change because I believe it will help to rejuvenate this area by removing the abandoned buildings and replacing them with townhouses for families.

During the past 16 months since we purchased our home at 1312 Cagua NE, we have been vandalized on 4 separate occasions and have had to call APD on almost a weekly basis to report illicit activity in the alleyway behind our home. Removing the vacant buildings should result in making this area less attractive to the transient population and therefor making my home safer.

I would appreciate your approval of the zoning change.

Respectfully,
Johanna Bair
Miguel Reynaga
1312 Cagua Dr NE
Albuquerque NM 87110
(505) 881-4421

Vos, Michael J.

From: tootsbas@comcast.net
Sent: Sunday, September 03, 2017 3:20 PM
To: Vos, Michael J.
Subject: Regarding the proposal rezoning of marble properties

I agree will all you want to do to make our neighborhood . We have got to get rid of vacant buildings which house many homeless that sleep their every night and come out and sit and get drunk on the bus bench on Lomas. It is unsafe for people waiting for the bus. It is a shame that we have to keep calling the police to chase them off and they know they will come right back

Lets put up apartments so we can change that section of our neighborhood.

I live on Maderia dr. N.E and have lived there for 27 years and I am a senior. I never liked walking on Marble because of the homeless, take them somewhere else.

If you can build a few apartments with 3 (three) steps to go to the bedroom I might think of selling my home and moving in, but not if you have more than 3 steps to go up. As I said I am 82 yrs old and not able to climb. Good luck and God Speed

If my address is needed please contact me.

Vos, Michael J.

From: CenturyLink Customer <carole0123@q.com>
Sent: Monday, September 04, 2017 2:11 PM
To: milehineighborhood@gmail.com; Vos, Michael J.
Cc: carole0123@q.com
Subject: Concerns about Mile Hi Neighborhood Property Rezoning

I have talked with the daughter of an original neighbor on Valencia today about the possible rezoning proposal. My mother and I are in agreement with our neighbor in that we are concerned about the higher altitude of the property which is east of us.

1. If this is restructured then the new neighbors can look directly into our yard and homes. We are not convinced that re construction of these properties would cut down on the homeless situation within the Fair Plaza area.
2. We are also concerned that if DAC Enterprises plans to only rent after construction is complete, that the value of the sites would decline, causing a property value decline in the area of Valencia, Cagua and Cardenas.
3. Another concern would be property maintenance after construction of rental units and property maintenance needs to be updated, rentals tend to not be restored, also causing a decline of the property.

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

Hearing Date: Thursday, Sept. 14, 2017 **1011325**

Zone Atlas Page: J-18

Notification Radius: Neighborhood Associations
100ft plus r.o.w

Cross Reference and Location: On or near 5905, 6101, & 6001 Marble Ave. NE
between Valencia Dr. NE and San Pedro Dr. NE

Applicant: Elco Mutual D/o Paul J. Grawe, VP
916 Sherwood Dr.
Lake Bluff IL 60044

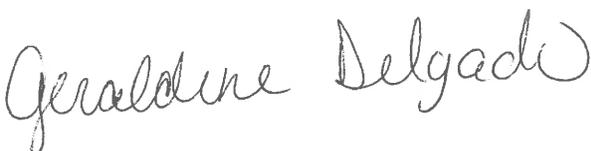
Agent: DAC Enterprises, Inc. C/o Doug Crandall
1521 Edith Blvd. NE
Albuquerque, NM 87102-1611

Special Instructions:

**Notice must be mailed from the
City 15 days prior to the meeting.**

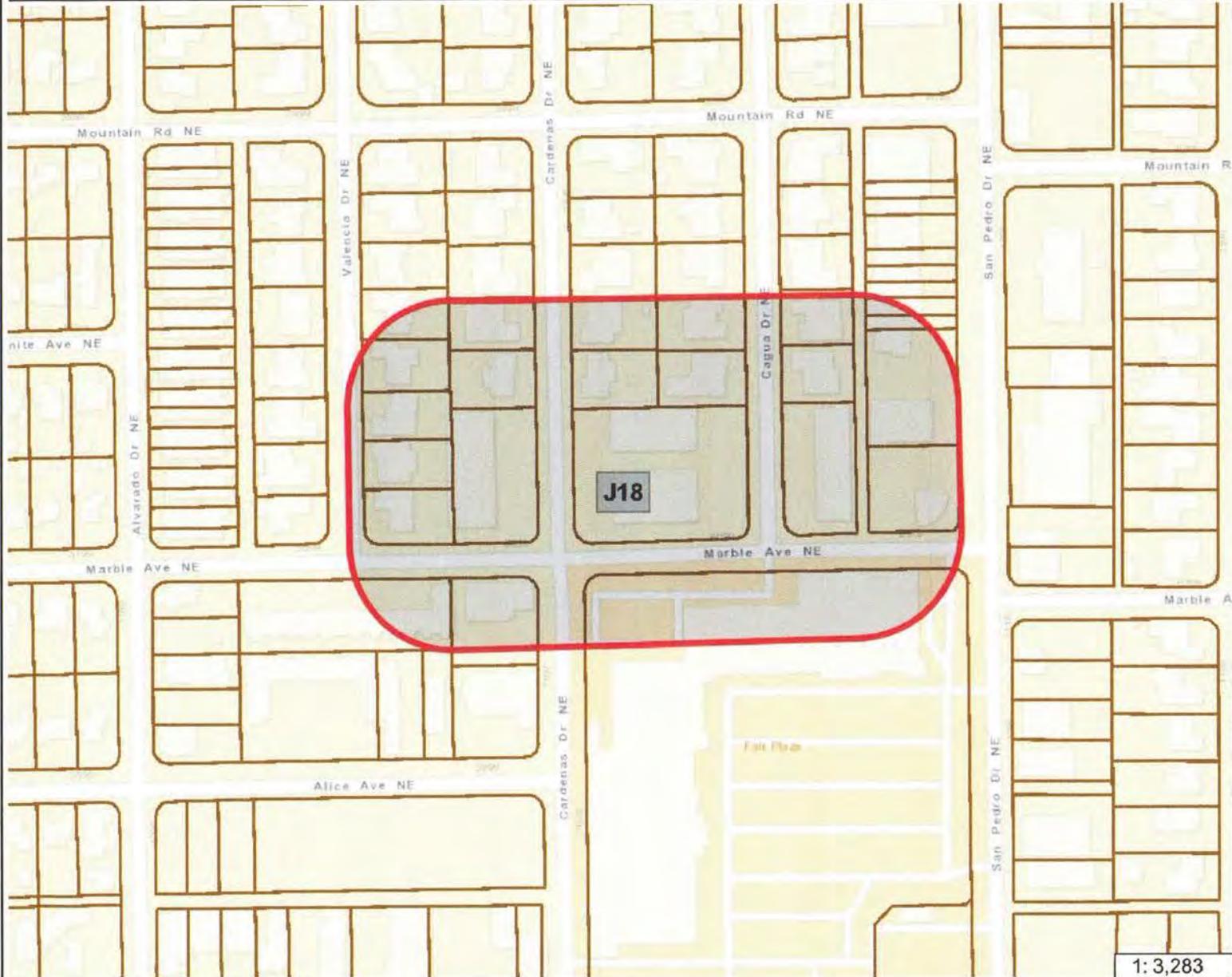
- PLN Generated buffer map & address labels**
- Applicant Generated buffer map & address labels**
- PLN Certified mail outs**
- Applicant Certified mail outs**

Date Mailed: 08/23/17

Signature: 



DAC Enterprises, INC.



Legend

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

Notes

Buffer: 160ft
 ROW: Marble Ave. NE 60ft.

0.1 0 0.05 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

1:3,283

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FERNANDEZ RVT
PO BOX 37204
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DEVENEY JOSEPH E ETUX
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ALBUQUERQUE NM 87110-6620

TUCKER HARLEY L ETUX
1217 CARDENAS DR NE
ALBUQUERQUE NM 87110-6619

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ALBUQUERQUE NM 87114

ELCO MUTUAL LIFE & ANNUITY C/O MR PAUL
GRAWE - VP
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1200 VALENCIA DR NE
ALBUQUERQUE NM 87110-6511

RAEL ANTONIO B JR & ROSE ANN M
PO BOX 35766
ALBUQUERQUE NM 87176-5766

TANDYSH MATTHEW A ETUX
1204 VALENCIA DR NE
ALBUQUERQUE NM 87110-6511

FAIR PLAZA INC
10 TRAMWAY LP NE
ALBUQUERQUE NM 87122

R G & G SANCHEZ LLC
1109 CARDENAS DR NE
ALBUQUERQUE NM 87110-6617

REES DAVID Y & PHYLIS M
1216 VALENCIA DR NE
ALBUQUERQUE NM 87110-6511

KALICH CAROLE
1208 VALENCIA DR NE
ALBUQUERQUE NM 87110-6511

SCHELLENBACH THOMAS A & JOE R PEREA
1301 CAGUA DR NE
ALBUQUERQUE NM 87110-6605

EICHENBERG TIM
7800 CHARGER TRL NE
ALBUQUERQUE NM 87110

FIGUEROA EDWIN & MARIA
1212 CAGUA DR NE
ALBUQUERQUE NM 87110-6604

PEREA GREGORY L & ELAINE M
1305 CARDENAS DR NE
ALBUQUERQUE NM 87110-6621

NEEB DORIS RUTH
47 CONCORD STAGE RD
WEARE NH 03281

LAMBERT PAUL D
616 RUNNING WATER CIR SE
ALBUQUERQUE NM 87123-4162

STEINLAUF ARTUR & HILDE
1213 CAGUA DR NE
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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postmark
Here

Postage	\$
Total Postage and Fees	\$

Sent To
Street REES DAVID Y & PHYLIS M
 1216 VALENCIA DR NE
City, State ALBUQUERQUE NM 87110-6511

PS For Instructions

7016 0910 0002 1798 7093

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

Postmark
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TANDYSH MATTHEW A ETUX
1204 VALENCIA DR NE
ALBUQUERQUE NM 87110-6511

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

Postmark
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KRAW LAURIE A
1212 CARDENAS DR NE
ALBUQUERQUE NM 87110-6620

for Instructions

7016 0910 0002 1798 7079

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

Postmark
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TUCKER HARLEY L ETUX
1217 CARDENAS DR NE
ALBUQUERQUE NM 87110-6619

or Instructions

7016 0910 0002 1798 7062

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OFFICIAL USE

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

Postmark
Here

WESTERN BANK DIANA SEALE TAX ACCT DEPT
PO BOX 10566
BIRMINGHAM AL 35296

or Instructions