



**Environmental  
Planning  
Commission**

**Agenda Number: 01  
Project Number: 1005234  
Case Number: 18EPC-40024  
Hearing Date: June 14, 2018**

**Staff Report**

<b>Agent</b>	Kent Beierle, EDI Architecture
<b>Applicant</b>	Rhino Investments NM Hotel, LLC
<b>Request</b>	<b>Zone Map Amendment (Zone Change)</b>
<b>Legal Description</b>	Tracts 1, 2 & 3, Unit and Tracts 4, 5 & 6A, Unit 2, Carlisle Replat
<b>Location</b>	Carlisle Blvd NE, between Solano Drive NE, Prosepect Ave NE, and the Embudo Channel
<b>Size</b>	11.1 acres
<b>Existing Zoning</b>	C-2 & C-3
<b>Proposed Zoning</b>	C-2

**Staff Recommendation**

**APPROVAL of Project # 1005234  
Case # 18EPC-40024  
based on the Findings  
included within this report**

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

**Summary of Analysis**

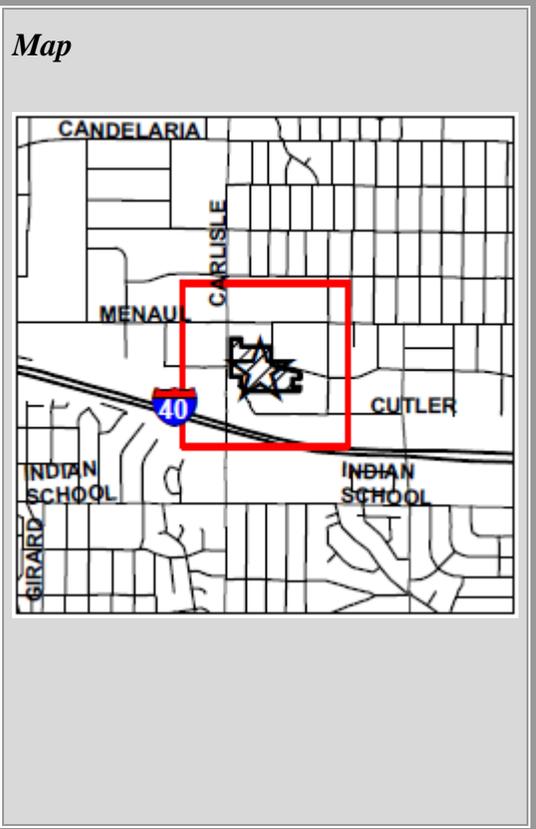
The request is for a Zone Map Amendment (Zone Change) for Tracts 1-3, Carlisle Replat Unit 1 and Tracts 4, 5, and 6A, Carlisle Replat Unit 2.

The applicant is proposing to change the zoning of the subject site from C-2 and C-3 to C-2, which will eliminate a “floating” zone line that currently bisects an existing building. The request will also facilitate redevelopment of an existing hotel building with a multi-family residential use.

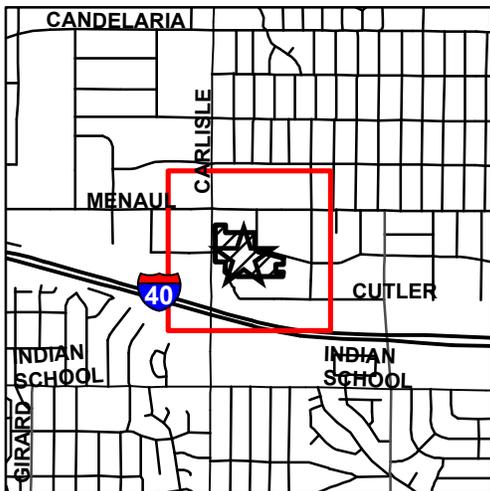
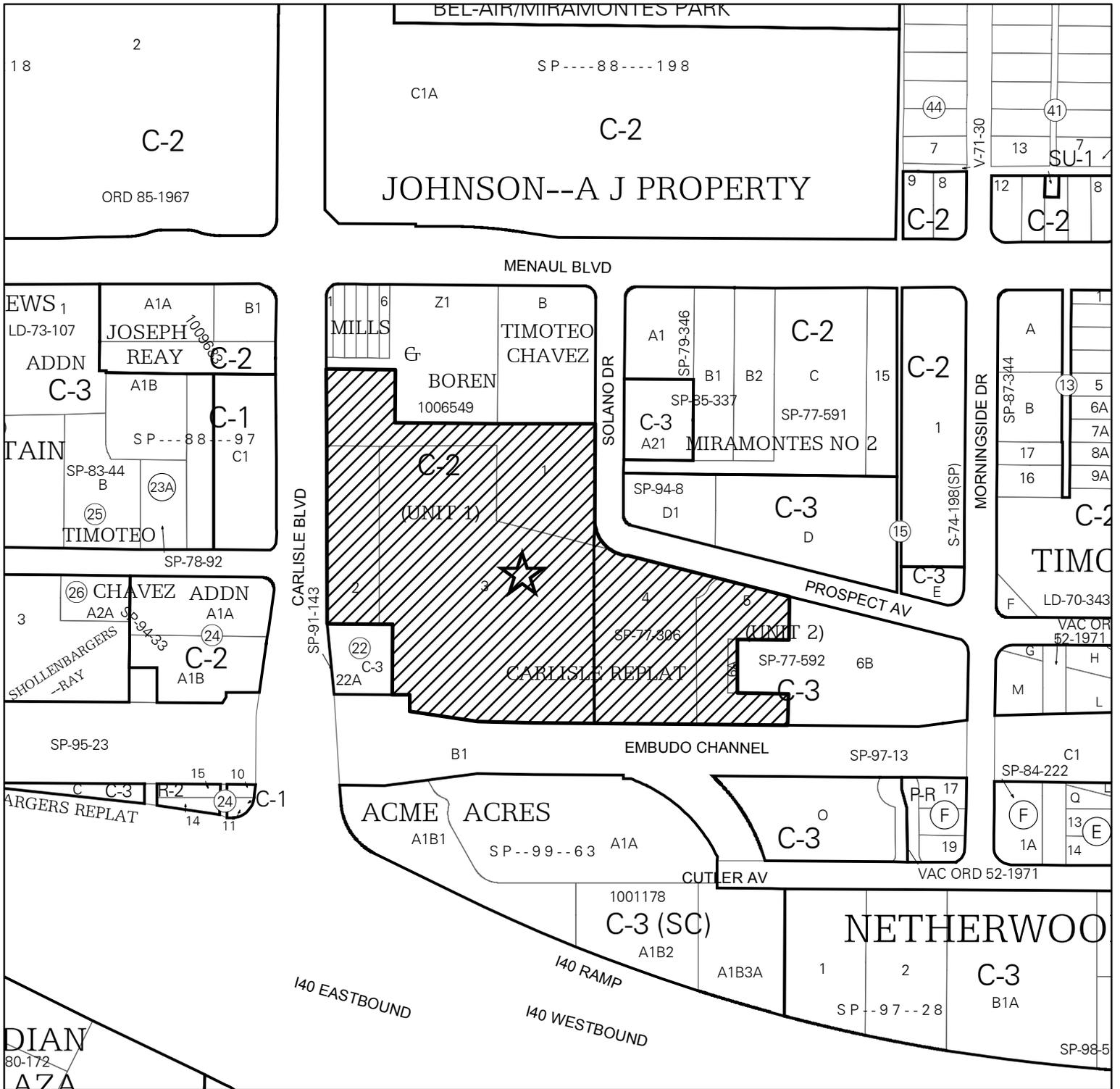
The request has been justified pursuant to R-270-1980 based on the request being more advantageous to the community in accordance with the Comprehensive Plan.

The Midtown A&E Merchant Association, District 7 Coalition of Neighborhood Associations, and property owners within 100 feet were notified of this request. No public comments have been received regarding this request.

Staff recommends approval based on the findings outlined in this report.







### OLD ZONING MAP

Note: Gray shading indicates County.



1 inch = 300 feet

Project Number:

1005234

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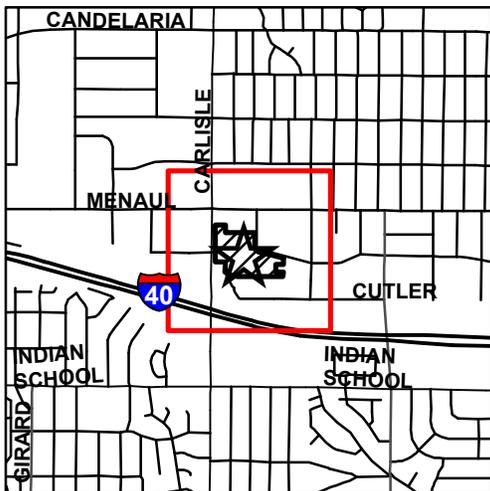
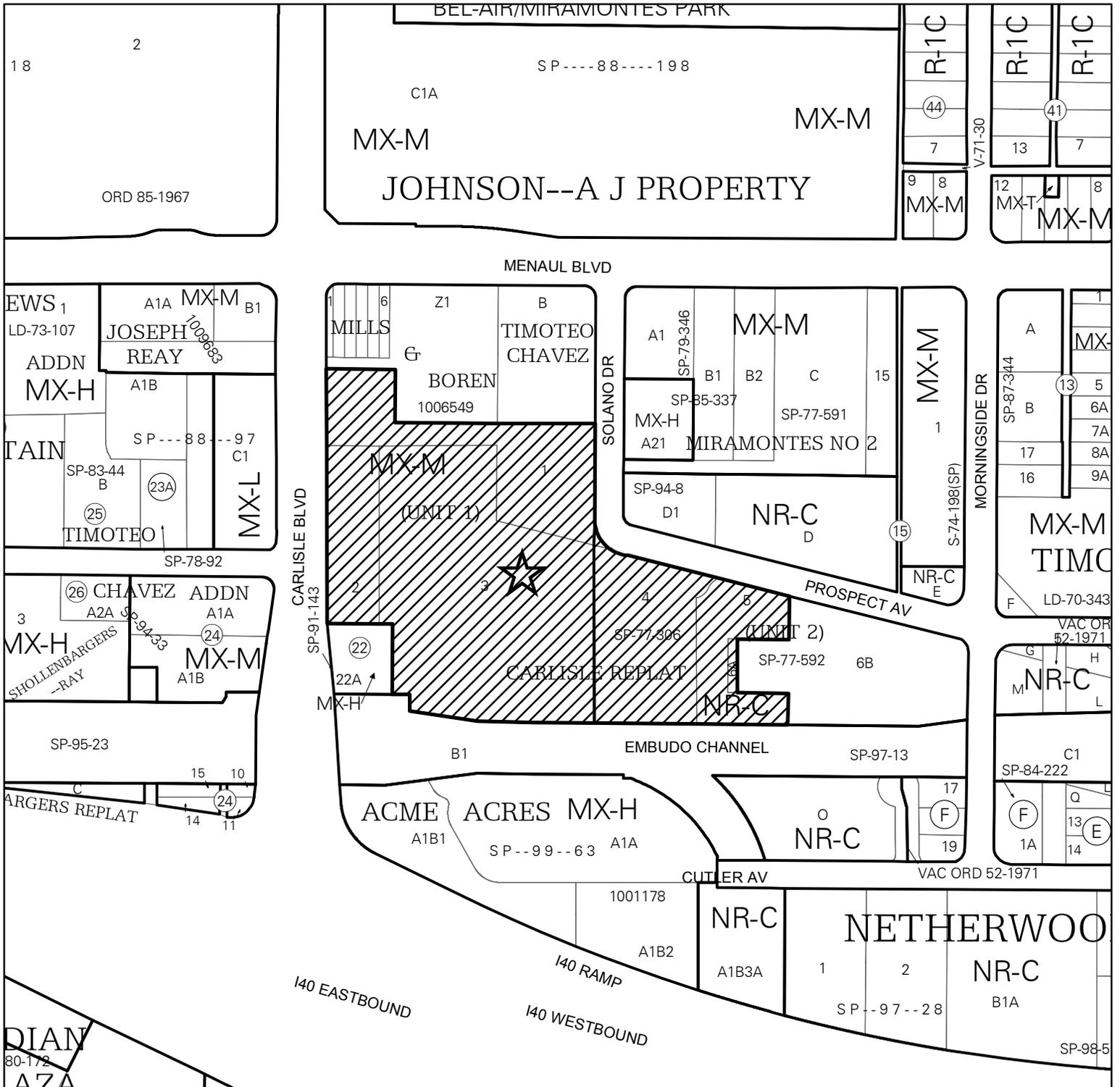
6/14/2018

Zone Map Page:

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# IDO ZONING MAP

Note: Gray shading indicates County.



1 inch = 300 feet

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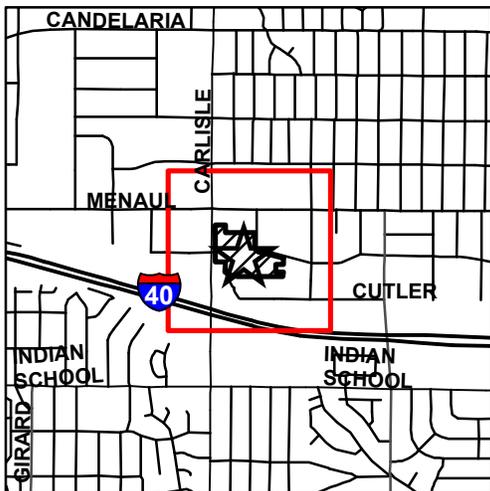
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Zone Map Page:

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## LAND USE MAP

Note: Gray 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 = 300 feet

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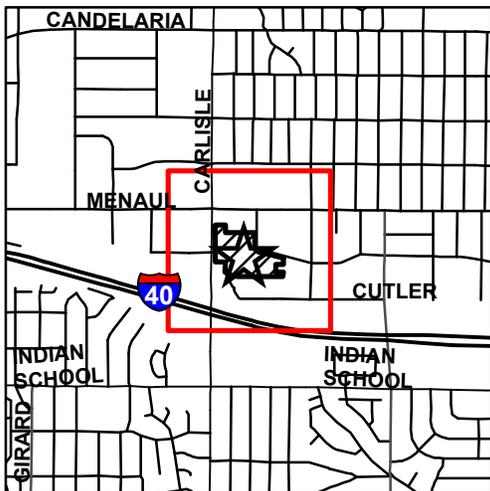
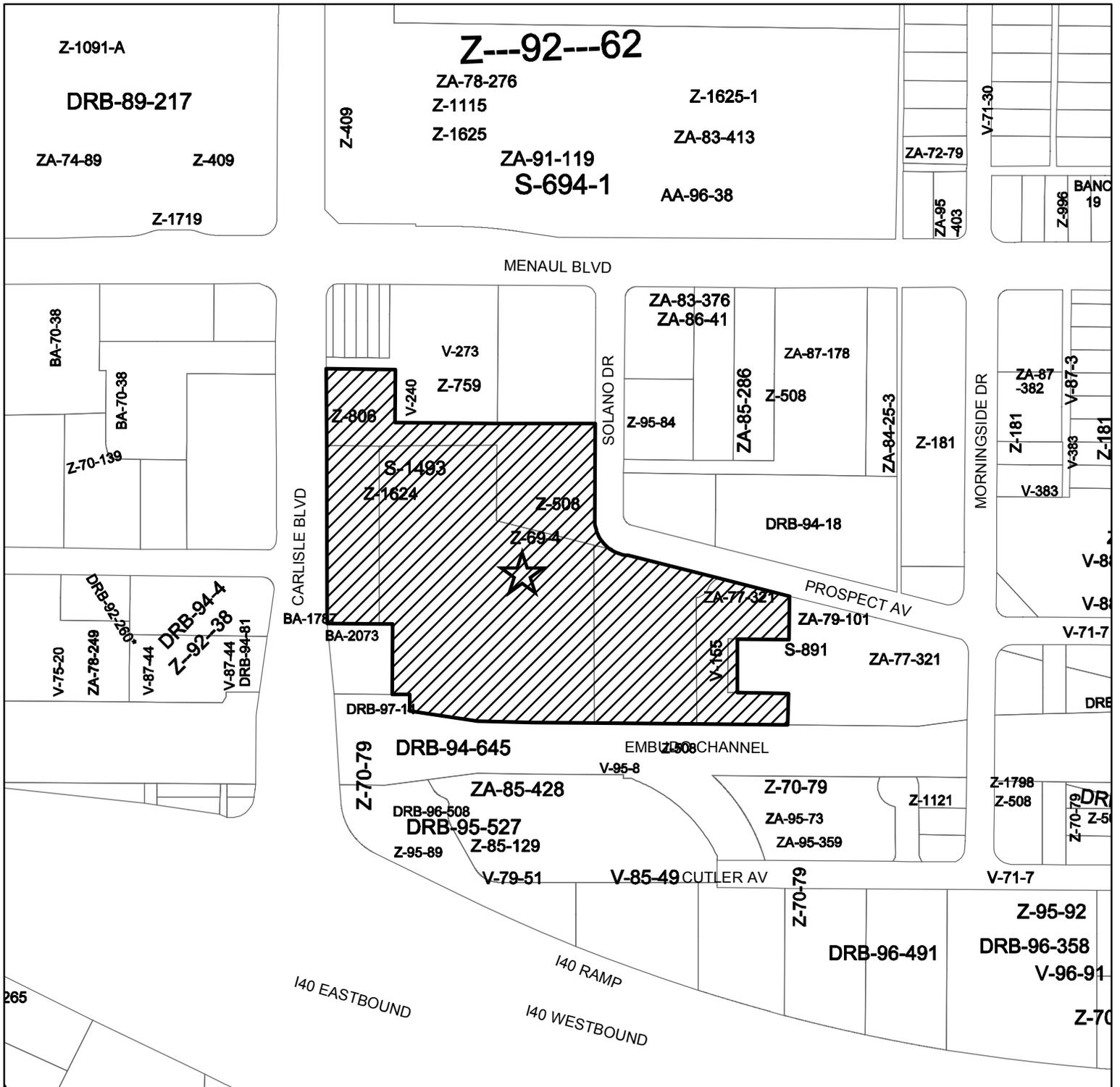
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## HISTORY MAP

Note: Gray shading indicates County.



1 inch = 300 feet

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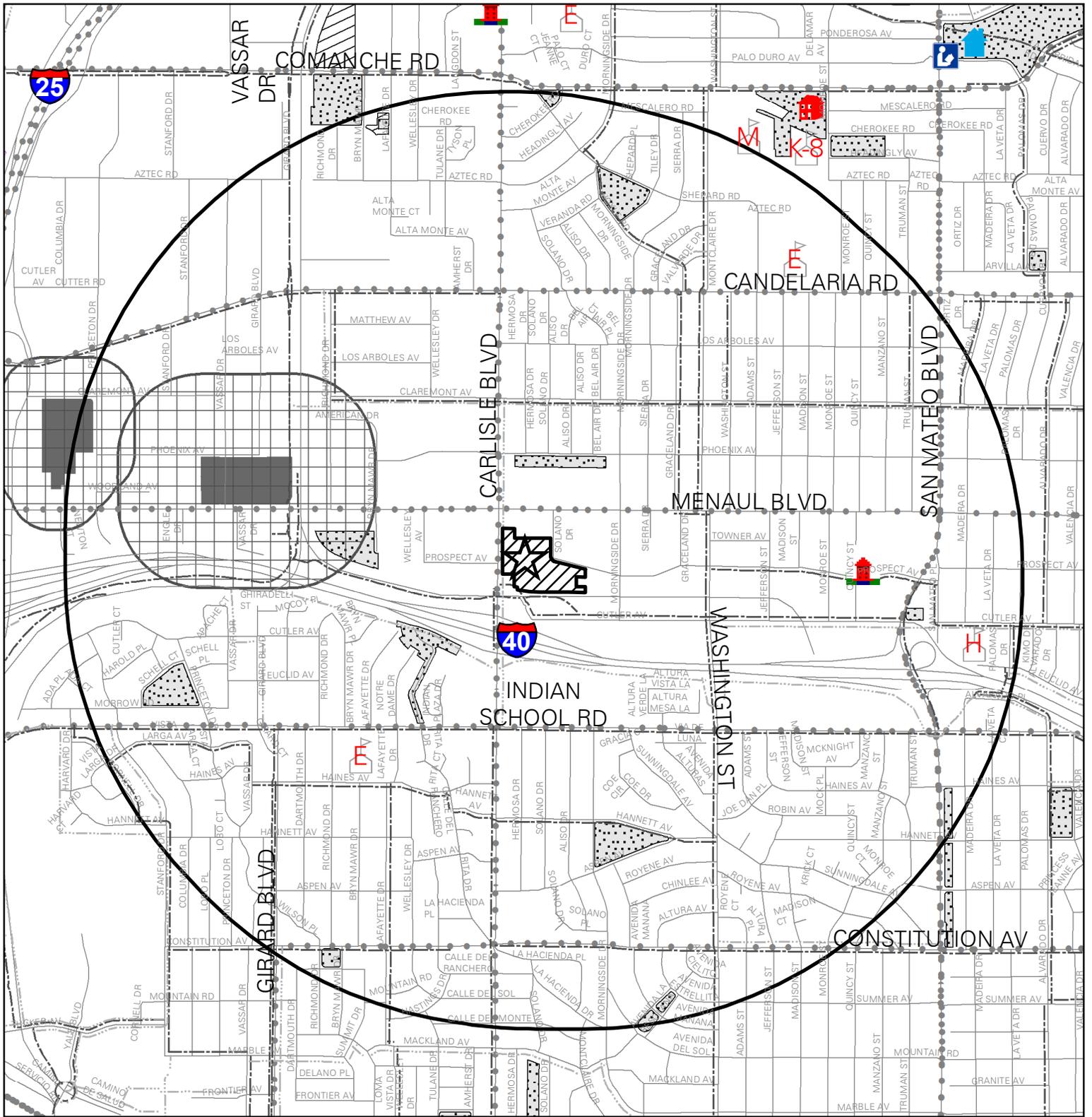
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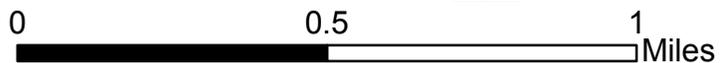


## Public Facilities Map with One-Mile Buffer



- |  |   |  |   |
|--|---|--|---|
|  Community Center     |  Fire                    |  Public Schools           |  Landfill Buffer (1000-foot) |
|  Multi-Service Center |  Police                  |  Proposed Bike Facilities |  Landfill 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       |

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**I. INTRODUCTION**

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

	<b>Zoning</b>	<b>Comprehensive Plan Area; Applicable Rank II &amp; III Plans</b>	<b>Land Use</b>
<b>Site</b>	C-2 and C-3	Area of Change and Area of Consistency	Commercial Service
<b>North</b>	C-2	Area of Change	Commercial Retail
<b>South</b>	C-3	Area of Change and Area of Consistency	Commercial Service, Retail, and Warehousing
<b>East</b>	C-2 and C-3	Area of Change and Area of Consistency	Commercial Service, Retail, and Warehousing
<b>West</b>	C-1, C-2, and C-3	Area of Change	Commercial Service, Retail, Public/Institutional, and Warehousing

**B. Proposal**

This request is for a Zone Map Amendment (Zone Change) for Tracts 1 through 3, Carlisle Replat Unit 1, along with Tracts 4, 5, and 6A, Carlisle Replat Unit 2, generally located on the east side of Carlisle Blvd NE north of the Embudo Channel containing approximately 11.1 acres (the “subject site”).

The subject site is currently zoned both C-2 Community Commercial and C-3 Heavy Commercial with a “floating” zone line bisecting the premise and crossing through an existing building on the site. The applicant is proposing to “downzone” the C-3 portion of the subject site to C-2, so the entire premise has the same zoning. The requested zoning allows for a variety of commercial and residential uses due to the site’s location along a Major Transit Corridor, and the applicant intends to redevelop the building that is currently split by the two zone designations from a hotel into multi-family residential.

**C. EPC Role**

The Environmental Planning Commission (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, or for any amendment not within a Sector Development Plan. As the subject property for this request is outside to boundaries of any Sector Plan, the EPC is the final decision-making body, 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 existing combination of C-2 and C-3 zoning on the subject site was created through a few different actions on the subject property. First, in 1957, a portion of the property was subject to a change to C-2 and C-3 along with other neighboring properties when it was first anticipated that Interstate 40 was to be routed through this area (Z-508).

Following this action, in 1959, the area of the property immediately adjacent to Carlisle Blvd was changed from C-1 to C-2 (Z-806).

Next, an application (Z-1624) was approved to change the zoning of much of the site to C-3, but this was never finalized, so instead a subsequent approval changed the zoning of Tracts 1, 2, and 3 to C-2 (Z-69-4). This last action was to facilitate the creation of a luxury hotel and convention complex, which is the current use of the site.

***E. Context***

The subject site consists of approximately 11.1 acres on the east side of Carlisle, north of Interstate 40 and the Embudo Channel. The site is presently developed as a large hotel with a restaurant and indoor waterpark. Access is from multiple curb cuts along Carlisle, as well as from Solano Drive and Prospect Ave at the rear of the property where there is a small parking structure.

North of the subject site are various commercial retail and service businesses fronting on Menaul Blvd, including an auto repair shop, Walgreens pharmacy, mattress store, and Sonic Drive-In.

West of the site, across Carlisle Blvd, are more commercial uses including a Blake's Lotaburger and Rudy's Bar-B-Q, as well as public uses that include offices for the New Mexico State Police and Bernalillo County.

East of the subject site are more commercial and warehousing uses including Midtown Sports and Wellness. A little farther east are some nonconforming mobile homes on commercially-zoned land.

Finally, to the south there are two other hotels and various other commercial land uses, including the Green Jeans shipping container development.

***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 Carlisle Blvd as an Urban Minor Arterial and Menaul Blvd as an Urban Principal Arterial. Interstate 40 is a Freeway.

The LRRS designates the other streets in the area, Solano Drive, Prospect Ave, Morningside Drive, and Cutler Ave, all as local streets.

***G. Comprehensive Plan Corridor Designation***

Three different corridor types from the Comprehensive Plan exist around the subject site. Carlisle Blvd immediately west of and fronting the subject site is designated as a Major Transit Corridor. Menaul Blvd running east to west just north of the subject site is a Multi-Modal Corridor, and I-40 located to the south of the subject site is a Commuter Corridor.

***H. Trails/Bikeways***

There is an existing multi-use trail along the south side of the Embudo Channel south of the subject site connecting from Cutler Ave over to the North Diversion Channel Trail. Cutler Ave is also a designated bicycle route. Bike lanes are proposed for Carlisle that would connect to existing bike lanes on Carlisle and Indian School south of I-40.

***I. Transit***

There are bus routes along Carlisle (Route 5) and Menaul (Route 8) near the subject site. The nearest stop is located at the northwest corner of the subject site for Route 5 North/Eastbound. The westbound stop is across Carlisle in front of the New Mexico State Police building. The Transit Department did not provide any comments on this request.

***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 is a combination of C-2 and C-3, which allows for offices, most services and commercial activities, and some institutional uses in the C-2 and wholesale commercial and some light industrial activities in the C-3.

The proposed zoning is C-2 for the entire premises, so most of the same activities would be allowed except for wholesale and light industrial would no longer be permissive. The proposed zoning would also allow for multi-family residential development because the site is located within 660 feet of a Major Transit Corridor.

***B. Integrated Development Ordinance Zoning Conversion***

The Integrated Development Ordinance (IDO) became effective on May 17, 2018 after this application was submitted, so it is being reviewed under the previous Comprehensive

Zoning Code. However, if approved by the EPC, this request for C-2 zoning would convert automatically to MX-M Mixed-Use – Medium Intensity per the IDO conversion rules.

**C. 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:

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

Policy 5.1.1 Desired Growth: 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.

***The request furthers Policy 5.1.1 a) because the zone change to C-2 will allow for a mix of development on the subject site adjacent to a designated Center and within walking distance of many restaurants, commercial activities, transit options, and recreational opportunities.***

c) Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

***The request furthers Policy 5.1.1 c) because the zone change will facilitate redevelopment of the subject site for multi-family residential uses adjacent to a Center and along both Major Transit and Multi-Modal Corridors.***

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

***The request furthers Policy 5.1.1 d) because the zone change is intended to lead to development of the site with multi-unit, multi-story apartments adjacent to a designated Activity Center thus increasing density in the area.***

f) Discourage the development of detached single-family housing as an inappropriate use in Centers and along Corridors.

***The request furthers Policy 5.1.1 f) because the zone change to C-2 will not allow for single-family development, but rather will facilitate multi-family residential and a large variety of commercial uses to be developed on the subject site.***

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

*The request furthers Policy 5.1.1 g) because redevelopment of part of the hotel on the subject site into apartments will create additional density adjacent to an Activity Center and two Corridors that will support transit ridership on the nearby routes along Carlisle and Menaul.*

h) Encourage all new development, especially in designated Centers and Corridors, to address transit connections, linkages, and opportunities within the proposed development.

*The request furthers Policy 5.1.1 h) because redevelopment of the site will allow for connections to the surrounding transit routes and stops to be addressed.*

Policy 5.1.6 Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

a) Incorporate a compatible mix of commercial and residential uses with a range of higher-density housing types.

*The subject site is adjacent to the American Square Activity Center, but it is not within the boundaries of the designated Center, therefore Policy 5.1.6 a) does not apply.*

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 ¼ mile of transit stops or stations.

*The subject site is within ¼ mile of transit stops at the corner of Carlisle and Menaul among others for both ABQ Ride Route 5 and Route 8, so request furthers Policy 5.1.10 a).*

c) Encourage mixed-use development in Centers and near intersections.

*The request furthers Policy 5.1.10 c) because the zone change will facilitate future mixed-use development of the subject site adjacent to a designated Activity Center and near the intersection of Carlisle and Menaul Boulevards.*

Policy 5.1.11 Multi-Modal Corridors: Design safe Multi-Modal Corridors that balance the competing needs of multiple modes of travel and become more mixed-use and pedestrian-oriented over time.

a) Encourage the redevelopment of aging auto-oriented commercial strip development to a more mixed-use, pedestrian-oriented environment.

*The request furthers Policy 5.1.11 a) because the zone change will facilitate redevelopment of the subject site with multi-family residential uses that will support existing commercial uses within walking distance of the site and further encourage more mixed-use, pedestrian-oriented development in the area.*

b) Prioritize improvements that increase pedestrian safety and convenience and make bicycle and transit options more viable.

*The subject site is adjacent to designated bicycle routes and redevelopment of the site with apartments may lead to improved connections to this existing infrastructure making different modes of transportation more viable for future residents, therefore the request furthers Policy 5.1.11 b).*

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

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

a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

*The request furthers Policy 5.2.1 a) because the zone change will facilitate redevelopment of the subject site that will bring additional services and amenities to the area that is easily accessed from multiple bicycle routes.*

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

*The request furthers Policy 5.2.1 b) because the proposed project will provide dense living opportunities adjacent to multiple transit routes that gives more choice for residents than previously available in this area of the city.*

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

*The request furthers Policy 5.2.1 d) because the request will allow for greater density than available in the area, and redevelopment of an existing building rather than new construction will be able to do so in an affordable way.*

e) Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

*The subject site is easily reached by automobile, transit, bicycle, and walking, so request furthers Policy 5.2.1 e) by offering a mix of uses conveniently accessible to the surrounding area.*

f) Encourage higher density housing as an appropriate use in the following situations:

i. Within designated Centers and Corridors.

ii. In areas with good street connectivity and convenient access to transit.

g) Locate quality commercial development and redevelopment in existing commercial zones and designated Centers and Corridors as follows:

- i. In Activity Centers with development to serve adjacent neighborhoods with an emphasis on pedestrian and bicycle connections to nearby residential areas.

*The request furthers Policies 5.2.1 f) and g) because the applicant intends to develop high density housing and a mix of commercial uses on the subject site adjacent to a designated Center and within two designated Corridors, as well as in a location with good street connectivity and access to multiple transit routes.*

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

*The proposed redevelopment of the subject site constitutes infill development that will add complementary commercial and multi-family residential uses to the area in a scale comparable to surrounding development by reusing existing structures, so the request furthers Policy 5.2.1 h).*

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

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

*The request furthers Policy 5.3.1 because the subject site is an infill site and redevelopment of it will support additional growth in the surrounding area.*

Goal 5.4 Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region

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

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

*The request furthers Policy 5.4.1 a) because the subject site is near a variety of commercial uses and employment opportunities and the zone change will facilitate development of higher-density housing.*

- b) Prioritize mixed-use development near where substantial employment exists in Employment Centers.

*Policy 5.4.1 b) does not apply because the subject site is not located near a designated Employment 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.

b) Encourage development that expands employment opportunities.

*The request furthers Policy 5.6.2 b) because mixed use development of the subject site will provide employment opportunities, as well as new residents that may spur further employment growth locating nearby.*

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

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

*The request furthers Policies 5.6.2 c) and d) because new higher-density residential is an appropriate housing type adjacent to an Activity Center and Major Transit Corridor, which along with other mixed uses, will support transit and other uses along the Corridor.*

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

*The request furthers Policy 5.6.2 g) because redevelopment of the existing site will utilize already existing infrastructure and services including roadways and water and sewer lines.*

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

*The request furthers Policy 5.6.2 h) because this development is along a Major Transit Corridor that has some of the most frequent transit service in the ABQ Ride system, as well as being located along two major streets that form part of a strong grid and connect to Interstate 40 very close to the subject site.*

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

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

*The request furthers Policy 5.6.3 b) because the request is a downzone that matches surrounding zones and uses, as well as facilitating the redevelopment of the subject site using the existing buildings, parking, and setbacks.*

e) In areas with predominantly nonresidential uses, carefully consider zone changes from non-residential to mixed-use or residential zones for potential impact on land use compatibility with abutting properties, employment opportunities, and historic development patterns.

*The request furthers Policy 5.6.3 e) because the zone change will allow for mixed-use development that will be compatible with the surrounding property and support the existing commercial uses in the area with a permanent population.*

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

*The request furthers Policy 5.6.3 f) because the subject site is within 660 of multiple arterial roadways that are also designated Corridors.*

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.

*The request furthers Policy 5.6.4 a) because while the subject site is partially an area of consistency, there is limited single-family residential in the area, and the requested downzone will allow for a more mixed use, less intense development than could otherwise develop and impact those neighbors.*

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.

*The request furthers Policy 9.1.1 a) because the zone change will facilitate redevelopment of the existing hotel with an affordable housing product.*

c) Assure the availability of a wide distribution of quality housing for all persons regardless of race, color, religion, sex, national origin, ancestry, age, or disabled status.

e) Provide for the development of quality housing for elderly residents.

*The request furthers Policies 9.1.1 c) and e) because the proposed apartment project will accommodate all persons, including those who are disabled, through both affordability and accessibility, and will welcome people of all ages.*

i) Provide for the development of multifamily housing close to public services, transit, and shopping.

***The request furthers Policy 9.1.1 i) because the proposed multi-family housing that is accommodated by this request will be close to existing public services, transit options, and shopping.***

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.

***The request furthers Policies 9.1.2 b) and c) because the proposed apartment project will add to the diversity of housing types in Albuquerque in a location that does not affect the scale of any existing single-family neighborhood.***

d) Encourage the development of higher density affordable and mixed-income housing in Downtown, near job centers, and along transit corridors.

e) Encourage mixed-use development that includes non-residential uses and the opportunity for access to services.

***The request furthers Policies 9.1.2 d) and e) because redevelopment of the subject site will allow for development of affordable multi-family housing, as well as mixed use development, along transit corridors with access to services.***

Goal 9.2 Sustainable Design: Promote housing design that is sustainable and compatible with the natural and built environments.

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.

***The request furthers Policy 9.2.1 because the existing buildings already respond to the context of the area and will be repurposed by the proposed development.***

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

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

***The request furthers Policy 9.3.1 because the proposed zone change will allow for a higher density development along a Major Transit Corridor within the existing urban footprint.***

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.

- a) Encourage higher-density residential and mixed-use development as appropriate uses near existing public facilities, educational facilities, job centers, social services, and shopping districts.
- 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 the proposed zone change will encourage higher density and mixed use development near existing public facilities and shopping and provide a buffer from the more intense commercial located east of the site to the adjacent transit corridors and surrounding neighborhoods.*

**D. 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.

**E. 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.

*We believe the proposed zone change (downzone) is consistent with the health, safety, morals, and general welfare of the City as identified in the Comprehensive Plan policies identified and enumerated under Item "C" below. What is being proposed (C-2) is already present and makes up the bulk of the property and C-2 is more community-based and flexible in terms of use than the C-3 zone which is more intense commercial in nature.*

*The request to downzone the property, and therefore allowing fewer intense uses, along with the applicant's justification letter and the policies cited substantiate 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.

*We believe this proposed action will consolidate zoning for the entire property under one zoning classification and eliminates a floating zone line. The requested C-2 is the same as the existing zoning and commercial land uses for a majority of the properties in the vicinity along Carlisle and Menaul and is consistent with the development planning of the area.*

*The proposed zoning of C-2 is the same as what exists on a portion of the subject site already, as well as the same as what exists along Carlisle and Menaul. The ubiquitous nature of C-2 in the area, the requested zone being less intense than the existing zoning, and the elimination of a floating zone line that bisects an existing building leads to land use stability for the area.*

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

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

*We believe changing the portion of the site from C-3 to C-2, thus allowing the future integration of residential and mixed-use on the site, is more advantageous than maintaining the C-3 portion on the site. The uses and compatibility of the C-2 zone are more advantageous than the C-3 due to a greater potential for mixed use development and the supporting of transit solutions (a direct correlation with the existence of dense residential uses).*

*Based on our understanding of the principles and objectives of the Comprehensive Plan, we believe this change is in keeping with the spirit of redevelopment desired by the City.*

*Density makes many aspects of the City function. By allowing the zone change, the redevelopment opportunity for a dense urban-living product will foster the utilization of a multi-modal transit solution which is desirable City-wide. This project will support a “whole-community” concept that accommodates a diversity of population with economic backgrounds and objectives. Some will be service providers, others will be consumers. A well-rounded community will have both. This development takes advantage of infrastructure that is already in place and suited to the proposed project use. This project is integral with the unique character of the area. The proposed development will not substantially alter the character of the place or its adjoining communities but will allow for new growth and internalized development. We anticipate it bringing new energy and life to the area in a positive and long-term sustainable way.*

***The existing zoning is inappropriate because the proposed different use category is more advantageous to the community as articulated by the Comprehensive Plan. The proposed C-2 zoning for the entire property will allow for greater mixed uses and housing density in an infill location that will support transit ridership adjacent to a designated Activity Center, a Major Transit Corridor, and a Multi-Modal Corridor. As shown in the policy analysis, the request furthers numerous policies of the Comprehensive Plan to this effect, thus implementing the vision of the City and making the request more advantageous to the community than the existing zoning.***

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

*This request is a “downzone”. Fewer intense uses will be allowed on the property if this proposed change is approved. All of the areas surrounding the site are equivalent or compatible zone classifications and therefore none of the permissive uses would be harmful to adjacent property, the neighborhood or the community.*

***The requested C-2 zone allows fewer intense uses than what is allowed by the existing C-3 zoning, and C-3 zoning also exists in the surrounding area; therefore, the change will not allow for any uses that would be harmful to the adjacent properties, the neighborhood, or the community.***

- 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.

*We anticipate no major or unprogrammed capital expenditures by the City as a result of the approval of our proposed zone change. All of the existing infrastructure (roads, sewer, and water) surrounding the property is built-out and is adequately serves the area. Storm sewer, Gas, Power, and telecommunications are also established systems of infrastructure on the site and should not require any new work.*

***Approval of the requested amendment will not require any capital improvements because the site is located in an area that already has infrastructure. If future development requires additional infrastructure the applicant will have to make those improvements themselves.***

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

*This proposed zone change is not driven directly by the cost of land or other economic considerations. Any commercial enterprise at some point must consider the economic value of change. However, the change of a small portion of the site from C-3 to C-2 does not in and of itself increase land value and therefor is not the driver of this proposed change.*

***Economic considerations are not the determining factor in the request; rather the request is justified based on being more advantageous to the community in accordance with the policies of the Comprehensive Plan.***

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

*The location of the property relative to access is not part of the justification of this request. The proposed zoning is in keeping with surrounding zoning. The fact that this parcel of land occurs within an identified confluence of a major transit line, a multi-modal line, and a commuter line as well as an Area of Change and an Area of Consistency only reinforces the current primary zoning and the case for consolidation of zoning on the site.*

***The request is not being justified based on the subject site's location on a major street, rather the request is based on being more advantageous to the community in accordance with the 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.

*Part of the site is already partially zoned C-2 and entire property is part of a much larger area that includes multiple areas with C-2 zoning. This change of zoning request will not result in a Spot Zone.*

*The request is not creating a small area of zoning different from the surrounding zoning, so the request does not constitute a spot zone.*

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

*Part of the site is already partially zoned C-2 and entire property is part of a much larger area that includes multiple areas with C-2 zoning. This change of zoning request will not result in a Strip Zone.*

*The request is not for a strip of land along a street, so it does not constitute a request for strip zoning.*

### **III.AGENCY & NEIGHBORHOOD CONCERNS**

#### **A. Reviewing Agencies**

No significant comments were submitted by reviewing agencies. Generally there was no adverse comment or objection. Long Range Planning noted that the requested C-2 zone converts to MX-M under the Integrated Development Ordinance and to review policies about encouraging a mix of uses. The applicant has justified this request based on many of those policies and intends to redevelop the site with a mix of uses including higher density residential.

Albuquerque Public Schools noted that the subject site is located in an area where the schools have some excess capacity for new students that would be generated from future residential development.

#### **B. Neighborhood/Public**

The Midtown A&E Merchant Association and District 7 Coalition of Neighborhood Associations were notified of this request, as well as property owners within 100 feet. No facilitated meeting was requested or held, and staff has not received any public comment regarding the request.

#### *IV. CONCLUSION*

This request is for a Zone Map Amendment (Zone Change) for Tracts 1 through 3, Carlisle Replat Unit 1, along with Tracts 4, 5, and 6A, Carlisle Replat Unit 2, generally located on the east side of Carlisle Blvd NE north of the Embudo Channel containing approximately 11.1 acres.

The subject site is currently zoned both C-2 Community Commercial and C-3 Heavy Commercial with a “floating” zone line bisecting the premise and crossing through an existing building on the site. The applicant is proposing to “downzone” the C-3 portion of the subject site to C-2, so the entire premise has the same zoning. The requested zoning allows for a variety of commercial and residential uses due to the site’s location along a Major Transit Corridor, and the applicant intends to redevelop the building that is currently split by the two zone designations from a hotel into multi-family residential.

If approved, the IDO conversion of the entire property will be to MX-M.

The request is consistent with and furthers numerous goals of the Comprehensive Plan, and is well justified in accordance with R-270-1980.

Staff recommends approval of the request based on the findings outlined in this report. As the request is for straight zoning on already platted properties, no conditions are attached.

***FINDINGS, Zone Map Amendment***

***Project # 1005234, Case # 18EPC-40024***

1. This request is for a Zone Map Amendment (Zone Change) for Tracts 1 through 3, Carlisle Replat Unit 1, along with Tracts 4, 5, and 6A, Carlisle Replat Unit 2, generally located on the east side of Carlisle Blvd NE north of the Embudo Channel containing approximately 11.1 acres.
2. The subject site is currently zoned both C-2 Community Commercial and C-3 Heavy Commercial with a “floating” zone line bisecting the premise and crossing through an existing building on the site. The applicant is proposing to “downzone” the C-3 portion of the subject site to C-2, so the entire premise has the same zoning. The requested zoning allows for a variety of commercial and residential uses due to the site’s location along a Major Transit Corridor, and the applicant intends to redevelop the building that is currently split by the two zone designations from a hotel into multi-family residential.
3. The existing combination of C-2 and C-3 zoning on the subject site was created through multiple previous actions on the subject property. First, in 1957, a portion of the property was subject to a change to C-2 and C-3 along with other neighboring properties when it was first anticipated that Interstate 40 was to be routed through this area (Z-508). Following this action, in 1959, the area of the property immediately adjacent to Carlisle Blvd was changed from C-1 to C-2 (Z-806). Next, an action (Z-1624) was approved to change the zoning of much of the site to C-3, but this was never finalized, so instead a subsequent approval changed the zoning of Tracts 1, 2, and 3 to C-2 (Z-69-4). This last action was to facilitate the creation of a luxury hotel and convention complex, which is the current use of the site.
4. If approved, the proposed C-2 zoning of the entire site would convert to MX-M per the Integrated Development Ordinance conversion rules.
5. The 2017 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.
6. The subject site is within both the Area of Change and Area of Consistency of the Comprehensive Plan and is also located adjacent to an Activity Center, Major Transit Corridor, and Multi-Modal Corridor. The request is in general compliance and furthers the following applicable goals and policies of the Comprehensive Plan:  
Goal 5.1 Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.  
Policy 5.1.1 Desired Growth: 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.

The request furthers Policy 5.1.1 a) because the zone change to C-2 will allow for a mix of development on the subject site adjacent to a designated Center and within walking distance of many restaurants, commercial activities, transit options, and recreational opportunities.

c) Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

The request furthers Policy 5.1.1 c) because the zone change will facilitate redevelopment of the subject site for multi-family residential uses adjacent to a Center and along both Major Transit and Multi-Modal Corridors.

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

The request furthers Policy 5.1.1 d) because the zone change is intended to lead to development of the site with multi-unit, multi-story apartments adjacent to a designated Activity Center thus increasing density in the area.

f) Discourage the development of detached single-family housing as an inappropriate use in Centers and along Corridors.

The request furthers Policy 5.1.1 f) because the zone change to C-2 will not allow for single-family development, but rather will facilitate multi-family residential and a large variety of commercial uses to be developed on the subject site.

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

The request furthers Policy 5.1.1 g) because redevelopment of part of the hotel on the subject site into apartments will create additional density adjacent to an Activity Center and two Corridors that will support transit ridership on the nearby routes along Carlisle and Menaul.

h) Encourage all new development, especially in designated Centers and Corridors, to address transit connections, linkages, and opportunities within the proposed development.

The request furthers Policy 5.1.1 h) because redevelopment of the site will allow for connections to the surrounding transit routes and stops to be addressed.

Policy 5.1.6 Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

a) Incorporate a compatible mix of commercial and residential uses with a range of higher-density housing types.

The subject site is adjacent to the American Square Activity Center, but it is not within the boundaries of the designated Center, therefore Policy 5.1.6 a) does not apply.

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 ¼ mile of transit stops or stations.

The subject site is within ¼ mile of transit stops at the corner of Carlisle and Menaul among others for both ABQ Ride Route 5 and Route 8, so request furthers Policy 5.1.10 a).

c) Encourage mixed-use development in Centers and near intersections.

The request furthers Policy 5.1.10 c) because the zone change will facilitate future mixed-use development of the subject site adjacent to a designated Activity Center and near the intersection of Carlisle and Menaul Boulevards.

Policy 5.1.11 Multi-Modal Corridors: Design safe Multi-Modal Corridors that balance the competing needs of multiple modes of travel and become more mixed-use and pedestrian-oriented over time.

a) Encourage the redevelopment of aging auto-oriented commercial strip development to a more mixed-use, pedestrian-oriented environment.

The request furthers Policy 5.1.11 a) because the zone change will facilitate redevelopment of the subject site with multi-family residential uses that will support existing commercial uses within walking distance of the site and further encourage more mixed-use, pedestrian-oriented development in the area.

b) Prioritize improvements that increase pedestrian safety and convenience and make bicycle and transit options more viable.

The subject site is adjacent to designated bicycle routes and redevelopment of the site with apartments may lead to improved connections to this existing infrastructure making different modes of transportation more viable for future residents, therefore the request furthers Policy 5.1.11 b).

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

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

a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

The request furthers Policy 5.2.1 a) because the zone change will facilitate redevelopment of the subject site that will bring additional services and amenities to the area that is easily accessed from multiple bicycle routes.

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

The request furthers Policy 5.2.1 b) because the proposed project will provide dense living opportunities adjacent to multiple transit routes that gives more choice for residents than previously available in this area of the city.

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

The request furthers Policy 5.2.1 d) because the request will allow for greater density than available in the area, and redevelopment of an existing building rather than new construction will be able to do so in an affordable way.

e) Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The subject site is easily reached by automobile, transit, bicycle, and walking, so request furthers Policy 5.2.1 e) by offering a mix of uses conveniently accessible to the surrounding area.

f) Encourage higher density housing as an appropriate use in the following situations:

- i. Within designated Centers and Corridors.
- ii. In areas with good street connectivity and convenient access to transit.

g) Locate quality commercial development and redevelopment in existing commercial zones and designated Centers and Corridors as follows:

- i. In Activity Centers with development to serve adjacent neighborhoods with an emphasis on pedestrian and bicycle connections to nearby residential areas.

The request furthers Policies 5.2.1 f) and g) because the applicant intends to develop high density housing and a mix of commercial uses on the subject site adjacent to a designated Center and within two designated Corridors, as well as in a location with good street connectivity and access to multiple transit routes.

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

The proposed redevelopment of the subject site constitutes infill development that will add complementary commercial and multi-family residential uses to the area in a scale comparable to surrounding development by reusing existing structures, so the request furthers Policy 5.2.1 h).

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

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

The request furthers Policy 5.3.1 because the subject site is an infill site and redevelopment of it will support additional growth in the surrounding area.

Goal 5.4 Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region

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

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

The request furthers Policy 5.4.1 a) because the subject site is near a variety of commercial uses and employment opportunities and the zone change will facilitate development of higher-density housing.

b) Prioritize mixed-use development near where substantial employment exists in Employment Centers.

Policy 5.4.1 b) does not apply because the subject site is not located near a designated Employment 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.

b) Encourage development that expands employment opportunities.

The request furthers Policy 5.6.2 b) because mixed use development of the subject site will provide employment opportunities, as well as new residents that may spur further employment growth locating nearby.

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

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

The request furthers Policies 5.6.2 c) and d) because new higher-density residential is an appropriate housing type adjacent to an Activity Center and Major Transit Corridor, which along with other mixed uses, will support transit and other uses along the Corridor.

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

The request furthers Policy 5.6.2 g) because redevelopment of the existing site will utilize already existing infrastructure and services including roadways and water and sewer lines.

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

The request furthers Policy 5.6.2 h) because this development is along a Major Transit Corridor that has some of the most frequent transit service in the ABQ Ride system, as well as being located along two major streets that form part of a strong grid and connect to Interstate 40 very close to the subject site.

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

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

The request furthers Policy 5.6.3 b) because the request is a downzone that matches surrounding zones and uses, as well as facilitating the redevelopment of the subject site using the existing buildings, parking, and setbacks.

e) In areas with predominantly nonresidential uses, carefully consider zone changes from non-residential to mixed-use or residential zones for potential impact on land use compatibility with abutting properties, employment opportunities, and historic development patterns.

The request furthers Policy 5.6.3 e) because the zone change will allow for mixed-use development that will be compatible with the surrounding property and support the existing commercial uses in the area with a permanent population.

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

The request furthers Policy 5.6.3 f) because the subject site is within 660 of multiple arterial roadways that are also designated Corridors.

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.

The request furthers Policy 5.6.4 a) because while the subject site is partially an area of consistency, there is limited single-family residential in the area, and the requested downzone

will allow for a more mixed use, less intense development than could otherwise develop and impact those neighbors.

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.

The request furthers Policy 9.1.1 a) because the zone change will facilitate redevelopment of the existing hotel with an affordable housing product.

c) Assure the availability of a wide distribution of quality housing for all persons regardless of race, color, religion, sex, national origin, ancestry, age, or disabled status.

e) Provide for the development of quality housing for elderly residents.

The request furthers Policies 9.1.1 c) and e) because the proposed apartment project will accommodate all persons, including those who are disabled, through both affordability and accessibility, and will welcome people of all ages.

i) Provide for the development of multifamily housing close to public services, transit, and shopping.

The request furthers Policy 9.1.1 i) because the proposed multi-family housing that is accommodated by this request will be close to existing public services, transit options, and shopping.

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.

The request furthers Policies 9.1.2 b) and c) because the proposed apartment project will add to the diversity of housing types in Albuquerque in a location that does not affect the scale of any existing single-family neighborhood.

d) Encourage the development of higher density affordable and mixed-income housing in Downtown, near job centers, and along transit corridors.

e) Encourage mixed-use development that includes non-residential uses and the opportunity for access to services.

The request furthers Policies 9.1.2 d) and e) because redevelopment of the subject site will allow for development of affordable multi-family housing, as well as mixed use development, along transit corridors with access to services.

Goal 9.2 Sustainable Design: Promote housing design that is sustainable and compatible with the natural and built environments.

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.

The request furthers Policy 9.2.1 because the existing buildings already respond to the context of the area and will be repurposed by the proposed development.

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

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

The request furthers Policy 9.3.1 because the proposed zone change will allow for a higher density development along a Major Transit Corridor within the existing urban footprint.

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.

a) Encourage higher-density residential and mixed-use development as appropriate uses near existing public facilities, educational facilities, job centers, social services, and shopping districts.

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 the proposed zone change will encourage higher density and mixed use development near existing public facilities and shopping and provide a buffer from the more intense commercial located east of the site to the adjacent transit corridors and surrounding neighborhoods.

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

- A. The request to downzone the property, and therefore allowing fewer intense uses, along with the applicant's justification letter and the policies cited and analyzed in Finding 6 substantiate that the request is consistent with the health, safety, morals, and general welfare of the city.

- B. The proposed zoning of C-2 is the same as what exists on a portion of the subject site already, as well as the same as what exists along Carlisle and Menaul. The ubiquitous nature of C-2 in the area, the requested zone being less intense than the existing zoning, and the elimination of a floating zone line that bisects an existing building leads to land use stability for the area.
  - C. The request is not in conflict with, but rather is consistent with and furthers the Comprehensive Plan as summarized in Finding 6.
  - D. The existing zoning is inappropriate because the proposed different use category is more advantageous to the community as articulated by the Comprehensive Plan. The proposed C-2 zoning for the entire property will allow for greater mixed uses and housing density in an infill location that will support transit ridership adjacent to a designated Activity Center, a Major Transit Corridor, and a Multi-Modal Corridor. As shown in the policy analysis, the request furthers numerous policies of the Comprehensive Plan to this effect, thus implementing the vision of the City and making the request more advantageous to the community than the existing zoning.
  - E. The requested C-2 zone allows fewer intense uses than what is allowed by the existing C-3 zoning, and C-3 zoning also exists in the surrounding area; therefore, the change will not allow for any uses that would be harmful to the adjacent properties, the neighborhood, or the community.
  - F. Approval of the requested amendment will not require any capital improvements because the site is located in an area that already has infrastructure. If future development requires additional infrastructure the applicant will have to make those improvements themselves.
  - G. Economic considerations are not the determining factor in the request; rather the request is justified based on being more advantageous to the community in accordance with the policies of the Comprehensive Plan.
  - H. The request is not being justified based on the subject site's location on a major street; rather the request is based on being more advantageous to the community in accordance with the policies of the Comprehensive Plan.
  - I. The request is not creating a small area of zoning different from the surrounding zoning, so the request does not constitute a spot zone.
  - J. The request is not for a strip of land along a street, so it does not constitute a request for strip zoning.
8. The Midtown A&E Merchant Association and District 7 Coalition of Neighborhood Associations were notified of this request, as well as property owners within 100 feet. No facilitated meeting was requested or held, and staff has not received any public comment regarding the request.

**RECOMMENDATION**

***APPROVAL of 18EPC-40024, a request for Zone Map Amendment from C-2 and C-3 to C-2 for Tracts 1 through 3, Carlisle Replat Unit 1, and Tracts 4, 5, and 6A, Carlisle Replat Unit 2, based on the preceding Findings.***

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**Michael Vos, AICP  
Planner**

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

Rhino Investments NM Hotel, LLC, 101 E. Vineyard Ave, Suite 201, Livermore, CA 94550

Kent Beierle, EDI Architecture, 142 Truman St. NE, Suite A1, ABQ, NM 87108

Midtown A&E Merchant Association

District 7 Coalition of Neighborhood Associations

**AGENCY COMMENTS**

**PLANNING DEPARTMENT**

**Zoning Enforcement**

No adverse comments.

**Office of Neighborhood Coordination**

**Long Range Planning**

Zoning that was C-2 as of the submittal of this application converts to MX-M under the IDO, and C-3 converts to MX-H. The remainder of the block is MX-M, so this zone map amendment request seems appropriate.

This is in an Area of Change and a Major Transit Corridor, so policies about encouraging a mix of uses should be carefully considered. The request seems consistent with the established and intended character of this area.

**Metropolitan Redevelopment Agency**

**CITY ENGINEER**

**Transportation Development**

No objection to the request.

**Hydrology Development**

**DEPARTMENT of MUNICIPAL DEVELOPMENT**

**Transportation Planning**

No comment.

**Traffic Engineering Operations**

**WATER UTILITY AUTHORITY**

**Utility Services**

1. 18EPC-40024 Zone Map Amendment (Zone Change)
  - Identification: UPC – 101705905518731030
    - a. No objection to the proposed zone map amendment.
    - b. If new development is desired request an availability statement at the link below:
      - i. [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)
      - ii. Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.

**ENVIRONMENTAL HEALTH DEPARTMENT**

**PARKS AND RECREATION**

**Planning and Design**

**Open Space Division**

**City Forester**

**POLICE DEPARTMENT/Planning**

No comment.

**SOLID WASTE MANAGEMENT DEPARTMENT**

**Refuse Division**

No comment.

**FIRE DEPARTMENT/Planning**

**TRANSIT DEPARTMENT**

**BERNALILLO COUNTY**

**ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY**

No objections.

**ALBUQUERQUE PUBLIC SCHOOLS**

Any residential development in this area will have impacts to the following schools: Bel Air Elementary School, McKinley Middle School, and Del Norte High School. Currently, all three schools have excess capacity.

**School Capacity**

School	2017-2018 40 <sup>th</sup> Day Enrollment	Facility Capacity	Space Available
Bel Air ES	320	475	155
McKinley MS	425	600	175
Del Norte HS	1080	1301	221

**MID-REGION COUNCIL OF GOVERNMENTS**

MRMPO has no adverse comments.

**MIDDLE RIO GRANDE CONSERVANCY DISTRICT**

**NMDOT**

NMDOT has no comments.

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

**Conditions for Approval for Project #1005234 Zone Map Amendment/Zone Change  
(from C-2 and C-3 to C-2 located on Carlisle Blvd NE between Prospect Ave NE  
and Solano Dr NE) 18EPC-40024**

1. Existing overhead distribution lines are located along the west side of the subject property along Carlisle Blvd NE and along the northern boundary of the property. It is the applicant's obligation to abide by any conditions or terms of these easements.
2. When development occurs, it will be necessary for the developer to contact the PNM New Service Delivery Department to coordinate electric service regarding this project.  
Contact:

Andrew Gurule  
PNM Service Center  
4201 Edith Boulevard NE  
Albuquerque, NM 87107  
Phone: (505) 241-0589

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](http://www.pnm.com) for specifications.



View of the subject site looking east from across Carlisle Blvd.



View from the subject site looking west across Carlisle Blvd at the neighboring commercial development.



View from the subject site looking south across the Embudo Channel toward the Green Jeans development.



View of the east side of the subject site looking southwest from the Prospect Ave entrance.



Northerly view from the ABQ Ride Route 5 bus stop located at the northwest corner of the subject site.

**ZONING**

Please refer to the Comprehensive Zoning Code and the Integrated Development Ordinance for specific zone descriptions.

APPLICATION INFORMATION



**Supplemental Form (SF)**

<p><b>SUBDIVISION</b></p> <p><input type="checkbox"/> Major subdivision action</p> <p><input type="checkbox"/> Minor subdivision action</p> <p><input type="checkbox"/> Vacation</p> <p><input type="checkbox"/> Variance (Non-Zoning)</p> <p><b>SITE DEVELOPMENT PLAN</b></p> <p><input type="checkbox"/> for Subdivision</p> <p><input type="checkbox"/> for Building Permit</p> <p><input type="checkbox"/> Administrative Amendment (AA)</p> <p><input type="checkbox"/> Administrative Approval (DRT, URT, etc.)</p> <p><input type="checkbox"/> IP Master Development Plan</p> <p><input type="checkbox"/> Cert. of Appropriateness (LUCC)</p> <p><b>STORM DRAINAGE (Form D)</b></p> <p><input type="checkbox"/> Storm Drainage Cost Allocation Plan</p>	<p><b>S</b></p> <p><b>V</b></p> <p><b>P</b></p> <p><b>D</b></p> <p><b>L</b></p>	<p><b>Z</b></p> <p><b>X</b></p> <p><b>A</b></p>	<p><b>ZONING &amp; PLANNING</b></p> <p><input type="checkbox"/> Annexation</p> <p><input checked="" type="checkbox"/> Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)</p> <p><input type="checkbox"/> Adoption of Rank 2 or 3 Plan or similar</p> <p><input type="checkbox"/> Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations</p> <p><input type="checkbox"/> Street Name Change (Local &amp; Collector)</p> <p><b>APPEAL / PROTEST of...</b></p> <p><input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other</p>
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PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

PDF copy of the completed application along with all the plans and documents being submitted must be emailed to (PLNDRS@cabq.gov) prior to processing this application. (Zipped files and files over 9 Megabytes will not get delivered via email, Therefore, PDF files must be provided on a CD)

**APPLICATION INFORMATION:**

Professional/Agent (if any): KENT BEIERLE, ARCHITECT with EDI ARCHITECTURE PHONE: 505.242.2851

ADDRESS: 142 TRUMAN ST. NE SUITE A1 FAX: \_\_\_\_\_

CITY: ALBUQUERQUE STATE NM ZIP 87108 E-MAIL: kent@edl-arch.com

APPLICANT: RHINO INVESTMENTS NM HOTEL, LLC PHONE: 209.581.8445

ADDRESS: 101 E. VINEYARD AVE. SUITE 201 FAX: \_\_\_\_\_

CITY: LIVERMORE STATE CA ZIP 94550 E-MAIL: sanjiv@fitrepublic.com

Proprietary interest in site: SOLE List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: CHANGE PORTION OF SITE ZONED C-3 TO C-2

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. TRS 1, 2, & 3 UNIT 1 TOGETHER WITH TRS 4, 5 & 6A UNIT 2 Block: 0000 Unit: \_\_\_\_\_

Subdiv/Addn/TBKA: CARLISLE REPLAT UNIT 1 (FULL LEGAL DESCRIPTION ATTACHED AS SEPARATE SHEET)

Existing Zoning: C-2 & C-3 Proposed zoning: C-2 MRGCD Map No \_\_\_\_\_

Zone Atlas page(s): H-17 UPC Code: 101705905518731030

**CASE HISTORY:**

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

**CASE INFORMATION:**

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

No. of existing lots: 6 No. of proposed lots: 6 Total site area (acres): 11.07 AC

LOCATION OF PROPERTY BY STREETS: On or Near: CARLISLE

Between: PROSPECT AVE NE and SOLANO DR NE

Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: 2018.03.27

SIGNATURE  DATE 2018.04.25

(Print Name) KENT BEIERLE Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>18 EPC 40024</u>	<u>AZM</u>	_____	<u>\$ 805.00</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>\$ 75.00</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>June 14, 2018</u>			Total <u>\$ 930.00</u>

4-27-18 Project # 100 5234

Staff signature & Date

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

ANNEXATION (EPC08)

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

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

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

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

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

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

RECEIPTS  
+ PDF  
RECEIPTS

- 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 ← MICHAEL VOZ
  - Traffic Impact Study (TIS) form ← PAREVEK, LOGAN, OR EBERSO
  - 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.
- ← 100 ft buffer map, list of names, letter sent, and certified receipts

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.

\_\_\_\_\_ Applicant name (print)

\_\_\_\_\_ Applicant signature & Date



Revised: June 2011

<input type="checkbox"/> Checklists complete	Application case numbers
<input type="checkbox"/> Fees collected	18 EPC - 40024
<input type="checkbox"/> Case #s assigned	-
<input type="checkbox"/> Related #s listed	-

4-27-18  
 \_\_\_\_\_  
 Staff signature & Date  
 Project # 1005234

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: RHINO INVESTMENTS NM HOTEL LLC DATE OF REQUEST: 04/25/2018 ZONE ATLAS PAGE(S): H-17  
[ARCHITECT EDI (KENT BEIERLE) AS AGENT]

**CURRENT:**

ZONING C2 & C3  
PARCEL SIZE (AC/SQ. FT.) 11.1 AC

**LEGAL DESCRIPTION:**

TRACT 1, 2, 3, 4,  
LOT OR TRACT # 5, 6A BLOCK # \_\_\_\_\_  
SUBDIVISION NAME DALE J BELLAMAH'S CARLISLE REPLAT

**REQUESTED CITY ACTION(S):**

ANNEXATION [ ]  
ZONE CHANGE [X]: From C3 To C2  
SECTOR, AREA, FAC, COMP PLAN [ ]  
AMENDMENT (Map/Text) [ ]

**SITE DEVELOPMENT PLAN:**

SUBDIVISION\* [ ] AMENDMENT [ ]  
BUILDING PERMIT [ ] ACCESS PERMIT [ ]  
BUILDING PURPOSES [ ] OTHER [X]

\*includes platting actions

**PROPOSED DEVELOPMENT:**

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

**GENERAL DESCRIPTION OF ACTION:**

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

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

APPLICANT OR REPRESENTATIVE  DATE 2018.04.25  
KENT BEIERLE, ARCHITECT  
(To be signed upon completion of processing by the Traffic Engineer)

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

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

THRESHOLDS MET? YES [ ] NO  MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [ ]  
Notes: TIS may be required @ Change of use / new Development

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

  
TRAFFIC ENGINEER

04-26-18  
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

Rhino Investments NM Hotel, LLC  
101 E. Vineyard Ave. Suite 201  
Livermore, CA. 94550  
209.581.8445

April 20, 2018

City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> St. NW  
Albuquerque, NM 87103

RE: Hotel Wyndham Property Changes

Attention: City of Albuquerque Planning Department

To whom it may concern,  
Please allow this letter to serve as formal notification that our Architect, Environmental Dynamics, Inc. (EDI) represented by Kent Beierle, Architect is hereby authorized to act as agent on behalf of RHINO INVESTMENTS NM HOTEL LLC in order to submit information and applications for any necessary planning and building actions needed for the above-referenced project.

Should you have any questions, please do not hesitate to contact me.

Sincerely,



Sanjiv Chopra,

CEO

RHINO INVESTMENTS NM HOTEL LLC

April 25, 2018

City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> St. NW  
Albuquerque, NM 87103

RE: Letter of Explanation/Justification for Zone change request for property located at 2500 Carlisle Blvd. NE

To Whom It May Concern,

The property at 2500 Carlisle Blvd NE that currently makes up the grounds for the Wyndam Hotel and Waterpark is divided into two different zone classifications (C-2 and C-3); a zone designation change that passes through the middle of one of the hotel buildings. In an effort to consolidate the zoning on the property to minimize possible challenges for future development (high-density residential conversion of a portion of the hotel), we are requesting that the smaller portion (approximately 2.8 acres) of the property currently classified as zone C-3 be changed to C-2. Once the IDO is adopted, the C-3 zone will convert to a zone that does not allow residential development at all. Currently the C-3 zone allows this development but limits the density of residential units which also limits this intended future use. Overall the change of zoning will accommodate our future planned change of use which we believe is in the best interests of the community and will further the City goals for incorporating and supporting mixed use, residential uses while taking advantage of existing facilities, maintaining existing infrastructure and unlocking existing community assets and amenities.

Pursuant to Resolution 270-1980, our justification of this change is as follows:

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

We believe the proposed zone change (downzone) is consistent with the health, safety, morals, and general welfare of the City as identified in the Comprehensive Plan policies identified and enumerated under Item "C" below. What is being proposed (C-2) is already present and makes up the bulk of the property and C-2 is more community-based and flexible in terms of use than the C-3 zone which is more intense commercial in nature.

kent beierle ■

j. stace mcgee ■

delcie dobrovolny ■

**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.**

We believe this proposed action will consolidate zoning for the entire property under one zoning classification and eliminates a floating zone line. The requested C-2 is the same as the existing zoning and commercial land uses for a majority of the properties in the vicinity along Carlisle and Menaul and is consistent with the development planning of the area.

**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.**

This proposed change of zone classification is consistent with the goals of the Comprehensive Plan and we believe is not in significant conflict with the Plan.

Below is a list of the goals and their associated policies identified in the Comprehensive Plan that we believe support the approval of our proposed zoning change:

■ 142 Truman St. NE  
Albuquerque, NM 87108  
Tel 505.242.2851

■ 917 E Prospect Rd, Unit B  
Fort Collins, CO 80525  
Tel 970.672.1155

■ 100 NE 6th St Unit 102  
Boynton Beach, FL 33435  
Tel 561.531.4704

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

**POLICY 5.1.1 - Desired Growth: 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.**  
This property is directly adjacent to a designated Activity Center (Carlisle and Menaul) as well as the area south of the property along Cutler all of which offer access to many work, food and recreation options. A residential development in this area will create opportunities for users of these venues all within easy walking distances.
- c. **Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.**  
This project is all about this policy. This zone change will create dense residential redevelopment that supports other redevelopment activity that utilizes current infrastructure, transit solutions, and supports current and new economic opportunities.
- d. **Encourage the development of multi-unit, multi-story apartments and mixed-use residential buildings in Downtown, Urban Centers, and Activity Centers to increase housing density and expand housing options and affordability.**  
This zone change will allow exactly this kind of development. The project is already primed for multi-unit, multi-story apartment development. The site will be able to accommodate dense housing at a reasonable price-point and with its residents, promote mixed-use functions and support similar mixed-use opportunities in the vicinity.
- f. **Discourage the development of detached single-family housing as an inappropriate use in Centers and along Corridors.**  
This configuration and character of the site lends itself to multi-story, multi-unit residential development and as such, will discourage detached single-family housing.
- g. **Encourage residential infill in neighborhoods adjacent to Centers and Corridors to support transit ridership.**  
A concentration of residents at this location will support transit ridership. There are convenient transit access points on the two major corridors (Carlisle and Menaul) which will be an attribute for anyone seeking a less automotive-dependent lifestyle; which is often the case with dense urban apartment living.
- h. **Encourage all new development, especially in designated Centers and Corridors, to address transit connections, linkages, and opportunities within the proposed development.**  
With a dense residential component, attractive mixed-use opportunities and the redevelopment of this existing property, there will be a new population of users who will supporting transit connections, linkages, and a variety of opportunities (current and potential).

**POLICY 5.1.6 - Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.**

- a. **Incorporate a compatible mix of commercial and residential uses with a range of higher-density housing types.**  
This zone change will allow for a development that includes dense housing and mixed use commercial functions. The commercial services and functions that are currently available and likely to be provided (fitness related) will complement the needs and requirements of residents while supporting the desirability of the area.

**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 ¼ mile of transit stops or stations.**  
The planned residential aspect of this project places high-density residential within ¼ mile of multiple transit stops along the Major Circulation Corridor (Carlisle) as well as along Menaul.
- c. **Encourage mixed-use development in Centers and near intersections.**  
This project is near the intersection of Carlisle and Menaul and is directly adjacent to the Activity Center (American Square) located there. The proposed zoning will allow for a mixed-use development concept.

**POLICY 5.1.11 - Multi-Modal Corridors: Design safe Multi-Modal Corridors that balance the competing needs of multiple modes of travel and become more mixed-use and pedestrian-oriented over time.**

- a. **Encourage the redevelopment of aging auto-oriented commercial strip development to a more mixed-use, pedestrian-oriented environment.**

Given the configuration and location of this site, this redevelopment project will support a change of focus from auto-oriented strip to a more multi-modal “deeper” (off the strip) concept. There is access to mass-transit, bicycle infrastructure and pedestrian-based opportunities. Over time we believe this project will further support the multi-modal concept.

- b. **Prioritize improvements that increase pedestrian safety and convenience and make bicycle and transit options more viable.**

This project is adjacent to a designated bicycle route on Cutler and is also fronted by Prospect which is low-traffic and becomes a designated bicycle route. Both roads provide reasonably convenient and safe pedestrian and bicycle options for transit.

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

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

- a. **Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.**

This redevelopment will provide a mixed-use area that will attract people not only from the new apartments, but from surrounding neighborhoods. The connections found on Cutler and Prospect will further support the bicycle and pedestrian connections to residential areas to the east and northeast.

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

Given where this project is located: at a hub of multi-modal opportunities, multiple employment options, and (with the proposed apartments) options for living; and what is proposed as redevelopment: new dense urban living and mixed-use commercial opportunities; there will be many choices afforded to the community that did not exist before.

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

There is no residential living option with this density in the immediate area. By allowing this zone change and subsequent redevelopment including apartments, we will be able to offer a housing product that is affordable and accommodates urban apartment living.

- e. **Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.**

In addition to the potential residents who will inhabit the site, there are adjoining neighborhoods that will be able to access the new commercial functions and site amenities via multiple modalities. Biking and walking will be two of those modalities that directly support healthy and sustainable communities.

- f. **Encourage higher density housing as an appropriate use in the following situations:**

1. **Within designated Centers and Corridors.**

This development is high-density housing appropriate in a Transit Corridor. It is also directly adjacent to an Activity Center (American Square).

2. **In areas with good street connectivity and convenient access to transit.**

One of the distinctive advantages and desirability of this site from a resident’s perspective is numerous transit and connectivity options that exist.

- g. **Locate quality commercial development and redevelopment in existing commercial zones and designated Centers and Corridors as follows:**

1. **In Activity Centers with development to serve adjacent neighborhoods with an emphasis on pedestrian and bicycle connections to nearby residential areas.**

Although this project is not located directly inside an Activity Center, it is directly adjacent to one. This project is mixed residential and commercial use. By creating an opportunity for a

new population of residents and business ventures in this location the pedestrian and bicycle connections become immediate.

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

We believe the mixed-use development we are proposing is compatible since we are redeveloping existing buildings and providing new commercial ventures. The use and scale are consistent with activities that are already in existence. The main difference is changing 50% of the occupants from transient (hotel guests) to a permanent residential population. These residents will be compatible with the surrounding development as they will be better able to and likely to patronize existing commercial venues. The new commercial functions this development will bring will add a diversity of options to an already developed commercial area.

**3. 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 project is redeveloping an existing venue that accommodates a specific population. After redevelopment and full occupancy, the project will accommodate an even greater population, but have no new or additional impact on existing infrastructure or public facilities.

**4. Goal 5.4 Jobs/Housing Balance - Balance jobs and housing by encouraging residential growth near employment across the region**

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

**a. Prioritize higher-density housing where services and infrastructure are available.**

Services and infrastructure that support high-density residential use are already in place. The previous use (Hotel) is essentially equivalent to the new proposed use of which the only distinction is the residents' transient nature relative to a more permanent nature.

**b. Prioritize mixed-use development near where substantial employment exists in Employment Centers.**

This mixed-used redevelopment is directly adjacent to a designated Activity Center where there are a number of current employment opportunities as well as the new ones that come with this project.

**5. 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.**

**a. Encourage development that expands employment opportunities.**

The mixed-used redevelopment will directly provide additional employment opportunities. Further by providing a residential component, there will be a population of residents who may prefer to work closer to where they live which has the tendency to further inspire new employment opportunities to accommodate.

**b. Foster a range of housing options at various densities according to each Center or Corridor type.**

The dense residential product proposed by this development will be unique in this Center/Corridor area, thus adding to the diversity of housing options.

**c. Encourage higher-density housing and mixed-use development as appropriate land uses that support transit and commercial and retail uses.**

By generating a new permanent population of residents, utilization of transit and commercial/retail uses will increase.

**f. Encourage development where adequate infrastructure and community services exist.**

This mixed-used redevelopment takes advantage of infrastructure that is in place, sized, and of a capacity to accommodate the use. Community services already exist due to the residential areas that are near to the east and northeast.

- g. Encourage development in areas with a highly connected street grid and frequent transit service.**

The location of this project is at a confluence of many transit options. Easy access to interstate, major arterials, and transit corridors make for a highly efficient utilization of transit.

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

- a. Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.**

This project was initially conceived and probably helped establish the scale and intensity of the surrounding context. As such, the proposed redevelopment will be consistent and reinforce the area's character.

- b. In areas with predominantly nonresidential uses, carefully consider zone changes from non-residential to mixed-use or residential zones for potential impact on land use compatibility with abutting properties, employment opportunities, and historic development patterns.**

We believe that the only impact from the proposed redevelopment is that a transient residential population will convert to a permanent population. The presence of a permanent population on this site will only contribute to the intent of the land-use and abutting properties by better supporting their commercial nature.

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

This project site is over 11 acres. Much of the property is well within the defined radius for transit stations and arterials. The site is located directly on the Carlisle Transit Corridor. Additionally, this project is not directly adjacent to single-family neighborhoods and can only serve to transition the use of intense commercial to dense residential use.

**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.**

There are two areas of single-family residential near this project to the east and northeast. This project is a blending of the existing commercial intensity and scale with a denser residential use. By nature of this diversity and use, the development does not compromise the character of the existing residential areas but rather serves as a transition to those lighter-use residential areas.

- 6. 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.**

When complete the residential portion of the project will offer a variety of unit sizes at a mid-range market value. This particular residential market segment is currently underserved in the area and the project is intended to accommodate some of that need.

- b. Assure the availability of a wide distribution of quality housing for all persons regardless of race, color, religion, sex, national origin, ancestry, age, or disabled status.**

The project will offer a diversity of apartment sizes and amenities at a mid-range market value, which should appeal to a variety of residents. The intent of the project is to attract a population of permanent residents who want to live there. The project is a converted hotel which was also designed to accommodate disabled guests. There will be available residential units that accommodate disabled persons.

- c. Provide for the development of quality housing for elderly residents.**

Elderly residents will be welcome and should be reasonably accommodated by the amenities and facilities of the project.

- d. **Provide for the development of multifamily housing close to public services, transit, and shopping.**

As enumerated and discussed above, this housing (multi-family by definition) is in direct proximity to public service, transit and shopping.

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

- a. **Encourage a diversity of housing types, such as live/work spaces, stacked flats, townhouses, urban apartments, lofts, accessory dwelling units, and condominiums.**

This project will be providing a dense urban apartment living option in the area. It is anticipated that there will be a number of unit sizes allowing for a diversity of resident options as well.

- b. **Encourage housing types that maintain the scale of existing single-family neighborhoods while expanding housing options.**

This project will not impact or put pressure on the existing single-family neighborhoods while providing new options in the area.

- c. **Encourage the development of higher density affordable and mixed-income housing in Downtown, near job centers, and along transit corridors.**

Given the likely configuration of the apartments in this redevelopment concept, it is likely that it will attract a variety of residents from a diversity of economic backgrounds. The project location and along the Transit Corridor and adjacent to the Activity Center will support the desirability of this location for people with mixed-incomes.

- d. **Encourage mixed-use development that includes non-residential uses and the opportunity for access to services.**

This project includes a mixed-use component. The commercial component of the project will provide new job opportunities as well as new economic development opportunities within the context of the existing area.

7. **Goal 9.2 Sustainable Design - Promote housing design that is sustainable and compatible with the natural and built environments.**

**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.**

This project when originally built helped establish the character of the area. This redevelopment concept is intended to respect the history of the hotel and its land-use. It will maintain and support the character of the area further by bringing a more permanent population that supports the adjoining land uses and urban context.

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

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

This project is a high-density urban living concept located on a Major Transit Corridor and directly adjacent to the Activity Center of the American Square. By promoting this redevelopment, we will put growth into the interior of the established City and reduce development pressure at the urban edges.

**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.**

- a. **Encourage higher-density residential and mixed-use development as appropriate uses near existing public facilities, educational facilities, job centers, social services, and shopping districts.**

This dense residential and mixed-use project is proposed for an area that is within an established context of public facilities, employment zones, and shopping opportunities appropriate for the area. A population of residents will be able to utilize and support these elements of the community.

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

Though not directly adjacent to the single-family areas east and northeast of the site, this project will provide a density transition within the community from single-family to multifamily. The proposed project will encourage a densification at the more intensely developed commercial district which should minimize impact on the less dense adjacent areas.

**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.**

We believe changing the portion of the site from C-3 to C-2, thus allowing the future integration of residential and mixed-use on the site, is more advantageous than maintaining the C-3 portion on the site. The uses and compatibility of the C-2 zone are more advantageous than the C-3 due to a greater potential for mixed use development and the supporting of transit solutions (a direct correlation with the existence of dense residential uses).

Based on our understanding of the principles and objectives of the Comprehensive Plan, we believe this change is in keeping with the spirit of redevelopment desired by the City.

Density makes many aspects of the City function. By allowing the zone change, the redevelopment opportunity for a dense urban-living product will foster the utilization of a multi-modal transit solution which is desirable City-wide. This project will support a "whole-community" concept that accommodates a diversity of population with economic backgrounds and objectives. Some will be service providers, others will be consumers. A well-rounded community will have both. This development takes advantage of infrastructure that is already in place and suited to the proposed project use. This project is integral with the unique character of the area. The proposed development will not substantially alter the character of the place or its adjoining communities but will allow for new growth and internalized development. We anticipate it bringing new energy and life to the area in a positive and long-term sustainable way.

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

This request is a "downzone". Fewer intense uses will be allowed on the property if this proposed change is approved. All of the areas surrounding the site are equivalent or compatible zone classifications and therefor none of the permissive uses would be harmful to adjacent property, the neighborhood or the community.

**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.**

We anticipate no major or unprogrammed capital expenditures by the City as a result of the approval of our proposed zone change. All of the existing infrastructure (roads, sewer, and water) surrounding the property is built-out and is adequately serves the area. Storm sewer, Gas, Power, and telecommunications are also established systems of infrastructure on the site and should not require any new work.

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

This proposed zone change is not driven directly by the cost of land or other economic considerations. Any commercial enterprise at some point must consider the economic value of change. However, the change of a small portion of the site from C-3 to C-2 does not in and of itself increase land value and therefor is not the driver of this proposed change.

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

The location of the property relative to access is not part of the justification of this request. The proposed zoning is in keeping with surrounding zoning. The fact that this parcel of land occurs within an identified

confluence of a major transit line, a multi-modal line, and a commuter line as well as an Area of Change and an Area of Consistency only reinforces the current primary zoning and the case for consolidation of zoning on the site.

- 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.

Part of the site is already partially zoned C-2 and entire property is part of a much larger area that includes multiple areas with C-2 zoning. This change of zoning request will not result in a Spot Zone.

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

Part of the site is already partially zoned C-2 and entire property is part of a much larger area that includes multiple areas with C-2 zoning. This change of zoning request will not result in a Strip Zone.

Fundamentally this request for a zone change within the existing property is about consistency and, on a certain level, practicality. With the change of zones occurring through the middle of the building, there exists the potential for limitation on growth and development within the property. Rather than wait until those limitations occur and become a problem, we deem it prudent to make this request now. Particularly with the imminent adoption of the IDO, it makes good sense to address the zoning before things change further.

The Owner is interested in supporting growth and development that makes for a more robust and vibrant community. Everyone benefits in that situation. We appreciate your consideration of this proposed change and look forward to your approval.

Please contact me if you have any questions or require further information.

Thank you,



Kent Beierle, Architect  
EDI  
(Owner's Agent)

**NOTIFICATION & NEIGHBORHOOD INFORMATION**

## Kent Beierle

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**From:** Quevedo, Vicente M. <vquevedo@cabq.gov>  
**Sent:** Wednesday, April 25, 2018 8:09 AM  
**To:** Kent Beierle  
**Subject:** Notification Inquiry\_2500 Carlisle Blvd NE\_EPC  
**Attachments:** 2018-04-23\_zone atlas w site.pdf; Notification Inquiry\_2500 Carlisle Blvd NE\_EPC.xlsx; INSTRUCTION SHEET FOR APPLICANTS.pdf

Kent,

Good morning. See list of affected associations below and attached related to your upcoming EPC submittal. Please also review the attached instruction sheet. Thank you.

Association Name	First Name	Last Name	Address Line 1	City	State
MidTown A&E Merchant Association	Bryan	Pletta	4130 Cutler Avenue NE	Albuquerque	NM
MidTown A&E Merchant Association	Mary	Tarango	4300 Cutler Avenue NE	Albuquerque	NM
District 7 Coalition of Neighborhood Associations	David	Haughawout	2824 Chama Street NE	Albuquerque	NM
District 7 Coalition of Neighborhood Associations	Lynne	Martin	1531 Espejo NE	Albuquerque	NM

Respectfully,

**Vicente M. Quevedo, MCRP**

Neighborhood Liaison  
Office of Neighborhood Coordination  
City of Albuquerque – City Council  
(505) 768-3332

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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

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**From:** webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov  
**Sent:** Monday, April 23, 2018 5:07 PM  
**To:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Notification Inquiry Sheet Submission

Notification Inquiry For:  
Environmental Planning Commission Submittal

If you selected "Other" in the question above, please describe what you are seeking a Notification Inquiry for below:

Contact Name

Kent Beierle

Company Name

EDI

Address

142 Truman St NE Suite A1

City

Albuquerque

State

NM

ZIP

87108

Telephone Number

505-242-2851

Email Address

[kent@edi-arch.com](mailto:kent@edi-arch.com)

Anticipated Date of Public Hearing (if applicable):

June 14

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

LEGAL DESCRIPTION:

'TRACT 1', 'TRACT 2' AND A PORTION OF 'TRACT 3' OF UNIT No. 1 DALE J. BELLAMAH'S CARLISLE REPLAT, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 9, 1969, IN MAP BOOK D4, FOLIO 25:

'TRACT 4' AND 'TRACT 5' OF UNIT No. 2 DALE J. BELLAMAH'S CARLISLE REPLAT, CITY OF ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT OF A PORTION OF TRACTS N AND O TIMOTEO CHAVEZ ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 22, 1977 IN MAP BOOK C12, FOLIO 60;

'TRACT 6-A' OF UNIT No. 2 DALE J. BELLAMAH'S CARLISLE REPLAT AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT OF TRACT 6 OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 19, 1977 IN MAP BOOK C12, FOLIO 167, AND A PORTION OF TRACTS LETTERED 'N' AND 'O' OF TIMOTEO CHAVEZ ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, AND R OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 16, 1958 IN MAP BOOK D2, FOLIO 48.

SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL OF LAND HEREIN DESCRIBED, SAID NORTHWEST CORNER ALSO BEING THE NORTHWEST CORNER OF 'TRACT 2' OF UNIT No. 1 DALE J. BELLAMAH'S CARLISLE REPLAT, DESCRIBED ABOVE;  
THENCE S. 89 Deg. 42' 00" E., 150.00 FEET TO A POINT;  
THENCE S. 00 Deg. 18' 00" W., 115.00 FEET TO A POINT;  
THENCE S. 89 Deg. 42' 00" E., 221.32 FEET TO A POINT;  
THENCE N. 00 Deg. 18' 00" E., 4.40 FEET TO A POINT;  
THENCE S. 89 Deg. 42' 00" E., 215.00 FEET TO A POINT ON THE 'WEST RIGHT-OF-WAY LINE OF SOLANO DRIVE N.E.;

THENCE S. 00 Deg. 18' 00" W., 265.04 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT;  
THENCE S. 75 Deg. 49' 46" E., 424.14 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE  
OF PROSPECT AVENUE N.E. TO A POINT;  
THENCE S. 00 Deg. 18' 00" W., 91.20 FEET TO A POINT;  
THENCE N. 89 Deg. 42' 00" W., 116.33 FEET TO A POINT;  
THENCE S. 00 Deg. 13' 09" W., 130.00 FEET TO A POINT;  
THENCE S. 89 Deg. 42' 00" W., 116.15 FEET TO A POINT;  
THENCE S. 00 Deg. 18' 00" W., 65.00 FEET TO THE SOUTHEAST CORNER OF THE PARCEL  
HEREIN DESCRIBED, SAID SOUTHEAST CORNER BEING A POINT ON THE NORTH RIGHT-  
OF-WAY LINE OF THE A.M.F.C.A. EMBUDO CHANNEL;  
THENCE N. 89 Deg 42' 00" W., 542.62 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT;  
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THENCE N. 00 Deg. 18' 00" W., 42.66 FEET TO A POINT;  
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THENCE N. 14 Deg. 00' 25" W., 24.30 FEET TO A POINT;  
THENCE N. 00 Deg. 10' 50" E., 474.51 FEET TO THE NORTHWEST CORNER OF THE PARCEL  
HEREIN DESCRIBED AND THE POINT OF BEGINNING.

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

2500 Carlisle Blvd NE (Currently Wyndam Hotel with Water park - located East of Carlisle, North of  
AMAFCA diversion channel, West of Solano, South of Prospect)

This site is located on the following zone atlas page:

H-17

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This message has been analyzed by Deep Discovery Email Inspector.

Association Name	First Name	Last Name	Address Line 1	City	State	Zip	Mobile Phone	Phone	Email
MidTown A&E Merchant Association	Bryan	Pletta	4130 Cutler Avenue NE	Albuquerque	NM	87110		5053412016	bryan@stoneageclimbinggym.com
MidTown A&E Merchant Association	Mary	Tarango	4300 Cutler Avenue NE	Albuquerque	NM	87110		5052540280	mtarango@21stcenturypa.com
District 7 Coalition of Neighborhood Associations	David	Haughawout	2824 Chama Street NE	Albuquerque	NM	87110	5055141965	5058884424	phoebe99999@comcast.net
District 7 Coalition of Neighborhood Associations	Lynne	Martin	1531 Espejo NE	Albuquerque	NM	87112	5059804107	5052940435	lmartin900@aol.com

## **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), approval of a Wireless Telecommunication Facility (WTF), or Administrative Approvals (AA) are required to notify any affected neighborhood and/or homeowner associations via certified mail.

1. The street address for the subject property;
2. The currently recorded legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision;
3. A physical description of the location, referenced to streets and existing land uses;
4. A complete and detailed description of the action(s) being requested;
5. **\*\*\* NEW\*\*\* Facilitated Meeting Information** – All notification letters must include the following text: Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at [stripnett@cabq.gov](mailto:stripnett@cabq.gov), by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by: \_\_\_\_\_.
6. **\*\*\*NEW\*\*\* Public Hearing Information** - Hearing Date, Start Time and Location.

## **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 Email" outlining any affected Neighborhood and/or Homeowner Associations.

\*Note: If your ONC Correspondence 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](mailto:ONC@cabq.gov).

Thank you for your cooperation on this matter.

April 25, 2018

MidTown A&E Merchant Association  
4130 Cutler Avenue NE  
Albuquerque, NM 87110  
Attn: Bryan Pletta & Mary Tarango

Re: Proposed Zoning change/consolidation on Wyndam Hotel property

Dear Bryan & Mary,

Per the City of Albuquerque's process, I am writing you today to make you aware that our Client, the Owner of the Wyndam Hotel, is pursuing a change of zoning for a portion of his property located 2500 Carlisle NE. Currently the property is comprised of two zones (C-2 and C-3 respectively – please see the attached diagram). With the upcoming adoption of the City's Integrated Development Ordinance (IDO), the zones will evolve into new designations which may present some challenges for the future use/sale of the property. Prior to filing an application with the Planning Department for approval of this change through the Environmental Planning Commission (EPC) we are required to notify any affected neighborhood and/or homeowner associations via certified mail. Please accept this letter as that official notification.

**1. Subject Property:** 2500 Carlisle Blvd NE

**2. Legal Description:**

'TRACT 1', 'TRACT 2' AND A PORTION OF 'TRACT 3' OF UNIT No. 1 DALE J. BELLAMAH'S CARLISLE REPLAT, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 9, 1969, IN MAP BOOK D4, FOLIO 25;  
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BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL OF LAND HEREIN DESCRIBED, SAID NORTHWEST CORNER ALSO BEING THE NORTHWEST CORNER OF 'TRACT 2' OF UNIT No. 1 DALE J. BELLAMAH'S CARLISLE REPLAT, DESCRIBED ABOVE;  
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THENCE S. 00 Deg. 18' 00" W., 115.00 FEET TO A POINT;  
THENCE S. 89 Deg. 42' 00" E., 221.32 FEET TO A POINT;  
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THENCE S. 75 Deg. 49' 46" E., 424.14 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PROSPECT AVENUE N.E. TO A POINT;

kent beierle ■

j. stace mcgee ■

delcie dobrovolny ■

■ 142 Truman St. NE  
Albuquerque, NM 87108  
Tel 505.242.2851

■ 917 E Prospect Rd, Unit B  
Fort Collins, CO 80525  
Tel 970.672.1155

■ 100 NE 6th St Unit 102  
Boynton Beach, FL 33435  
Tel 561.531.4704

THENCE S. 00 Deg. 18' 00" W., 91.20 FEET TO A POINT;  
THENCE N. 89 Deg. 42' 00" W., 116.33 FEET TO A POINT;  
THENCE S. 00 Deg. 13' 09" W., 130.00 FEET TO A POINT;  
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THENCE N. 00 Deg. 10' 50" E., 474.51 FEET TO THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED AND THE POINT OF BEGINNING.

3. **Physical description of the location:** The overall property exists east of Carlisle, north of the AMAFCA North Diversion Channel (Embudo), south of Prospect Ave NE, west of Solano Dr NE, west of Mid-town Sports & Wellness, and south of Walgreens on Menaul.
4. **Complete and Detailed description of the action requested:** convert the 2.8 acre portion of the property located at the eastern end of the property zoned as C-3 into C-2. This would "clean-up" the floating zone line that currently bisects the property and one of the structures. This change will consolidate the property under one consistent zone classification (C-2) and minimize issues down the road with the changes that accompany the adoption of the IDO.
5. **Facilitated Meeting Information:** Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at [striplett@cabq.gov](mailto:striplett@cabq.gov), by phone at 505.768.4712 or 505.768.4660. A facilitated request must be received by ADR by: **May 14, 2018**.
6. **Public Hearing Information:**
  - a. Hearing Date: June 14, 2018
  - b. Hearing Start Time: 8:30am
  - c. Hearing Location: Plaza Del Sol Building  
Hearing Room (Lower Level)  
600 2nd Street NW  
Albuquerque, NM 87102

Thank you for your attention.

Sincerely,

Kent Beierle, Architect  
EDI  
(Owner Agent)

enclosures: Zone atlas page, Zoning Change Site Plan

cc: City of Albuquerque, District 7 Coalition of Neighborhood Associations, AMAFCA, Joseph Smith, 4121 Prospect LLC, Well-Prop LLC, Omar Rahman, Nickel & Company LLC, Keshet Dance Company, Holding Place LLC, Cal-Tex Prop

April 25, 2018

District 7 Coalition of Neighborhood Associations  
1531 Espejo NE  
Albuquerque, NM 87112  
Attn: Lynne Martin

Re: Proposed Zoning change/consolidation on Wyndam Hotel property

Dear Lynne,

Per the City of Albuquerque's process, I am writing you today to make you aware that our Client, the Owner of the Wyndam Hotel, is pursuing a change of zoning for a portion of his property located 2500 Carlisle NE. Currently the property is comprised of two zones (C-2 and C-3 respectively – please see the attached diagram). With the upcoming adoption of the City's Integrated Development Ordinance (IDO), the zones will evolve into new designations which may present some challenges for the future use/sale of the property. Prior to filing an application with the Planning Department for approval of this change through the Environmental Planning Commission (EPC) we are required to notify any affected neighborhood and/or homeowner associations via certified mail. Please accept this letter as that official notification.

**1. Subject Property:** 2500 Carlisle Blvd NE

**2. Legal Description:**

'TRACT 1', 'TRACT 2' AND A PORTION OF 'TRACT 3' OF UNIT No. 1 DALE J. BELLAMAH'S CARLISLE REPLAT, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 9, 1969, IN MAP BOOK D4, FOLIO 25;  
'TRACT 4' AND 'TRACT 5' OF UNIT No. 2 DALE J. BELLAMAH'S CARLISLE REPLAT, CITY OF ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT OF A PORTION OF TRACTS N AND O TIMOTEO CHAVEZ ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 22, 1977 IN MAP BOOK C12, FOLIO 60;  
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BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL OF LAND HEREIN DESCRIBED, SAID NORTHWEST CORNER ALSO BEING THE NORTHWEST CORNER OF 'TRACT 2' OF UNIT No. 1 DALE J. BELLAMAH'S CARLISLE REPLAT, DESCRIBED ABOVE;  
THENCE S. 89 Deg. 42' 00" E., 150.00 FEET TO A POINT;  
THENCE S. 00 Deg. 18' 00" W., 115.00 FEET TO A POINT;  
THENCE S. 89 Deg. 42' 00" E., 221.32 FEET TO A POINT;  
THENCE N. 00 Deg. 18' 00" E., 4.40 FEET TO A POINT;  
THENCE S. 89 Deg. 42' 00" E., 215.00 FEET TO A POINT ON THE 'WEST RIGHT-OF-WAY LINE OF SOLANO DRIVE N.E.;  
THENCE S. 00 Deg. 18' 00" W., 265.04 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT;  
THENCE S. 75 Deg. 49' 46" E., 424.14 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PROSPECT AVENUE N.E. TO A POINT;

kent beierle ■

j. stace mcgee ■

delcie dobrovolny ■

■ 142 Truman St. NE  
Albuquerque, NM 87108  
Tel 505.242.2851

■ 917 E Prospect Rd, Unit B  
Fort Collins, CO 80525  
Tel 970.672.1155

■ 100 NE 6th St Unit 102  
Boynton Beach, FL 33435  
Tel 561.531.4704

THENCE S. 00 Deg. 18' 00" W., 91.20 FEET TO A POINT;  
THENCE N. 89 Deg. 42' 00" W., 116.33 FEET TO A POINT;  
THENCE S. 00 Deg. 13' 09" W., 130.00 FEET TO A POINT;  
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3. **Physical description of the location:** The overall property exists east of Carlisle, north of the AMAFCA North Diversion Channel (Embudo), south of Prospect Ave NE, west of Solano Dr NE, west of Mid-town Sports & Wellness, and south of Walgreens on Menaul.
4. **Complete and Detailed description of the action requested:** convert the 2.8 acre portion of the property located at the eastern end of the property zoned as C-3 into C-2. This would "clean-up" the floating zone line that currently bisects the property and one of the structures. This change will consolidate the property under one consistent zone classification (C-2) and minimize issues down the road with the changes that accompany the adoption of the IDO.
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600 2nd Street NW  
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cc: City of Albuquerque, District 7 Coalition of Neighborhood Associations (David Haughawout), MidTown A&E Merchant Association, AMAFCA, Joseph Smith, 4121 Prospect LLC, Well-Prop LLC, Omar Rahman, Nickel & Company LLC, Keshet Dance Company, Holding Place LLC, Cal-Tex Prop

April 25, 2018

District 7 Coalition of Neighborhood Associations  
2824 Chama St NE  
Albuquerque, NM 87110  
Attn: David Haughawout

Re: Proposed Zoning change/consolidation on Wyndam Hotel property

Dear David,

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600 2nd Street NW  
Albuquerque, NM 87102

Thank you for your attention.

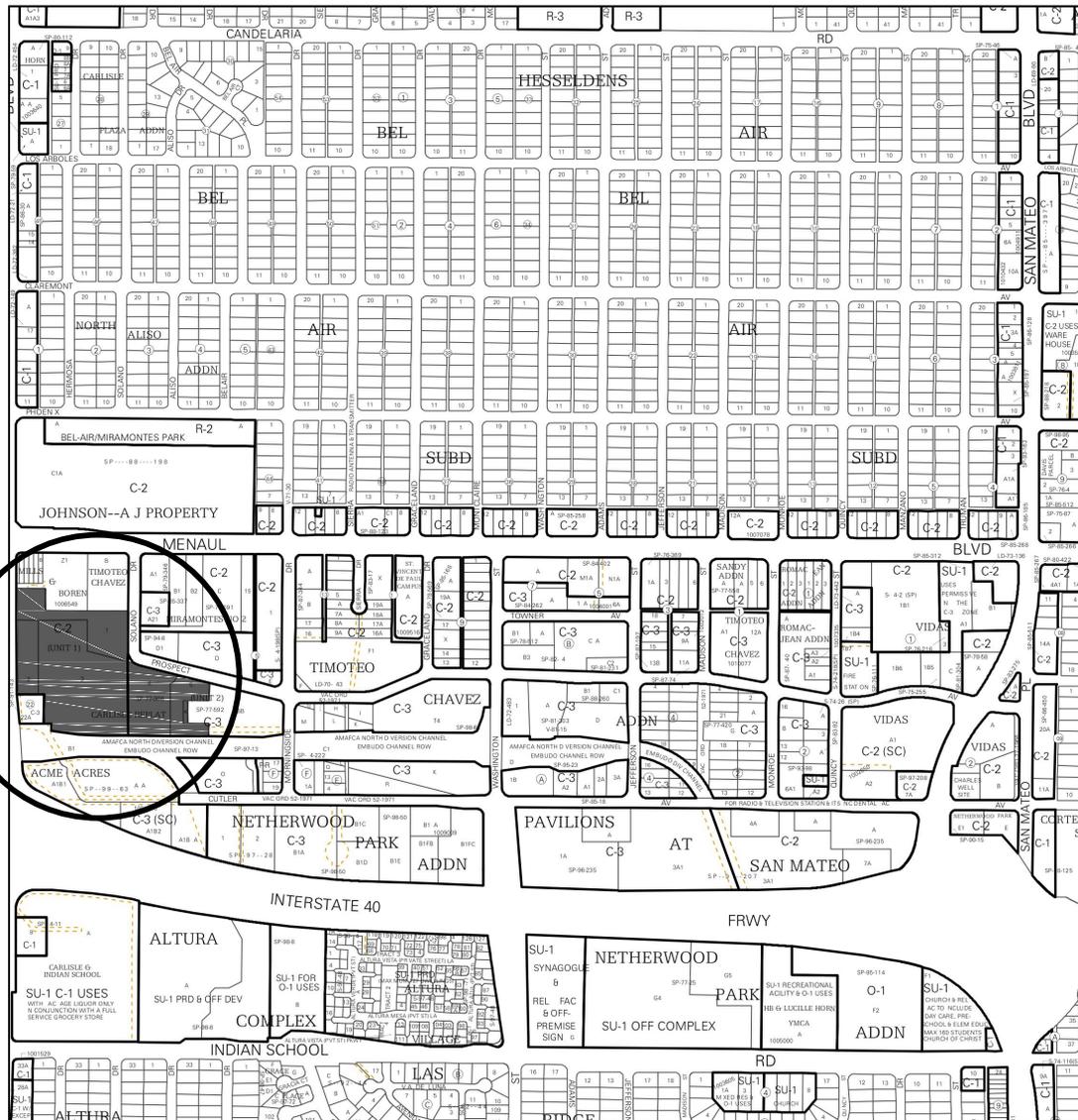
Sincerely,

Kent Beierle, Architect  
EDI  
(Owner Agent)

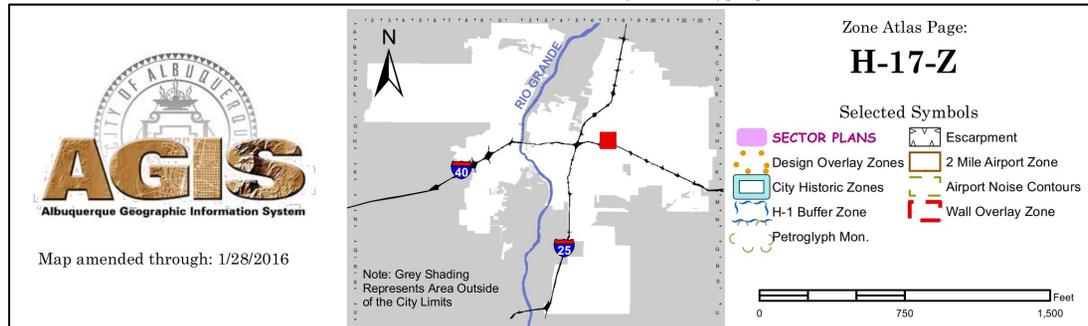
enclosures: Zone atlas page, Zoning Change Site Plan

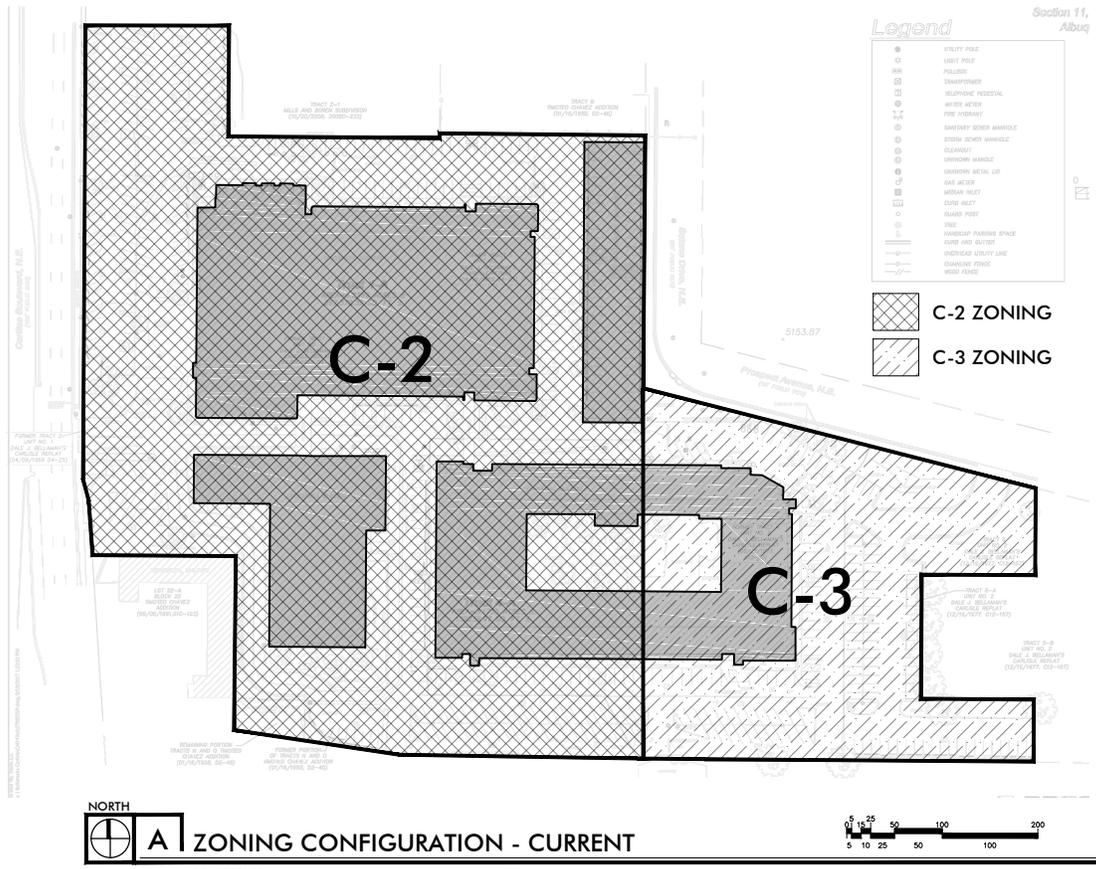
cc: City of Albuquerque, District 7 Coalition of Neighborhood Associations (Lynne Martin), MidTown A&E Merchant Association, AMAFCA, Joseph Smith, 4121 Prospect LLC, Well-Prop LLC, Omar Rahman, Nickel & Company LLC, Keshet Dance Company, Holding Place LLC, Cal-Tex Prop

**SITE**  
2500 CARLISLE BLVD NE

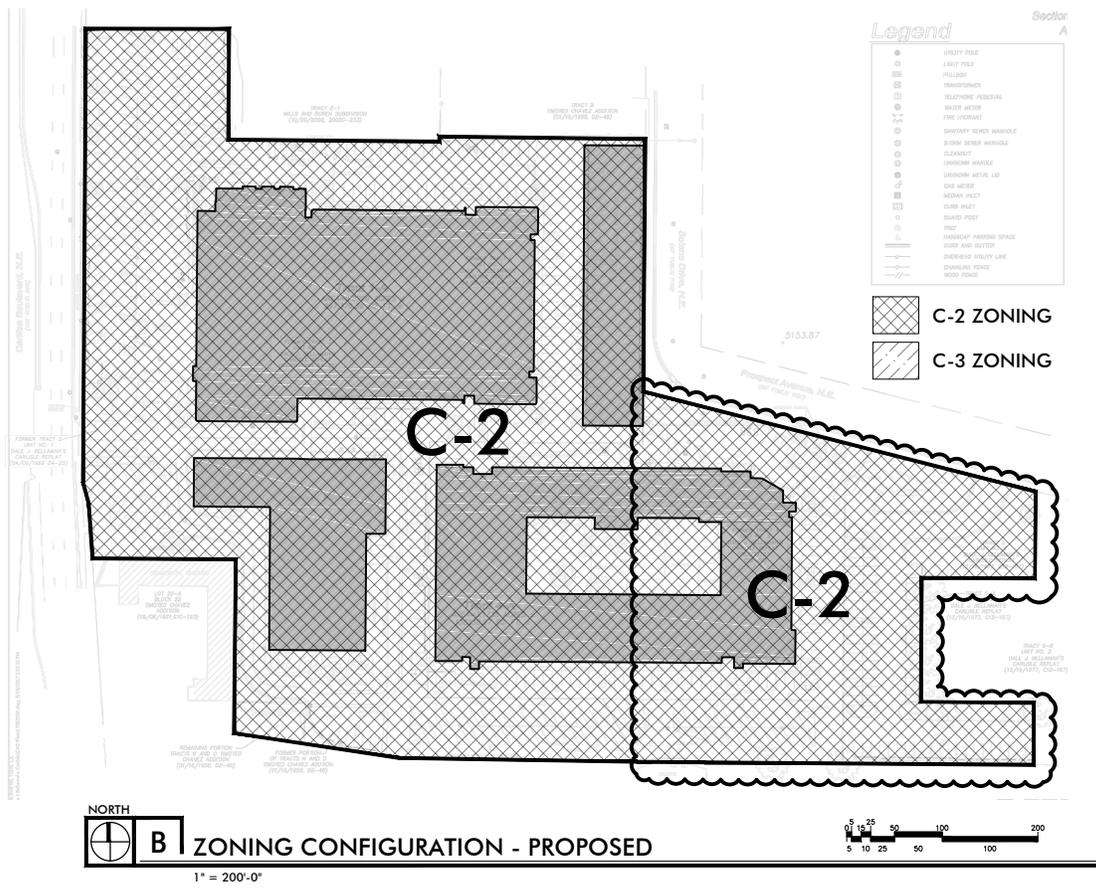


For more current information and details visit: <http://www.cabq.gov/gis>





**A ZONING CONFIGURATION - CURRENT**  
1" = 200'-0"



**B ZONING CONFIGURATION - PROPOSED**  
1" = 200'-0"

7017 2400 0000 2924 8222

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Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$3.95

Postmark Here  
APR 27 2018  
04/27/2018

Sent To  
DISTRICT 7 COALITION OF NEIGHBORHOOD ASSOC.  
Street and Apt. No., or PO Box No.  
2824 CHAMA ST  
City, State, ZIP+4®  
ALBUQUERQUE, NM 87110

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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ALBUQUERQUE, NM 87112

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$3.95

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APR 27 2018  
04/27/2018

Sent To  
DISTRICT 7 COALITION OF NEIGHBORHOOD ASSOC.  
Street and Apt. No., or PO Box No.  
1731 ESPEJO  
City, State, ZIP+4®  
ALBUQUERQUE, NM 87112

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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ALBUQUERQUE, NM 87110

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$3.95

Postmark Here  
APR 27 2018  
04/27/2018

Sent To  
MIDTOWN A & E MERCHANT ASSOCIATION  
Street and Apt. No., or PO Box No.  
4130 CUTLER AVE NE  
City, State, ZIP+4®  
ALBUQUERQUE, NM 87110

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**U.S. Postal Service™**  
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**ALBUQUERQUE, NM 87110**

**OFFICIAL USE**

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
<b>Total Postage and Fees</b>	<b>\$3.95</b>

0108  
06  
Postmark  
MAY 30 2018  
05/30/2018

Sent To  
**Mid Town A&E Merchant Association**  
 Street and Apt. No., or PO Box No.  
**4300 Cutler Ave NE Attn: Mary Tarango**  
 City, State, ZIP+4®  
**Albuquerque, NM 87110**

PS Form 380C, April 2015 PSN 7530 02-000-9047 See Reverse for Instructions

0982 5262 0000 0042 2102

HIGHLAND  
 111 ALVARADO DR SE  
 ALBUQUERQUE  
 NM

05/30/2018 87108-9998  
 3401360108  
 (800)275-8777 4

Product Description Sale Qty

First-Class Mail Letter 1

(Domestic)  
 (ALBUQUERQUE, NM 87110)  
 (Weight: 0 Lb 0.90 Oz)  
 (Estimated Delivery Date)  
 (Friday 06/01/2018)  
 Certified 1 \$  
 (@@USPS Certified Mail #)  
 (70172400000029257880)

Total \$

Credit Card Remitd \$:  
 (Card Name: VISA)  
 (Account #: XXXXXXXXXXXX1202)  
 (Approval #: 044256)  
 (Transaction #: 625)  
 (Entry Mode: Chip)  
 (AID: A0000000031010)  
 (Application Preferred Name: CAPITAL ONE VISA)  
 (Application Label: VISA CREDIT)  
 (PIN: PIN Not Required)  
 (Cryptogram: 02D3A23161411682)  
 (ARC: 00)  
 (CVR: 5E0000)  
 (IAD: 06010A03602002)  
 (TSI: F800)  
 (TVR: 0000008000)

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit [www.usps.com](http://www.usps.com) Tracking or call 1-800-222-1878

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# 2500 Carlisle NE



## Legend

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

## Notes

Buffer: 175ft.  
ROW: 75ft.

0.1 0 0.06 0.1 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
4/23/2018 © City of Albuquerque

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

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

**Property Owners within 100'-0" Buffer Zone**

---

Joseph P Smith Trustee Smith RVT  
9220 Barstow St NE  
Albuquerque, NM 87122

Holding Place LLC  
c/o Tom and Mindy Styer  
6905 Suerte Pl NE  
Albuquerque, NM 87113

4121 Prospect LLC  
9303 Dana Ct NE  
Albuquerque, NM 87122

AMAFCA  
2600 Prospect AVE NE  
Albuquerque, NM 87107-1836

Omar Rahman  
3821 Menaul BLVD NE  
Albuquerque, NM 87110-2831

Keshet Dance Company  
214 Coal Ave SW  
Albuquerque, NM 87102

Cal-Tex Prop  
2151 Professional DR  
Suite 200  
Roseville, CA 95661-3761

Nickel & Company LLC  
PO Box 35547  
Tulsa, OK 74153-0547

Well-Prop LLC  
c/o Thompson Property Tax Service  
PO Box 847  
Carlsbad, CA 91203

April 25, 2018

**CONTACT**  
**STREET ADDRESS**  
Albuquerque, NM 87XXX

Re: Proposed Zoning change/consolidation on Wyndam Hotel property

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'TRACT 4' AND 'TRACT 5' OF UNIT No. 2 DALE J. BELLAMAH'S CARLISLE REPLAT, CITY OF ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT OF A PORTION OF TRACTS N AND O TIMOTEO CHAVEZ ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 22, 1977 IN MAP BOOK C12, FOLIO 60;

'TRACT 6-A' OF UNIT No. 2 DALE J. BELLAMAH'S CARLISLE REPLAT AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT OF TRACT 6 OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 19, 1977 IN MAP BOOK C12, FOLIO 167, AND A PORTION OF TRACTS LETTERED 'N' AND 'O' OF TIMOTEO CHAVEZ ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, AND R OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 16, 1958 IN MAP BOOK D2, FOLIO 48. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL OF LAND HEREIN DESCRIBED, SAID NORTHWEST CORNER ALSO BEING THE NORTHWEST CORNER OF 'TRACT 2' OF UNIT No. 1 DALE J. BELLAMAH'S CARLISLE REPLAT, DESCRIBED ABOVE;  
THENCE S. 89 Deg. 42' 00" E., 150.00 FEET TO A POINT;  
THENCE S. 00 Deg. 18' 00" W., 115.00 FEET TO A POINT;  
THENCE S. 89 Deg. 42' 00" E., 221.32 FEET TO A POINT;  
THENCE N. 00 Deg. 18' 00" E., 4.40 FEET TO A POINT;  
THENCE S. 89 Deg. 42' 00" E., 215.00 FEET TO A POINT ON THE 'WEST RIGHT-OF-WAY LINE OF SOLANO DRIVE N.E.;  
THENCE S. 00 Deg. 18' 00" W., 265.04 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT;  
THENCE S. 75 Deg. 49' 46" E., 424.14 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF PROSPECT AVENUE N.E. TO A POINT;  
THENCE S. 00 Deg. 18' 00" W., 91.20 FEET TO A POINT;

kent beierle ■

j. stace mcgee ■

delcie dobrovolny ■

■ 142 Truman St. NE  
Albuquerque, NM 87108  
Tel 505.242.2851

■ 917 E Prospect Rd, Unit B  
Fort Collins, CO 80525  
Tel 970.672.1155

■ 100 NE 6th St Unit 102  
Boynton Beach, FL 33435  
Tel 561.531.4704

THENCE N. 89 Deg. 42' 00" W., 116.33 FEET TO A POINT;  
THENCE S. 00 Deg. 13' 09" W., 130.00 FEET TO A POINT;  
THENCE S. 89 Deg. 42' 00" W., 116.15 FEET TO A POINT;  
THENCE S. 00 Deg. 18' 00" W., 65.00 FEET TO THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, SAID SOUTHEAST CORNER BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE A.M.F.C.A. EMBUDO CHANNEL;  
THENCE N. 89 Deg 42' 00" W., 542.62 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT;  
THENCE N. 88 Deg. 45' 20" W., 121.26 FEET TO A POINT;  
THENCE N. 81 Deg. 43' 49" W., 99.93 FEET TO A POINT;  
THENCE N. 00 Deg. 18' 00" W., 42.66 FEET TO A POINT;  
THENCE N. 89 Deg. 42' 00" W., 74.00 FEET TO A POINT;  
THENCE N. 00 Deg. 18' 00" E., 150.00 FEET TO A POINT;  
THENCE N. 89 Deg. 42' 00" W., 150.00 FEET TO A POINT;  
THENCE N. 04 Deg. 05' 00" W., 57.13 FEET TO A POINT;  
THENCE N. 14 Deg. 00' 25" W., 24.30 FEET TO A POINT;  
THENCE N. 00 Deg. 10' 50" E., 474.51 FEET TO THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED AND THE POINT OF BEGINNING.

3. **Physical description of the location:** The overall property exists east of Carlisle, north of the AMAFCA North Diversion Channel (Embudo), south of Prospect Ave NE, west of Solano Dr NE, west of Mid-town Sports & Wellness, and south of Walgreens on Menaul.
4. **Complete and Detailed description of the action requested:** convert the 2.8 acre portion of the property located at the eastern end of the property zoned as C-3 into C-2. This would "clean-up" the floating zone line that currently bisects the property and one of the structures. This change will consolidate the property under one consistent zone classification (C-2) and minimize issues down the road with the changes that accompany the adoption of the IDO.
5. **Facilitated Meeting Information:** Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at [striplett@cabq.gov](mailto:striplett@cabq.gov), by phone at 505. 768.4712 or 505.768.4660. A facilitated request must be received by ADR by: **May 14, 2018.**
6. **Public Hearing Information:**
  - a. Hearing Date: June 14, 2018
  - b. Hearing Start Time: 8:30am
  - c. Hearing Location: Plaza Del Sol Building  
Hearing Room (Lower Level)  
600 2nd Street NW  
Albuquerque, NM 87102

Thank you for your attention.

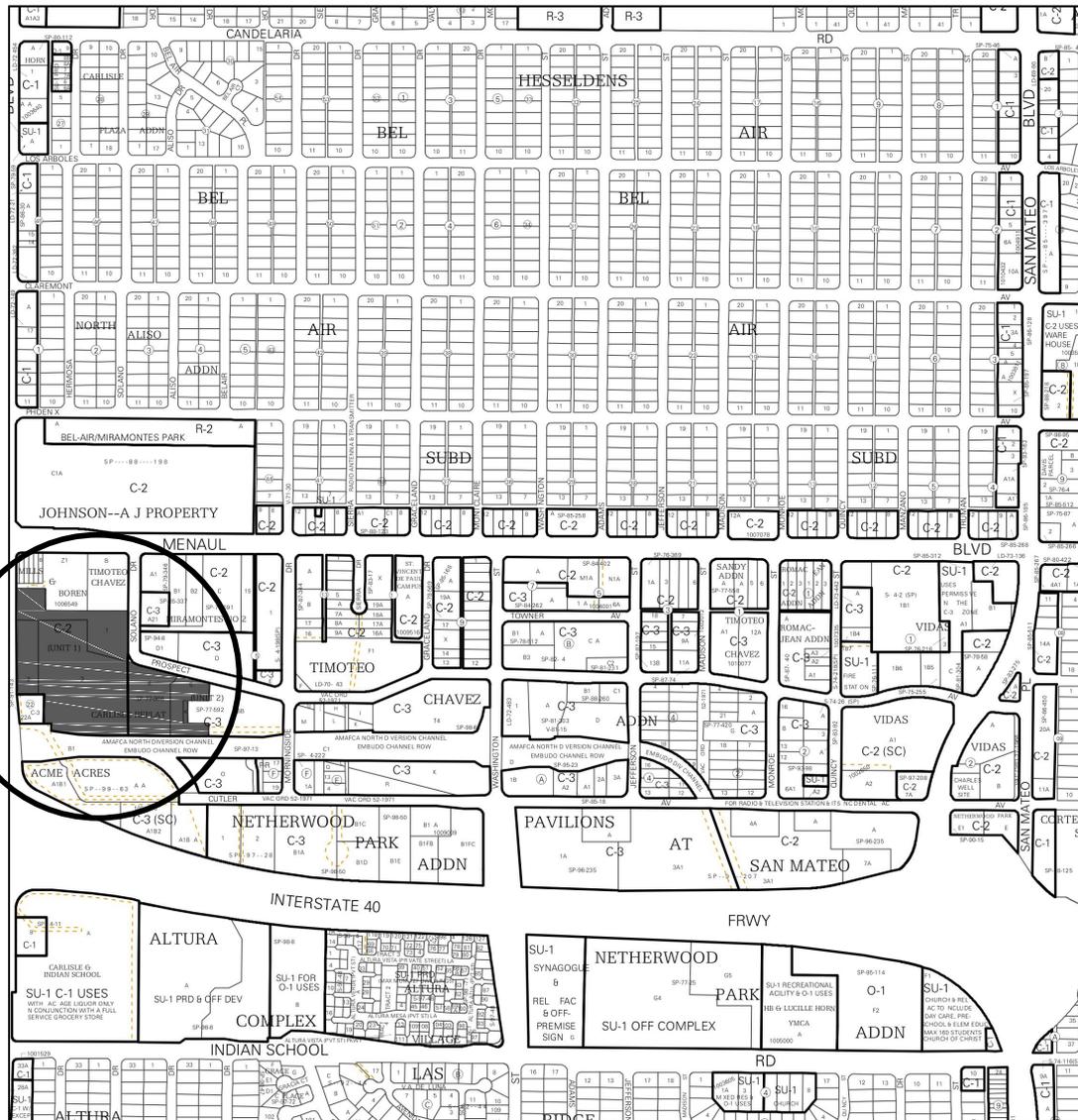
Sincerely,

Kent Beierle, Architect  
EDI  
(Owner Agent)

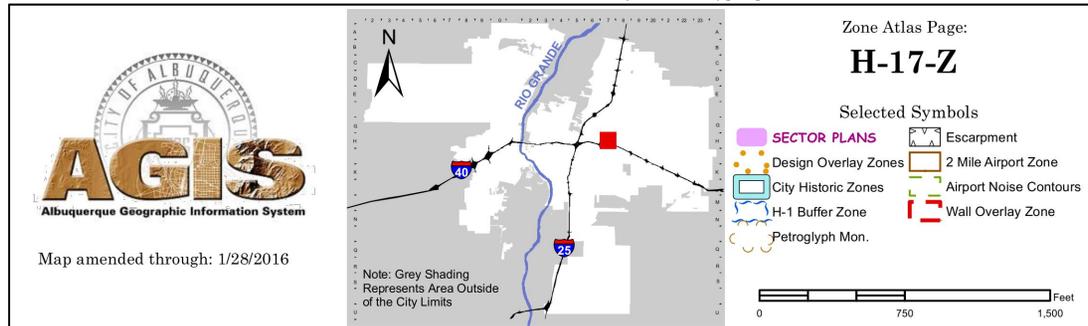
enclosures: Zone atlas page, Zoning Change Site Plan

cc: City of Albuquerque, District 7 Coalition of Neighborhood Associations, MidTown A&E Merchant Association, AMAFCA, Joseph Smith, 4121 Prospect LLC, Well-Prop LLC, Omar Rahman, Nickel & Company LLC, Keshet Dance Company, Holding Place LLC, Cal-Tex Prop

**SITE**  
2500 CARLISLE BLVD NE



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





7017 2400 0000 2924 8321

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Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$3.95

Sent To  
**JOSEPH P. SMITH TRUSTEE SMITH RVT**  
 Street and Apt. No., or PO Box No.  
**9220 BARSTON ST NE**  
 City, State, ZIP+4®  
**ALBUQUERQUE, NM 87122**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$3.95

Sent To  
**AMAFCA**  
 Street and Apt. No., or PO Box No.  
**2000 PROSPECT AVE NE**  
 City, State, ZIP+4®  
**ALBUQUERQUE, NM 87107**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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ALBUQUERQUE, NM 87102

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$3.95

Sent To  
**KESTER DANCE COMPANY**  
 Street and Apt. No., or PO Box No.  
**214 COAL AVE SW**  
 City, State, ZIP+4®  
**ALBUQUERQUE, NM 87102**

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# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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ALBUQUERQUE, NM 87122

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$3.95

Sent To  
**4121 PROSPECT LLC**  
 Street and Apt. No., or PO Box No.  
**9303 DANA CT NE**  
 City, State, ZIP+4®  
**ALBUQUERQUE, NM 87122**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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ALBUQUERQUE, NM 87113

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$3.95

Sent To  
**HOLDING PLACE LLC**  
 Street and Apt. No., or PO Box No.  
**6905 SUERTE PLACE NE**  
 City, State, ZIP+4®  
**ALBUQUERQUE, NM 87113**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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ALBUQUERQUE, NM 87110

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$3.95

Sent To  
**OMAR RALMAN**  
 Street and Apt. No., or PO Box No.  
**2621 MENAUL BLVD NE**  
 City, State, ZIP+4®  
**ALBUQUERQUE, NM 87110**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



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TULSA, OK 74153

OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$3.95

0108 02

Postmark Here

APR 27 2018

04/27/2018

BUJERQUE NM 87108-9993

Sent To  
NICKEL & COMPANY  
Street and Apt. No., or PO Box No.  
PO BOX 35747  
City, State, ZIP+4®  
TULSA, OK 74153

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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CARLSBAD, CA 92018

OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$3.95

0108 02

Postmark Here

APR 27 2018

04/27/2018

BUJERQUE NM 87108-9993

Sent To  
WELL-PROP  
Street and Apt. No., or PO Box No.  
~~CARLSBAD~~ PO BOX 847  
City, State, ZIP+4®  
CARLSBAD, CA 92018

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7017 2400 0000 2924 8260

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ROSEVILLE, CA 95661

OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.50
Total Postage and Fees	\$3.95

0108 02

Postmark Here

APR 27 2018

04/27/2018

BUJERQUE NM 87108-9993

Sent To  
CAL TEX PROP  
Street and Apt. No., or PO Box No.  
2151 PROFESSIONAL DR, SUITE 200  
City, State, ZIP+4®  
ROSEVILLE, CA 95661-3701

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

#### 1. LOCATION

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

#### 2. NUMBER

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

#### 3. PHYSICAL POSTING

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

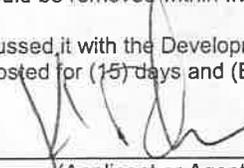
#### 4. TIME

Signs must be posted from May 30, 2018 To June 14, 2018

#### 5. REMOVAL

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

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

  
\_\_\_\_\_  
(Applicant or Agent)

2018 04 27  
\_\_\_\_\_  
(Date)

I issued 1 signs for this application, 4/27/18,   
(Date) (Staff Member)

PROJECT NUMBER: 1005234