



**Environmental
Planning
Commission**

**Agenda Number: 3
Project Number: 1011631
Case Number: 18EPC- 40030
Hearing Date: June 14, 2018**

Staff Report

Agent	Arch+Plan Land Use Consultants
Applicant	Karen A Rose Trust Jeffrey & Geraldine Rose
Request	Sector Development Plan Map Amendment
Legal Description	All/portion of Lots 82 and 84; portions of Lots 83, 85, and 86. Block 7, Perfecto Armijo and Brothers Addition.
Location	On Roma Ave. between 7 th St. NW and 8 th St. NW (700 and 710 Roma Ave. NW)
Size	Approximately 0.25 acre.
Existing Zoning	SU-2/DNA-MR
Proposed Zoning	SU-2/DNA-OR

Staff Recommendation

APPROVAL of Project # 1011631 Case # 18EPC-40030, based on the recommended Findings and Condition of Approval included within this report.

**Staff Planner
Terra Reed**

Summary of Analysis

The applicant proposes a sector development plan map amendment (zone change) to the Downtown Neighborhood Area Sector Development Plan from SU-2/DNA-MR (Mixed Residential) to SU-2/DNA-OR (Office Residential) to allow office uses in addition to the existing residential uses.

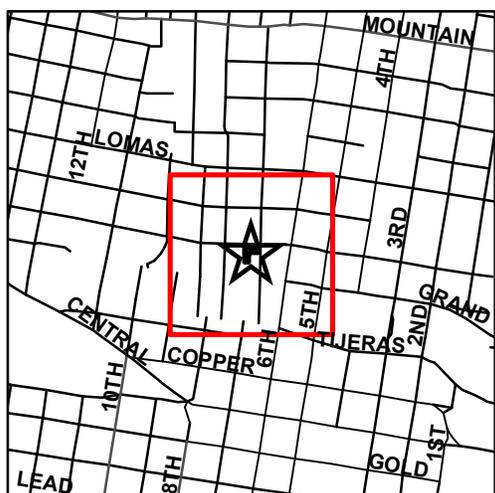
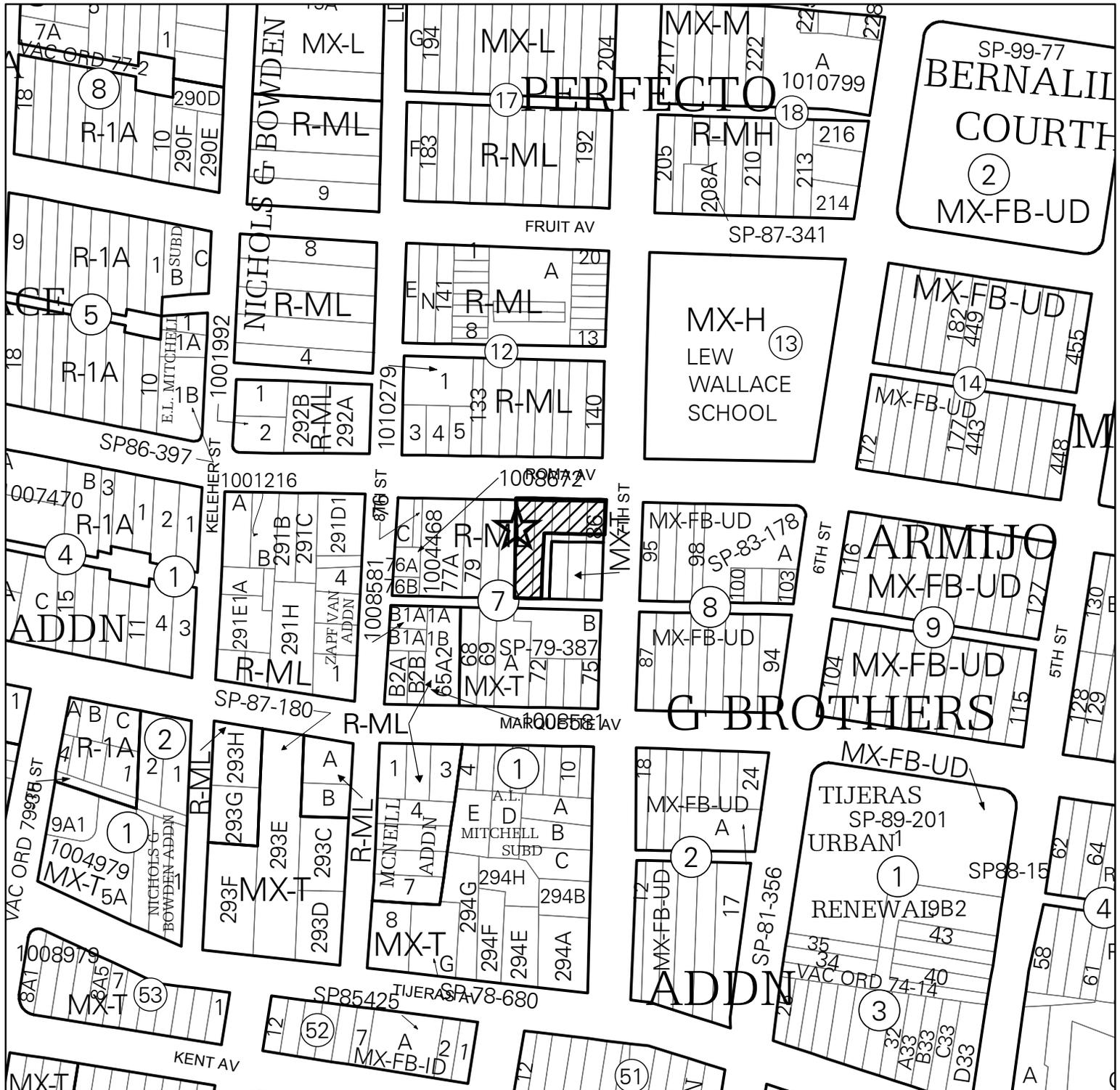
The applicant justified the request as being more advantageous to the community because the proposed zone and office land use are consistent with surrounding zoning and development and as furthering Comprehensive Plan policies regarding neighborhood character, land use, infill, Areas of Consistency, and economic development.

Neighborhood Associations throughout the downtown area were notified, A facilitated meeting was not requested or recommended and staff has not received any public comment as of this writing.

Staff recommends approval with conditions.







IDO ZONING MAP

Note: Gray shading indicates County.



1 inch = 200 feet

Project Number:

1011631

Hearing Date:

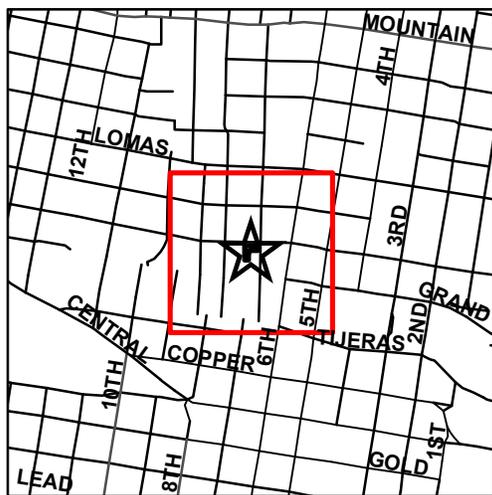
6/14/2018

Zone Map Page:

J-14

Application Case Numbers:

18EPC-40030



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 = 200 feet

Project Number:

1011631

Hearing Date:

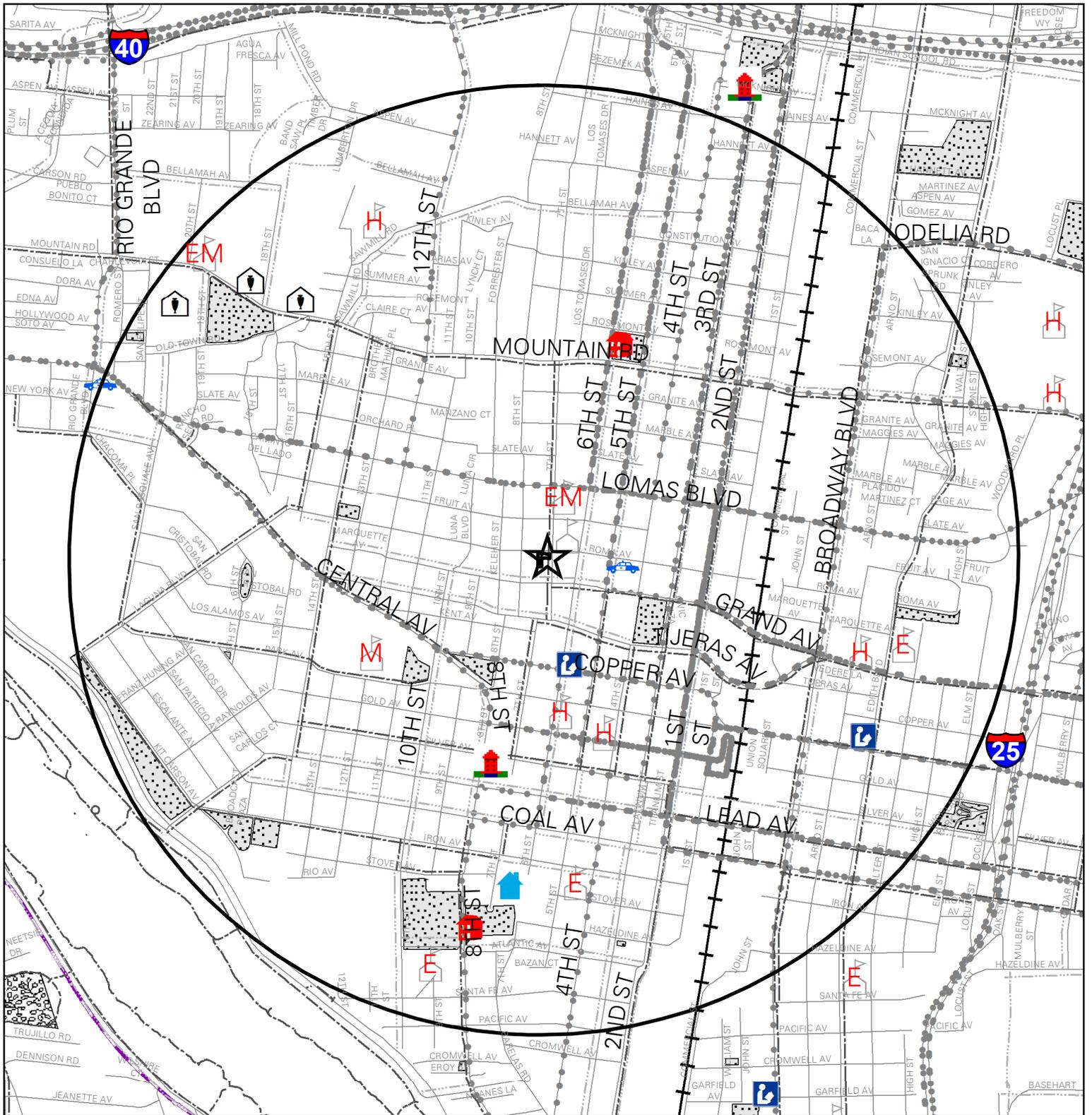
6/14/2018

Zone Map Page:

J-14

Application Case Numbers:

18EPC-40030



Public Facilities Map with One-Mile Buffer



- | | | | |
|----------------------|-------------------------|--------------------------|-----------------------------|
| Community Center | Fire | Public Schools | Landfill Buffer (1000-feet) |
| 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 |

Project Number: 1011631

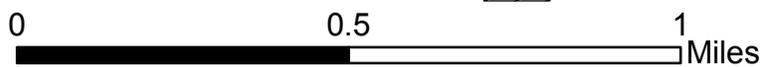


Table of Contents

I.	INTRODUCTION	1
	Surrounding zoning, plan designations, and land uses:	1
	Proposal.....	1
	EPC Role.....	1
	Context.....	1
	History/Background.....	2
	Transportation System	2
	Comprehensive Plan Corridor Designation	3
	Trails/Bikeways	3
	Transit	3
	Public Facilities/Community Services	3
II.	ZONING	3
	Albuquerque Comprehensive Zoning Code.....	3
	Definitions (if applicable).....	4
	Integrated Development Ordinance (IDO)	4
III.	ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES	4
	Albuquerque / Bernalillo County Comprehensive Plan.....	4
	Downtown Neighborhood Area Sector Development Plan (Rank 3).....	8
	Resolution 270-1980.....	9
	Analysis of Applicant’s Justification.....	10
IV.	AGENCY & NEIGHBORHOOD CONCERNS	16
	Reviewing Agencies/Pre-Hearing Discussion	16
	Neighborhood/Public	17
V.	CONCLUSION.....	17
	FINDINGS, Zone Map Amendment.....	18
	RECOMMENDATION	24
	CONDITION OF APPROVAL, Zone Map Amendment.....	24
	AGENCY COMMENTS	26

I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-2/DNA-MR	Area of Consistency DNA SDP	Single Family
North	SU-2/DNA-MR	Area of Consistency & Area of Change DNA SDP	Single Family & Multi Family
South	SU-2/DNA-OR	Area of Consistency DNA SDP	Single Family & Commercial Service
East	SU-3 (Government/ Financial/Hospitality Focus)	Area of Change Downtown 2025 SDP	Commercial Service
West	SU-2/DNA-MR	Area of Consistency DNA SDP	Single Family

Proposal

The applicant proposes a sector development plan map amendment (zone change) to the Downtown Neighborhood Area Sector Development Plan (DNA SDP) for all or a portion of Lots 82 and 84 and portions of Lots 83, 85, and 86 of Block 7, Perfecto Armijo and Brothers Addition, approximately 0.25 acre (the “subject site”). The applicant proposes to change the subject site’s zoning from SU-2/DNA-MR (Mixed Residential) to SU-2/DNA-OR (Office Residential) and amend the DNA SDP to reflect this change to allow office uses in addition to the existing residential uses.

EPC Role

The EPC is required to hear all zone map amendment (zone change) cases, regardless of site size, in the City. The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-2-22(A)(1)]. If so, an appeal would be heard by the Land Use Hearing Officer (LUHO) roe recommendation to City Council. The request is a quasi-judicial matter.

Context

The subject site consists of two Bernalillo County Assessor parcels that form an “L” shape on the northeast corner of 7th Street NW and Roma Ave NW (700 and 710 Roma Ave. NW). The site contains with two single-family homes – one on each of the two parcels. The County Assessor parcels, which reflect ownership, do not correspond to the platted City parcels.

The site is surrounded by a mix of low- and medium-intensity residential and commercial uses. Directly to the west are two single-family homes, with a small multi-family residential building nearer to the end of the block. To the north, across Roma Ave., there is a bed and breakfast and a multi-family building directly west of that, with single-family homes farther west along the block.

The subject site forms an “L” shape around two lots to the southeast that contain single-family and commercial parking uses. The properties east of the site, across 7th Street SW, are within the Downtown 2025 Sector Development Plan and include a two-story office building on the southeast corner and Lew Wallace Elementary School on the northeast corner. To the south are a mix of office and parking uses, with single-family residential southwest of the subject site.

History/Background

The subject site is located in the historic Downtown Neighborhood Area, which largely includes residential lots developed in the late 1800s and early 1900s.

The Downtown Neighborhood Area Sector Development Plan (DNA SDP), adopted in 1976 and updated in 2012, established zoning for the area. Under the 1976 DNA SDP, the subject site was zoned SU-2 / HDA (High Density Apartment). The updated DNA SDP in 2012 rezoned the property to SU2 / DNA-MR (Mixed Residential). The abutting lots to the southeast of the subject site had the same SU-2 / HDA zoning as the subject site in 1976, but were rezoned to SU-2 / DNA-OR (Office Residential) at the time of the 2012 update based on the land uses at the time (office and parking).

Throughout these changes to zoning and neighboring uses, the subject site has been used for single-family residential uses – two homes, one on each of the two County Assessor parcels that make up the subject site.

Transportation System

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

The streets abutting the site (Roma Avenue and 7th Street) are local streets.

The functional classification of roadways within 2 blocks of the site are as follows:

- The LRRS designates Lomas Boulevard as a Regional Principal Arterial.
- The LRRS designates 6th Street as a Minor Arterial.
- The LRRS designates Marquette Avenue as a Major Collector west of 6th Street and as a Community Principal Arterial east of 6th Street.

Comprehensive Plan Corridor Designation

The site does not abut any Comprehensive Plan Corridors. The closest Corridors are:

- Lomas Boulevard (2 blocks away) is a Major Transit Corridor.
- 4th Street (3 blocks away) is a Main Street Corridor.
- Central Avenue (4 blocks away) is a Premium Transit and a Main Street Corridor.

Trails/Bikeways

There is an existing bike route on 7th Street SW, abutting the site. A bicycle lane is proposed for 6th Street SW.

Transit

There are a number of transit routes that run near the subject site:

- Rapid Ride Route #790 – east and west on Lomas Boulevard, with stops between 3rd Street and 5th Street.
- #36/37 route – between downtown and the North Valley; along 5th and 6th Streets south of Lomas Boulevard and along Lomas Boulevard traveling east and west, with stops on Lomas Boulevard between 7th and 8th Streets.
- Rapid Ride and local transit service along Central Avenue, within ¼ mile of the subject site.

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. ZONING

Albuquerque Comprehensive Zoning Code

The subject site is currently zoned SU-2 / DNA-MR (Mixed Residential) in the Downtown Neighborhood Association Sector Development Plan (DNA SDP), the intent of which is to “provide a transition between the lower-density residential core of the Downtown Neighborhood Area and the central business district of Downtown” (DNA SDP, p. 101). This zone allows for a mix of single- and multi-family residential uses at higher densities than the SF (single-family) zone that is found farther west, in the core of the DNA area. Because the subject site does not abut any SU-2 / DNA-SF property, some non-residential uses are allowed, provided that they do not exceed 10 percent of the building area (DNA SDP, p.101).

The proposed zoning, SU-2 / DNA-OR (Office Residential) allows a mix of residential and office uses and is intended to “provide a transition between the higher intensity

corridor of Central Avenue and the neighborhood to the north” (DNA SDP, p. 106). The SU-2 / DNA-OR zone allows similar residential uses as the SU-2 / DNA-MR zone, and also allows churches or related facilities, libraries, and office uses.

The primary difference between the existing and proposed zoning is the addition of office uses, which is the applicant’s stated reason for requesting the change. The standards for development in the two zones are largely similar, although the addition of office uses on the subject site would require additional parking.

Definitions (if applicable)

OFFICE – A place where consulting, record keeping, the work of a professional person such as a physician or lawyer is done, or a headquarters of an enterprise or organization; the sale of on-premises goods is not included.

Integrated Development Ordinance (IDO)

The IDO went into effect on May 17, 2018, which is after this application was filed. Therefore, the application is being evaluated under the previous regulations and not the new IDO. However, zoning will convert to IDO zoning as of May 17, 2018.

The subject site’s existing SU-2 / DNA-MR zoning will convert to R-ML under the IDO. The site’s proposed SU-2 / DNA-OR zoning would convert to MX-T under the IDO. This conversion will allow some additional non-residential uses that would not be allowed under the SU-2 / DNA-OR zoning, including bed and breakfast, hotel or motel, bank, small personal and business services, and small retail (only if accessory to another primary use on the site).

The development standards for the IDO zones are fairly similar to what is allowed by the DNA-SDP zones.

III. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

The Goals and policies listed below are those cited by the applicant in the zone change justification letter (see attachment). Policy Citations are in Regular Text; Staff Analysis is in ***Bold Italics***.

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

GOAL 4.1 – Character: Enhance, protect, and preserve distinct communities.

Policy 4.1.2 – Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

In addition to retaining the existing residential uses on the subject site, the proposed zone change allows office uses on the site. The immediate area around the subject site includes a mix of residential, office, and other non-residential uses, as well as a mix of zones that include the proposed SU-2 / DNA-OR zone. This area serves as a transition between the downtown core to the east and the lower density neighborhood to the west. The proposed zone change would allow uses that are compatible with the existing character of the surrounding area, preserving the character of nearby development, while enhancing the transitional space and allowing development that is compatible in scale and building design with surrounding buildings. The request furthers Goal 4.1 and Policy 4.1.2.

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

This policy is intended to protect and enhance residential neighborhoods. The subject site is in a transitional area between downtown and the low-density residential neighborhood and will serve as a buffer to protect the neighborhood to the west. This request furthers Policy 4.1.4.

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 in a sustainable development pattern.

The subject site is not in a Center or Corridor area, but is adjacent to the Downtown Center and near a Major Transit Corridor (Lomas Boulevard) – areas where growth is desired. The proposed zone change would allow living and working in proximity to each other, as well as in an area that can serve as a transition between more intense development and the residential neighborhood, which make part of a sustainable pattern of development. The request furthers Goal 5.1 and Policy 5.1.1.

Policy 5.1.2 – Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The request would strengthen the existing transition area by maintaining a similar density, scale, and set of uses to nearby properties, which is the intent of the Area of Consistency. The proximity to the Downtown Center makes this an appropriate location for transitional uses that are not allowed farther west in the residential neighborhood. The request furthers Policy 5.1.2.

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

b) Minimize negative impacts on nearby neighborhoods by providing transitions between development along Transit Corridors and abutting single family residential areas.

The subject site is two blocks south of Lomas Boulevard, which is a Major Transit Corridor. Lomas Boulevard provides important transportation options for residents and supports the mix of uses found in the immediate area. Zones that allow for both residential and office uses can help support nearby transit by encouraging more people to travel to and from the area using public transit. Mixed uses at the appropriate scale along the edge of a neighborhood, particularly near a Major Transit Corridor, provide a transition to low-density residential areas. The request furthers Policy 5.1.10 and 5.1.10 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.

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

The request would allow office uses on the subject property, in addition to the existing residential use. These land uses are appropriate in this location and would support the success of the neighborhood, which offers all the options to live, work, learn, shop, and play. Healthy and sustainable communities typically offer a mix of land uses in appropriate locations, and this zone change would allow a mix of land uses and a scale of development that already exists near the subject property.

The proposed SU-2 / DNA-OR zone is consistent with nearby properties, with the abutting SU-2 / DNA-OR zone to the south and east, and with the adjacent SU-3 zoning in the downtown core. The allowed uses in the proposed zone (low- and medium-density residential and small-scale office and non-residential) are complimentary to the uses on neighboring properties and the allowed form and scale are compatible with the nearby non-residential development and residential development. The proposed change will allow the applicant to reinvest in the property, while maintaining appropriate uses, form, and scale. The request furthers Goal 5.2, Policy 5.2.1, and 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 requested zoning allows new uses and the potential for reinvestment on the subject site, in a developed area with existing infrastructure and is adjacent to the high density and high intensity Downtown Center. These characteristics of the surrounding area support a compact urban form. The requested SU-2 / DNA-OR zone would allow for

maximizing existing infrastructure and public facilities and encourage appropriate redevelopment. Expanding land use opportunities encourages infill development in the form of rehabilitation of the existing structures. The request furthers Goal 5.3 and Policy 5.3.1.

GOAL 5.6 – City Development Areas: Encourage and direct growth in 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 surrounding area.

Policy 5.6.3 – Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of the 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 subject site is located in an Area of Consistency according to the Comprehensive Plan. Because the surrounding area includes a mix of low-density residential and low-intensity non-residential uses, the proposed zone change is consistent with the intent of this Development Area.

The proposed zone would allow redevelopment on the subject property and provide opportunities for employment through the additions of office uses. The applicant's stated intent is to repurpose the existing structures to support office uses without changes to the building footprints. The building forms, including scale, intensity, and setbacks, are not anticipated to change. If, in the future, the buildings are renovated more extensively or are replaced, the development standards in the proposed zone are very similar to those of the existing zone. In both zones, the maximum building height is 40 feet and the maximum front setback is 15 feet, with a requirement that the front setback be consistent with the setbacks of existing buildings on the block. The request furthers Goal 5.6, Policy 5.6.3, and Policy 5.6.3 b).

c) Carefully consider zone changes from residential to non-residential zones in terms of scale, impact on land use compatibility with abutting properties, and context.

The surrounding development within the Area of Consistency includes the SU-2 / DNA-MR zone and the SU-2 / DNA-OR zone, and includes with a mix of office and parking uses to the south and east. The proposed zoning and allowed uses would be consistent and compatible with the existing zones, uses, and character and pattern of development. The properties to the west are single-family residential, but the proposed office use, particularly in the existing buildings, would have minimal impact on the abutting single-family residences and would provide a transition between the more intense Downtown Center and the residential neighborhood. The request furthers Policy 5.6.3 c).

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 adequate 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 uses.

The Subject site is located in an Area of Consistency adjacent to an Area of Change to the east – the Downtown Center. There are also parcels and blocks designated as Areas of Change within 2 blocks north/northwest of the subject site. The proposed zone change would expand the buffer area between the higher intensity development in the Downtown Center and the low-density development in the DNA neighborhood. The proposed office development is an appropriate, low-intensity use to provide an adequate transition. The request furthers Policies 5.6.4 and 5.6.4 a).

GOAL 8.2 – Entrepreneurship: Foster a culture of creativity and entrepreneurship and encourage private business to grow.

Policy 8.2.1 – Local Business: Emphasize local business development.

The addition of office uses on the subject site would create new local employment opportunities that will support locally owned businesses and the associated revenue generated through gross receipts taxes. The request furthers Policies 5.6.4 and 5.6.4 a).

Downtown Neighborhood Area Sector Development Plan (Rank 3)

The Downtown Neighborhood Area Sector Plan (DNA SDP) was first adopted in 1976 and revised in 2012. The DNA SDP generally encompasses properties between Mountain Road to the north and Central Avenue to the South and between 19th Street to the west and 4th, 5th, 7th, and 8th Streets to the east. Specific boundaries are shown on page 133 of the DNA SDP. The main purpose of the DNA SDP “is to ensure that it is consistent with the community’s goals to make the Downtown Neighborhood a more walkable community, provide appropriate and attractive infill development, and remain respectful of the neighborhood’s historical context and character” (DNA SDP, p. 1).

The Goals and policies listed below are those cited by the applicant in the zone change justification letter (see attachment). Policy Citations are in Regular Text; Staff Analysis is in ***Bold Italics***.

Land Use Goal 1: The Downtown Neighborhood Area will include neighborhood-scale commercial and office development that are well designed, appropriately located, and consistent with the existing neighborhood character (building scale and massing). (DNA SDP p. 59)

The proposed zone change would allow office uses in an area that already has similar development. The existing development on the subject site, as well as the size of the two

parcels, would help ensure that any rehabilitation or redevelopment on the site will be at an appropriate scale, consistent with the existing neighborhood character. The request furthers Land Use Goal 1.

Implementation Policy 2 – Zoning/Development Regulations: The City should create zoning districts and development regulations that support neighborhood values, and are consistent with existing land use and development patterns, historic preservation, and appropriate infill development. (DNA SDP p. 68)

The proposed zone change is consistent with existing land use and development patterns, given that both the requested zone and the allowed land uses can be found along 7th Street to the south and east. The request furthers Implementation Policy 2.

Implementation Policy 3 – Redevelopment Opportunity Sites: The City should provide incentives and partner with the private sector on prioritizing redevelopment of vacant and under-utilized parcels throughout the Downtown Neighborhood Area. (DNA SDP p. 69)

The proposed zone change would provide the incentive to redevelop the existing property by allowing office uses that would be consistent to the pattern of development in the surrounding area. The applicant is not requesting any additional redevelopment incentives from the City. However, this policy is primarily concerned with vacant and under-utilized parcels, particularly within opportunity areas identified in the DNA SDP, which do not include the subject site. Implementation Policy 3 is not applicable to this request.

Implementation Policy 6: Future Zone Changes: The City should discourage future zone map amendments from residential to mixed-use zones. (DNA SDP p.72)

The DNA SDP explains that limited non-residential uses are appropriate along the edges of the neighborhood, which is where the subject site is located. Although the DNA SDP applied mixed-use zoning in these areas where non-residential uses existed in 2012 and such zoning was not applied to the subject site, the location at the edge of the Downtown Center and near other SU-2 / DNA-OR zoning and non-residential uses makes the subject site an appropriate location for SU-2 / DNA-OR zoning. The request partially furthers Implementation Policy 6.

Resolution 270-1980

Policies for Zone Map Amendments

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

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

Analysis of Applicant's Justification

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

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

The proposed zone map amendment is consistent with the health, safety, morals and general welfare of the City because the request will further the outlined goals and policies of the Comprehensive Plan as demonstrated in Sections C and D of this request [see attached justification letter, staff analysis of Comprehensive Plan and DNA SDP policies above, and Section D below]. The allowed uses under SU-2/DNA-OR will not be harmful to adjacent property, the neighborhood or community as demonstrated in Section E. The rezone will allow for an opportunity to incorporate office uses on to these properties and an existing use in this immediate area. The office uses and zoning that allow the requested land use are already present in the vicinity which support neighborhood scale and employment opportunities at this appropriate location.

The uses allowed in the proposed zone will be consistent with the health, safety, morals, and general welfare of the city. The additional uses will not generate excess traffic or noise. The zoning will match the existing zoning the south and east and allow the introduction of a use that exists on surrounding lots and is compatible with surrounding development. The request is consistent with goals and policies in the applicable plans. Please see policy analysis starting on page 4.

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

The zone change will provide for stability of both land use and zoning of the property because it will allow for the development of an appropriate use for this location through permissive uses of the requested zone. The subject property is the only site not zoned similar to rest of the block along this portion of 7th Street. Approval of the zone change will allow for the support and stability of uses already in place in the vicinity. Existing zoning in the block between Roma Avenue and Marquette Avenue along 7th Street reflect similar zoning to what this request is seeking establishing stability.

The subject property is along the western side of 7th Street and governed by the underlying MX-T zone. The zone will allow for small-scale office, institutional and pedestrian-oriented commercial uses. Across the street along eastern portion of 7th Street, the entire length is zoned MX-FB-UD. This zone will allow for high-density residential and high-intensity non-residential uses. Consistent zoning along the entire western side of 7th Street will encourage and establish zoning stability similar to what exists across the street.

Rezoning the subject property will create stability in land uses along the western side of 7th Street in that all properties in this block will allow for similar permissive uses and reflect the immediate area of existing land uses of office. At these locations along 7th Street, permissive uses of the requested zone will support land uses commonly found in the immediate area. The proposed zone allows for both office and residential uses.

The subject property and requested zone are located at the periphery of the neighborhood and can serve as a buffer between lower-intensity and higher-intensity uses. The Downtown Core adjacent to the east is reflective of more intense uses permissive of the MX-FB-UD zone. Examples of this intensity across the street along the same block include a two-story office complex with 24 office tenants, another two-story office building with 10 offices and including a commercial parking lot south of the office buildings. The existing RM-L zone south of Roma Avenue and north of Marquette Avenue is more appropriate further west and closer to 8th Street as it eventually transitions to the R-1A zone west of Keleher Avenue.

The proposed zone will offer an opportunity to stabilize land use and zoning over the existing RM-L zone in this particular block along 7th Street. The MX-T zone dominates the eastern blocks of properties between Roma Avenue and Tijeras Avenue. The requested SU-2/DNA-OR (MX-T) will support this stability reflective of the immediate area along 7th Street between Roma Avenue and Marquette Avenue by having a similar zone to the rest of the block while serving as an appropriate transition between the Downtown Core and the Downtown neighborhoods.

The proposed zoning will not destabilize the area. The proposed zoning matches the zoning to the south and east and will allow uses that have been and are compatible with surrounding development.

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

Please refer to policy analysis starting on page 4.

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

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

The requested zone change request reflects that a different use category is more advantageous to the community as articulated in the Comprehensive Plan.

The recognition of this property as one within the area that can support a different land use category as advantageous to the community is important when evaluating the context of this site and the stability of the surrounding neighborhood as a whole. The requested zone is compatible with the area's character due to its proximity to other similar zone properties and land uses that reflect the proposed zone, which are articulated in the Comprehensive Plan as further explained in Section C [see policy analysis starting on page 4].

The existing SU-2/DNA-MR (RM-L) does not allow an office use. At this particular location incorporating existing surrounding land uses, the proposed zone would be more advantageous. The site is situated in a concentrated area of the requested zone. The area is indicated as an appropriate area of transition from the adjacent Downtown Core. The proposed zone will accommodate the ability to include both the existing use and office uses reflective of its close proximity to Downtown and in keeping with Policies of the Comprehensive Plan of development that will promote economic vitality and stabilization of land uses while respecting existing neighborhood character.

Through the normal course of development downtown, there have been land use changes due to its evolution and expansion. The area has been in transition for many decades with more downtown types of uses starting to appear more regularly over time on properties as they adjusted to this change. The concentration of courthouses from Metropolitan, County and Federal two blocks to the east have impacted this immediate area as an employment center in addition to the concentration of associated land uses of being in close proximity to a judicial center from parking lots, private and public attorney offices, bail bond and commercial/service related. As a result of these changes the neighborhood has seen a mix of residential (single and multi), office and commercial in the immediate area as it transitions west to single family dwellings.

The inclusion of office uses through the zone change provides an additional opportunity to encourage mixed uses and diversity of the area by combining the uniqueness of the neighborhood as a clear transition from the high-intensity Downtown core. The proposed zoning will allow a use that is advantageous and appropriate to the surrounding area and overall community by encouraging and supporting both redevelopment and local economic development.

Please refer to policy analysis starting on page 4.

The applicant cites reason 3) above that the existing zoning is inappropriate because a different use category is more advantageous to the community and has justified this request based on the Comprehensive Plan and DNS SDP [see policy analysis starting on page 4].

The proposed zoning would be advantageous for the area because it would allow uses that are consistent with much of the existing development on either side of 7th Street NW. The subject site is in a transitional area between downtown and the neighborhood, and as such includes a mix of medium-density residential and low-intensity non-residential that acts as a buffer between the more intense Downtown Center and the low-density neighborhood to the west. The proposed zoning would allow office uses on the subject site, which would allow renewed investment in the property and uses that are more appropriate in this transition area than just the single-family use that has existed on the property alone since it was developed.

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

The rezone from SU-2/DNA-MR to SU-2/DNA-OR will not be harmful to any adjacent properties or the community as a whole because the immediate area reflects a cluster of the requested zone. The proposed office zone and use in the area and will not introduce a new activity nor change the character of the area. The property is a relatively small lot which will eliminate more intense uses. In addition, existing buildings will remain with the interest to incorporate office uses.

The interest in the SU-2/DNA-OR zone revolves around the office permissive use. The overall site is approximately 0.24 acres, which likely eliminates higher end permissive uses. Existing SU-2/DNA-OR zoned properties on similar lot sizes in the vicinity reflect small home based offices or offices that are appropriate in size and character. This zone exists in the immediate and general area under the requested zoning designation. Supporting proposed uses would not be harmful to adjacent properties, the neighborhood or the community as the zone already exists in the immediate area.

The requested zone expands this zone with uses that have proven to be compatible, but also ensure economic vitality of an established area with similar land uses. Parking based on existing buildings can be supported applying the required calculation for this zone at 3.5 spaces per 1,000 square feet for office use. All other development standards can be supported in the event of zone change approval.

Permissive uses in the SU-2/DNA-OR Zone include:

- *Uses permissive in the R-2 zone, with the following exceptions:*
 - *Townhouses which are regulated by the SU-2/DNA-TH zone*
 - *Single family detached houses are regulated by the SU-2/DNA-SF zone*
- *Church (including incidental recreational or educational facilities)*

- *Library (Civic and Institutional)*

Permissive uses in the converted MX-T Zone include, additional to those of SU-2/DNA-OR:

- *Commercial uses: community garden, health club/gym, residential community amenity.*
- *Lodging (bed and breakfast, hotel/motel)*
- *Office (bank, medical/dental clinic, small personal and business service, research or testing facility)*

Any potential controversial uses permissive in the SU-2/DNA-OR or the MX-T zone such as church, library, gym or bank may be not be practical because of the size of the property. Development standards may eliminate any interest in these uses on the subject site. Other permissive uses retain the already permissive residential uses that exist on the property. Size of property and as a transitional zone will determine interest in the property. Initial interest through contact to the property owner has been small office likely due to property size.

The proposed zone allows three additional uses beyond those allowed in the existing SU-2 / DNA-MR zone – office, church, and library. Given the size and layout of the subject site, a church or library would be unlikely. The added office use is the applicant’s stated goal of the zone change. Office is a low traffic generator and will not have a negative impact on the area. Any parking need generated would have to be accommodated on-site when a new use is incorporated on the subject site. The proposed zoning will be the same as the properties to the south and east, which has not been harmful to the surrounding area.

The Integrated Development Ordinance (IDO) was not in effect as of the date that this application was submitted, and is therefore not included in this analysis, the zoning conversion to MX-T is worth noting, as this conversion will be applied if the application is approved. The MX-T zone is similar to the SU-2 / DNA-OR zone, with some additional allowable uses. The size of the subject site will limit future development on the site and maintain a scale of development consistent with existing buildings in the area.

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

The proposed zone change will not require any un-programmed capital expenditures to be made by the City. This is an infill/redevelopment property with adequate existing infrastructure. Extension of any services required will be the responsibility of the property owner.

Future development will be privately financed and will not create unprogrammed capital expenditures for the City.

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

The cost of the land or other economic considerations is not the determining factor for this zone change request. The determining factor for the zone change is changed community conditions supporting commercial development, property improvement, redevelopment and infill.

While economics may be a factor in the request, they are not the determining factor. The applicant has justified this request as being more advantageous to the community as articulated in the Comprehensive Plan and the Downtown Neighborhood Area Sector Development Plan.

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

The justification for this zone change request is not based primarily on its location near a major streets. The site lies on the southwest corner of 7th Street and Roma Avenue which are considered local streets. The site is two blocks south of Lomas Boulevard which is designated as a Major Transit Corridor. In addition, one block east is 6th Street which is a Minor Arterial and one block south is Marquette Avenue which is a Major Collector. Primary justification for the zone change request is property improvement and redevelopment with land uses that would benefit from proximity to the downtown core with an appropriate zone.

The subject site is not located on a collector or major street – both Roma Avenue and 7th Street are local streets – and the proximity to major streets is not used as justification for the zone change. The applicant has justified this request as being more advantageous to the community as articulated in the Comprehensive Plan and the Downtown Neighborhood Area Sector Development 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.

The zone change request to SU-2/DNA-OR would not create a “spot zone” because it is adjacent to similar zoned properties to the south and east. The requested zone is justifiable at this specific location because it will clearly facilitate realization of the Comprehensive Plan through its Goals and Policies of Community Identity, Land Use and Economic Development as articulated in Section C and will clearly facilitate the realization of the Comprehensive Plan.

There is existing SU-2 / DNA-OR zoning on abutting and adjacent properties to the south and east. The request will not create 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.

The request does not meet the definition of “strip zoning” as defined in this section because it is a small parcel. If approved, the request would result in an office and residential zoning designation which does not significantly differ or change the character of existing and allowed uses on adjacent properties or those of the immediate area.

The intent of the prohibition on strip zones is to maintain compatible land uses. The request is for zoning that is compatible with existing zoning and uses, and will not create a strip zone.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

City departments and other interested agencies reviewed this application. In general, no adverse comments were received. Agency comments begin on page 26.

The applicant has addressed Long Range Planning comments that the zone change should be carefully considered against the Comprehensive Plan and intent and policies of the Downtown Neighborhood Area SDP. Because the property is at the edge of the neighborhood and is adjacent to downtown, the request will not negatively impact the residential core of the neighborhood.

The applicant will address ABCWUA and PNM comments in the event of and redevelopment that requires new infrastructure services to the subject site.

Neighborhood/Public

The applicant notified the Barelás Neighborhood Association, Broadway Central Corridors Partnership Incorporated, Citizens Information Committee of Martineztown, Downtown Neighborhoods Association, Huning Highland District Association, Martineztown Work Group, Raynolds Addition Neighborhood Association, Santa Barbara Martineztown Association, Semillas y Raices Neighborhood Community Group, Silver Platinum Downtown Neighborhood Association, South Broadway Neighborhood Association, and The Lofts @ 610 Central SW Owners Association Incorporated, as well as property owners within 100 feet of the subject site.

A facilitated meeting was not requested or recommended.

Staff has not received any public comment as of this writing.

V. CONCLUSION

The applicant proposes a sector development plan map amendment (zone change) to the Downtown Neighborhood Area Sector Development Plan from SU-2/DNA-MR (Mixed Residential) to SU-2/DNA-OR (Office Residential) to allow office uses in addition to the existing residential uses.

In general, the applicant has provided adequate justification that the proposed zone would be more advantageous to the community based on Comprehensive Plan and Downtown Neighborhood Area Sector Development Plan (DNA SDP) goals and policies, and that the proposed zone change would not create adverse impacts for the surrounding area. This justification is largely based on the fact that the proposed zone and office land use that would be made available on the site are consistent with the existing zoning and mix of land uses in the surrounding area, which lies in a transition area between the Downtown Center and the low-density residential Downtown Neighborhood Area.

The request furthers Comprehensive Plan goals and policies about neighborhood character, Centers and Corridors, complete communities, efficient development patterns, Areas of Consistency, transitions between Areas of Change and Areas of Consistency, and local economic development. The request also furthers goals and policies in the DNA SDP related to appropriate and consistent development and zoning

FINDINGS, Zone Map Amendment

Project # 1011697, Case # 18EPC- 40030

1. This is a request for a sector development plan map amendment (zone change) to the Downtown Neighborhood Area Sector Development Plan (DNA SDP) for all or a portion of Lots 82 and 84 and portions of Lots 83, 85, and 86 of Block 7, Perfecto Armijo and Brothers Addition, an approximately 0.25 acre site located at the southwest corner of 7th Street NW and Roma Ave NW.
2. The applicant owns the subject site and proposes to change the subject site's zoning from SU-2/DNA-MR (Mixed Residential) to SU-2/DNA-OR (Office Residential) to allow office uses in addition to the existing residential uses. Describe request
3. The subject site was zoned SU-2 / DNA-MR in 2012 when the DNA SDP was updated (Resolution 2012-52).
4. The Albuquerque/Bernalillo County Comprehensive Plan, Downtown Neighborhood Area Sector Development Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The subject site is within an Area of Consistency in the Comprehensive Plan. The request is in general compliance with the following applicable Comprehensive Plan goals and policies:
 - a. GOAL 4.1 – Character: Enhance, protect, and preserve distinct communities.

Policy 4.1.2 – Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

In addition to retaining the existing residential uses on the subject site, the proposed zone change allows office uses on the site. The immediate area around the subject site includes a mix of residential, office, and other non-residential uses, as well as a mix of zones that include the proposed SU-2 / DNA-OR zone. This area serves as a transition between the downtown core to the east and the lower density neighborhood to the west. The proposed zone change would allow uses that are compatible with the existing character of the surrounding area, preserving the character of nearby development, while enhancing the transitional space and allowing development that is compatible in scale and building design with surrounding buildings. The request furthers Goal 4.1 and Policy 4.1.2.

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

This policy is intended to protect and enhance residential neighborhoods. The subject site is in a transitional area between downtown and the low-density residential neighborhood and will serve as a buffer to protect the neighborhood to the west. This request furthers Policy 4.1.4.

- c. 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 in a sustainable development pattern.

The subject site is not in a Center or Corridor area, but is adjacent to the Downtown Center and near a Major Transit Corridor (Lomas Boulevard) – areas where growth is desired. The proposed zone change would allow living and working in proximity to each other, as well as in an area that can serve as a transition between more intense development and the residential neighborhood, which make part of a sustainable pattern of development. The request furthers Goal 5.1 and Policy 5.1.1.

- d. Policy 5.1.2 – Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The request would strengthen the existing transition area by maintaining a similar density, scale, and set of uses to nearby properties, which is the intent of the Area of Consistency. The proximity to the Downtown Center makes this an appropriate location for transitional uses that are not allowed farther west in the residential neighborhood. The request furthers Policy 5.1.2.

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

- b) Minimize negative impacts on nearby neighborhoods by providing transitions between development along Transit Corridors and abutting single family residential areas.

The subject site is two blocks south of Lomas Boulevard, which is a Major Transit Corridor. Lomas Boulevard provides important transportation options for residents and supports the mix of uses found in the immediate area. Zones that allow for both residential and office uses can help support nearby transit by encouraging more people to travel to and from the area using public transit. Mixed uses at the appropriate scale along the edge of a neighborhood, particularly near a Major Transit Corridor, provide a transition to low-density residential areas. The request furthers Policy 5.1.10 and 5.1.10 b).

- f. 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.

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

6. The request would allow office uses on the subject property, in addition to the existing residential use. These land uses are appropriate in this location and would support the success of the neighborhood, which offers all the options to live, work, learn, shop, and play. Healthy and sustainable communities typically offer a mix of land uses in appropriate locations, and this zone change would allow a mix of land uses and a scale of development that already exists near the subject property.

The proposed SU-2 / DNA-OR zone is consistent with nearby properties, with the abutting SU-2 / DNA-OR zone to the south and east, and with the adjacent SU-3 zoning in the downtown core. The allowed uses in the proposed zone (low- and medium-density residential and small-scale office and non-residential) are complimentary to the uses on neighboring properties and the allowed form and scale are compatible with the nearby non-residential development and residential development. The proposed change will allow the applicant to reinvest in the property, while maintaining appropriate uses, form, and scale. The request furthers Goal 5.2, Policy 5.2.1, and Policy 5.2.1 h).

- g. 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 requested zoning allows new uses and the potential for reinvestment on the subject site, in a developed area with existing infrastructure and is adjacent to the high density and high intensity Downtown Center. These characteristics of the surrounding area support a compact urban form. The requested SU-2 / DNA-OR zone would allow for maximizing existing infrastructure and public facilities and encourage appropriate redevelopment. Expanding land use opportunities encourages infill development in the form of rehabilitation of the existing structures. The request furthers Goal 5.3 and Policy 5.3.1.

- h. GOAL 5.6 – City Development Areas: Encourage and direct growth in 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 surrounding area.

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

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

7. The subject site is located in an Area of Consistency according to the Comprehensive Plan. Because the surrounding area includes a mix of low-density residential and low-

intensity non-residential uses, the proposed zone change is consistent with the intent of this Development Area.

The proposed zone would allow redevelopment on the subject property and provide opportunities for employment through the additions of office uses. The applicant's stated intent is to repurpose the existing structures to support office uses without changes to the building footprints. The building forms, including scale, intensity, and setbacks, are not anticipated to change. If, in the future, the buildings are renovated more extensively or are replaced, the development standards in the proposed zone are very similar to those of the existing zone. In both zones, the maximum building height is 40 feet and the maximum front setback is 15 feet, with a requirement that the front setback be consistent with the setbacks of existing buildings on the block. The request furthers Goal 5.6, Policy 5.6.3, and Policy 5.6.3 b).

- i. c) Carefully consider zone changes from residential to non-residential zones in terms of scale, impact on land use compatibility with abutting properties, and context.

The surrounding development within the Area of Consistency includes the SU-2 / DNA-MR zone and the SU-2 / DNA-OR zone, and includes with a mix of office and parking uses to the south and east. The proposed zoning and allowed uses would be consistent and compatible with the existing zones, uses, and character and pattern of development. The properties to the west are single-family residential, but the proposed office use, particularly in the existing buildings, would have minimal impact on the abutting single-family residences and would provide a transition between the more intense Downtown Center and the residential neighborhood. The request furthers Policy 5.6.3 c).

- j. 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 adequate 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 uses.

The Subject site is located in an Area of Consistency adjacent to an Area of Change to the east – the Downtown Center. There are also parcels and blocks designated as Areas of Change within 2 blocks north/northwest of the subject site. The proposed zone change would expand the buffer area between the higher intensity development in the Downtown Center and the low-density development in the DNA neighborhood. The proposed office development is an appropriate, low-intensity use to provide an adequate transition. The request furthers Policies 5.6.4 and 5.6.4 a).

- k. GOAL 8.2 – Entrepreneurship: Foster a culture of creativity and entrepreneurship and encourage private business to grow.

- Policy 8.2.1 – Local Business: Emphasize local business development.

The addition of office uses on the subject site would create new local employment opportunities that will support locally owned businesses and the associated revenue generated through gross receipts taxes. The request furthers Policies 5.6.4 and 5.6.4 a).

8. The subject site is within the DNA SDP and the request is in general compliance with the following applicable DNA SDP goals and policies.

- a. Land Use Goal 1: The Downtown Neighborhood Area will include neighborhood-scale commercial and office development that are well designed, appropriately located, and consistent with the existing neighborhood character (building scale and massing).

The proposed zone change would allow office uses in an area that already has similar development. The existing development on the subject site, as well as the size of the two parcels, would help ensure that any rehabilitation or redevelopment on the site will be at an appropriate scale for the surrounding neighborhood. The request furthers Land Use Goal 1.

- b. Implementation Policy 2 – Zoning/Development Regulations: The City should create zoning districts and development regulations that support neighborhood values, and are consistent with existing land use and development patterns, historic preservation, and appropriate infill development.

The proposed zone change is consistent with existing land use and development patterns, given that both the requested zone and the allowed land uses can be found along 7th Street to the south and east. The request furthers Implementation Policy 2.

- c. Implementation Policy 6: Future Zone Changes: The City should discourage future zone map amendments from residential to mixed-use zones.

The DNA SDP explains that limited non-residential uses are appropriate along the edges of the neighborhood, which is where the subject site is located. Although the DNA SDP applied mixed-use zoning in these areas where non-residential uses existed in 2012 and such zoning was not applied to the subject site, the location at the edge of the Downtown Center and near other SU-2 / DNA-OR zoning and non-residential uses makes the subject site an appropriate location for SU-2 / DNA-OR zoning. The request partially furthers Implementation Policy 6.

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

- a. The uses allowed in the proposed zone will be consistent with the health, safety, morals, and general welfare of the city. The additional uses will not generate excess traffic or noise. The zoning will match the existing zoning the south and east and allow the introduction of a use that exists on surrounding lots and is compatible with surrounding development. The request is consistent with goals and policies in the applicable plans.

- b. The proposed zoning will not destabilize the area. The proposed zoning matches the zoning to the south and east and will allow uses that have been compatible with surrounding development.
- c. The proposed amendment is not in conflict with, but rather furthers the goals and policies of the Comprehensive Plan and the DNA SDP as shown in the policy analysis in Findings 5 and 6.
- d. The applicant cites reason 3) above that the existing zoning is inappropriate because a different use category is more advantageous to the community and has justified this request based on the Comprehensive Plan and DNA SDP [see Findings 5 and 6].

The proposed zoning would be advantageous for the area because it would allow uses that are consistent with much of the existing development on either side of 7th Street NW. The subject site is in a transitional area between downtown and the neighborhood, and as such includes a mix of medium-density residential and low-intensity non-residential that acts as a buffer between the more intense development and activity in downtown and the low-density neighborhood to the west. The proposed zoning would allow office uses on the subject site, which would allow renewed investment in the property and uses that are more appropriate in this transition area than the single-family use that has existed on the property alone since it was developed.

- e. The proposed zone allows three uses to the uses allowed in the existing SU-2 / DNA-MR zone – office, church, and library. Given the size and layout of the subject site, a church or library would be unlikely. The addition of the office use is the stated goal of the zone change. Office is a low traffic generator and will not have a negative impact on the area. Any additional traffic that may be generated will need to be accommodated on-site when any added use is incorporated on the subject site. The proposed zoning will be the same as the properties to the south and east, which has not been harmful to the surrounding area.

The Integrated Development Ordinance (IDO) was not in effect as of the date that this application was submitted, and is therefore not included in this analysis, the zoning conversion to MX-T is worth noting, as this conversion will be applied if the application is approved. The MX-T zone is similar to the SU-2 / DNA-OR zone, with some additional allowable uses. The size of the subject site will limit future development on the site and maintain a scale of development consistent with existing buildings in the area.

- f. Future development will be privately financed and will not create unprogrammed capital expenditures for the City.
- g. While economics may be a factor in the request, they are not the determining factor. The applicant has justified this request as being more advantageous to the community as articulated in the Comprehensive Plan and the Downtown Neighborhood Area Sector Development Plan.
- h. The subject site is not located on a collector or major street – both Roma Avenue and 7th Street are local streets – and the proximity to major streets is not used as justification for

- the zone change. The applicant has justified this request as being more advantageous to the community as articulated in the Comprehensive Plan and the DNA SDP.
- i. There is existing SU-2 / DNA-OR zoning on abutting and adjacent properties to the south and east. The request will not create a spot zone.
 - j. The intent of the prohibition on strip zones is to maintain compatible land uses. The request is for zoning that is compatible with existing zoning and uses, and will not create a strip zone.
10. The applicant notified the Barelás Neighborhood Association, Broadway Central Corridors Partnership Incorporated, Citizens Information Committee of Martineztown, Downtown Neighborhoods Association, Huning Highland District Association, Martineztown Work Group, Reynolds Addition Neighborhood Association, Santa Barbara Martineztown Association, Semillas y Raices Neighborhood Community Group, Silver Platinum Downtown Neighborhood Association, South Broadway Neighborhood Association, and The Lofts @ 610 Central SW Owners Association Incorporated, as well as property owners within 100 feet of the subject site.
11. A facilitated meeting was not requested or recommended.
12. Staff has not received any public comment as of this writing.
13. The existing, platted City parcels are not consistent with the Bernalillo County Assessor parcels that define the subject site and its ownership. Replatting of the City parcels would be beneficial to the City and the applicant, and would ensure that the zone boundaries are applied accurately. The applicant has been informed of this circumstance and has expressed willingness to replat the parcels.

RECOMMENDATION

APPROVAL of 18EPC-40030, a request for a Sector Development Plan Map Amendment from SU-2 / DNA-MR to SU-2 / DNA-OR for all or a portion of Lots 82 and 84 and portions of Lots 83, 85, and 86 of Block 7, Perfecto Armijo and Brothers Addition, located at the southwest corner of 7th Street NW and Roma Ave NW, based on the preceding Findings and subject to the following Condition of Approval.

CONDITION OF APPROVAL, Zone Map Amendment

Project # 1011631, Case # 18EPC- 40030

1. The map amendment does not become effective until the subject site is replatted to create platted lot lines that correspond to zone boundaries, pursuant to §14-16-4-1(C)(16) of the Zoning Code. If such requirement is not met within six months after the date of EPC approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.
-

Terra Reed
Planner

Notice of Decision cc list:

Karen A. Rose Trust / Jeffrey and Geraldine Rose, 5925 Camino Placido NE, ABQ, NM 87109

Arch + Plan Land Use Consultants, P.O. Box 25911, ABQ, NM 85911

Barelas NA, James Salazar, P.O. Box 153, ABQ, NM 87103

Barelas NA, Alicia Romero, 803 Pacific Ave SW, ABQ, NM 87102

Broadway Central Corridors Partnership Inc, Rob Dickson, P.O. Box 302, ABQ, NM 87103

Broadway Central Corridors Partnership Inc, Jim Maddox, 515 Central Ave NE, ABQ, NM 87102

Citizens Information Committee of Martineztown, Frank Martinez, 501 Edith Blvd NE, ABQ, NM 87102

Citizens Information Committee of Martineztown, Richard Martinez, 601 Edith Blvd NE, ABQ, NM 87102

Downtown Neighborhoods Association, David McCain, 1424½ Lomas Blvd NW, ABQ, NM 87104

Downtown Neighborhoods Association, Holly Siebert, 408 11th St NW, ABQ, NM 87102

Huning Highland District Association, Ann Carson, 416 Walter SE, ABQ, NM 87102

Huning Highland District Association, Bonnie Anderson, 321 High St SE, ABQ, NM 87102

Martineztown Work Group, David Naranjo, 720 Cordero Rd NE, ABQ, NM 87102

Martineztown Work Group, Rosalie Martinez, 507 Rosemont NE, ABQ, NM 87102

Raynolds Addition NA, Bob Tilley, 806 Lead Ave SW, ABQ, NM 87102

Raynolds Addition NA, Margaret Lopez, 1315 Gold Ave SW, ABQ, NM 87102

Santa Barbara Martineztown NA, Loretta Naranjo Lopez, 1127 Walter NE, ABQ, NM 87102

Santa Barbara Martineztown NA, Joaquin Baca, 1006 Edith Blvd NE, ABQ, NM 87102

Semillas y Raices Neighborhood Community Group, Monique Bell, 800 Mountain Rd NE, ABQ, NM 87102

Semillas y Raices Neighborhood Community Group, Carol Krause, 800 Mountain Rd NE, ABQ, NM 87102

Silver Platinum Downtown NA, Willy Simon, 205 Silver Ave SW #305, ABQ, NM 87102

Silver Platinum Downtown NA, Leon Garcia, 205 Silver Ave SW #419, ABQ, NM 87102

South Broadway NA, Frances Armijo, 915 William SE, ABQ, NM 87102

South Broadway NA, Gwen Colonel, 900 John St SE, ABQ, NM 87102

The Lofts @ 610 Central SW Owners Association Inc, Janelle Gutierrez, 610 Central Ave SW #3H, ABQ, NM, 87102

The Lofts @ 610 Central SW Owners Association Inc, Kaatje van der Gaarden, 610 Central Ave SW #3E, ABQ, NM, 87102

AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Reviewed. No comment.

Long Range Planning

This request is on a block that has both R-ML and MX-T. The majority of the block is R-ML, including all lots facing Roma Ave. NW. The requested zone, SU-2/DNA-OR (Office Residential) from the Downtown Neighborhood Area Sector Development Plan converts to MX-T under the IDO.

Much of the DNA SDP discourages additional office uses within this neighborhood. Any policies in the sector plan about the appropriateness of office uses within the core of the neighborhood should be carefully considered.

The entire block is within the Area of Consistency, so policies in the ABC Comp Plan about the appropriateness of mixed uses and non-residential uses in residential areas should be carefully considered.

If granted, the requested zone map amendment would introduce MX-T to the Roma Ave. frontage, but the resulting zoning pattern seems to be reasonable, given the existing corner of MX-T and the large block of MX-T south of the alley.

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

No objection.

Hydrology Development

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Reviewed. No comment.

Traffic Engineering Operations

WATER UTILITY AUTHORITY

Utility Services

No adverse comment to the proposed zone change from SU-2/DNA-MR to SU-2/DNA-OR. If new development is desired request an availability statement at the link below:

- http://www.abcwua.org/Availability_Statements.aspx

- Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

Reviewed. No comment.

SOLID WASTE MANAGEMENT DEPARTMENT

Reviewed. No comment.

OFFICE OF NEIGHBORHOOD COORDINATION

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No objection.

ALBUQUERQUE PUBLIC SCHOOLS

This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS/MRMPO

No adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

NM DEPARTMENT OF TRANSPORTATION

Reviewed. No comment.

PUBLIC SERVICE COMPANY OF NEW MEXICO

An existing overhead distribution line is located along the east side of the subject property. It is the applicant's obligation to abide by any conditions or terms of these easements.



View of the building on the northern County Assessor's lot looking south.



View of the building on the northern County Assessor's lot looking west.



View of the building on the western County Assessor's lot looking south.



View of the building on the western County Assessor's lot looking northwest.



View toward the subject site looking west, with existing commercial parking lot and single-family dwelling between 7th street and the subject site.



View from the subject site looking north.



View from the subject site looking northeast toward Lew Wallace Elementary School.



View from the subject site looking east toward downtown.

ZONING

Please refer to the Downtown Neighborhood Area Sector Development Plan and Comprehensive Zoning Code for specific zone descriptions.

APPLICATION INFORMATION



SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

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

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

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

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): ARCH + PLAN LAND USE CONSULTANTS PHONE: 505 980 8365

ADDRESS: P.O. BOX 25911 FAX: _____

CITY: ALBUQUERQUE STATE NM ZIP 87125 E-MAIL: arch.plan@comcast.net

APPLICANT: KAREN A. ROSE TRUST / JEFFREY & GERALDINE ROSE PHONE: _____

ADDRESS: 5925 CAMINO PLACIDO NE FAX: _____

CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: _____

Proprietary interest in site: OWNERS List all owners: _____

DESCRIPTION OF REQUEST: ZONE CHANGE FROM SU-2/DNA-MR TO SU-2/DNA-OR

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

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

Lot or Tract No. LOTS 82 & 84 PORTIONS OF LOTS 83, 85 & 86 Block: 7 Unit: _____

Subdiv/Addn/TBKA: PERFECTO ARMIJO & BROTHERS ADDN.

Existing Zoning: SU-2/DNA-MR Proposed zoning: SU-2/DNA-OR MRGCD Map No _____

Zone Atlas page(s): J-14 UPC Code: 1-014-058-085-066-312-10

1-014-058-079-062-312-11

CASE HISTORY:

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

N/A

CASE INFORMATION:

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

No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): 0.2465

LOCATION OF PROPERTY BY STREETS: On or Near: 700 & 710 ROMA AV NW

Between: 7TH ST NW and 8TH ST NW

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 3.27.18

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

ANNEXATION (EPC08)

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

Your attendance is required.

SDP PHASE I - DRB CONCEPTUAL PLAN REVIEW (DRBPH1)

(Unadvertised)

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

(Public Hearing)

SDP PHASE II - DRB FINAL SIGN-OFF

(DRBPH2)

(Unadvertised)

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

Your attendance is required.

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

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

Your attendance is required.

AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)

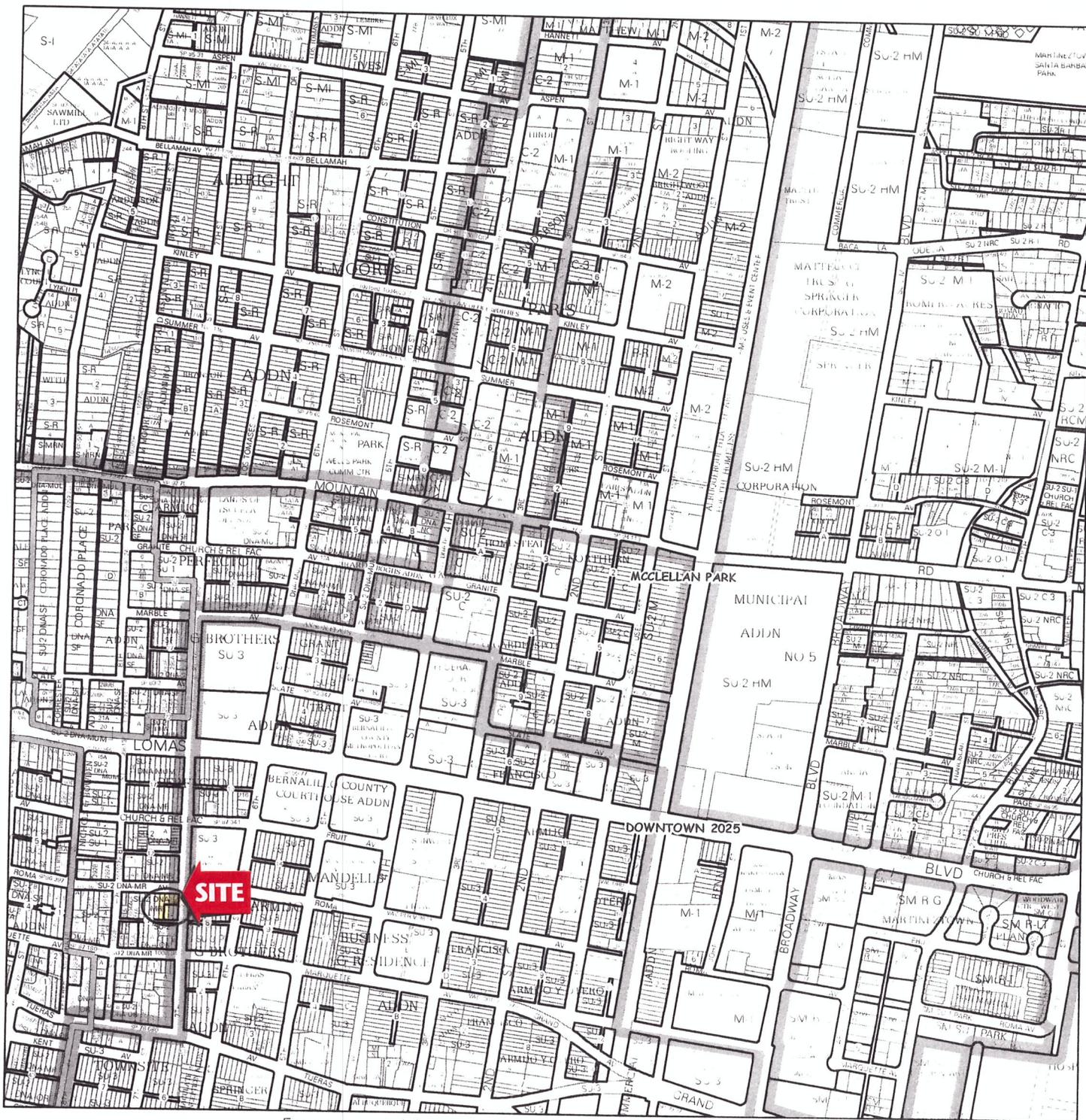
AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)

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

Your attendance is required.

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)

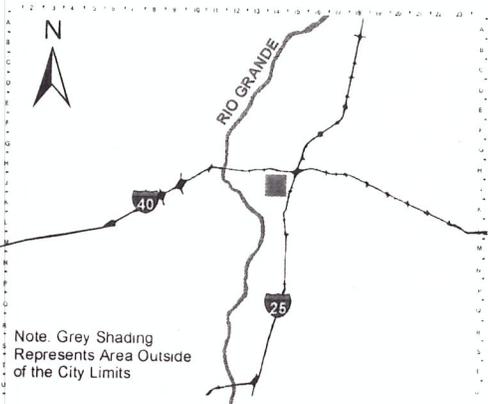
- Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
- Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
- Letter describing, explaining, and justifying the request



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



Map amended through: 1/28/2016



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page
J-14-Z

Selected Symbols

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



JEFFREY J. ROSE
3118 TENNESSEE ST NE
ALBUQUERQUE NM 87109

May 1, 2018

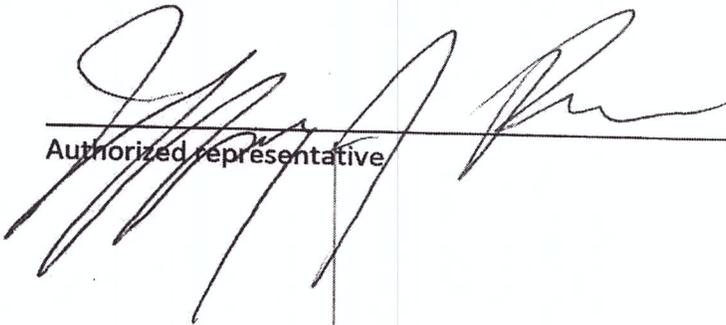
To Whom It May Concern:

I am authorizing Derrick Archuleta, ARCH+PLAN Land Use Consultants LLC to represent me with all matters pertaining to a Zone Map Amendment (DNA-MR to DNA-OR) request and process for Lot 84 and portions of Lots 83, 84, 85 and 86, Block 7, Perfecto Armijo and Brothers Addition located at 700 Roma Avenue NW within the City of Albuquerque.

The authorization will include, but not limited to:

- Preparation of materials for the Environmental Planning Commission
- Project management
- Project representation
- Execution of all documents to be submitted to the City of Albuquerque.

If you have any questions, please contact me.


Authorized representative

 Geraldine Rose

KAREN A. ROSE
5925 CAMINO PLACIDO NE
ALBUQUERQUE NM 87109

May 1, 2018

To Whom It May Concern:

I am authorizing Derrick Archuleta, ARCH+PLAN Land Use Consultants LLC to represent me with all matters pertaining to a Zone Map Amendment (DNA-MR to DNA-OR) request and process for Lot 82 and W'LY 14 feet 5 inches of Lot 83, Block 7, Perfecto Armijo and Brothers Addition located at 710 Roma Avenue NW within the City of Albuquerque.

The authorization will include, but not limited to:

- Preparation of materials for the Environmental Planning Commission
- Project management
- Project representation
- Execution of all documents to be submitted to the City of Albuquerque.

If you have any questions, please contact me.

Geraldine Rose, Trustee of Karen A Rose Trust
Authorized representative

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: DERRICK ARCHULETA DATE OF REQUEST: 5/3/18 ZONE ATLAS PAGE(S): J-14

CURRENT: ZONING SU-2/DNA-MR
PARCEL SIZE (AC/SQ. FT.) .2465

LEGAL DESCRIPTION: PORTIONS OF 83,85 & 86
LOT OR TRACT # 82-84 BLOCK # 7
SUBDIVISION NAME PERFECTO ARMIJO & BROS. ADDN

REQUESTED CITY ACTION(S):

ANNEXATION []
ZONE CHANGE []: From SU-2 DNA-MR To SU-2 DNA-OR
SECTOR, AREA, FAC, COMP PLAN []
AMENDMENT (Map/Text) []

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

*includes platting actions

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION:

OF UNITS: _____
BUILDING SIZE: _____ (sq. ft.)

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

APPLICANT OR REPRESENTATIVE Derrick Archuleta DATE 5.3.18

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

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

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

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

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

[Signature]
TRAFFIC ENGINEER

05-03-18
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 _____

ARCH+PLAN

LAND USE CONSULTANTS

ALBUQUERQUE NM

May 3, 2018

Mr. Derek Bohannon, Chair
Environmental Planning Commission
c/o City of Albuquerque
P.O. Box 1293
Albuquerque NM 87103

RE: ZONE MAP AMENDMENT FROM SU-2/DNA-MR (MIXED RESIDENTIAL) TO SU-2/DNA-OR (OFFICE RESIDENTIAL), ZONE ATLAS PAGE J-14-Z

Mr. Bohannon and members of the Environmental Planning Commission:

ARCH+PLAN Land Use Consultants, agent for Karen A. Rose Trust (Jeffrey and Geraldine Rose), in accordance with City Resolution 270-1980, respectfully request your review and approval of a sector development plan map amendment (zone change), allowing a change from SU-2/DNA-MR (Mixed Residential) to SU-2/DNA-OR (Office Residential) for the property described as Lots 82 and 84 including portions of Lots 83, 85 and 86, Block 7, Perfecto Armijo and Brothers Addition consisting of 0.246± acres located at 700 and 710 Roma Avenue NW.

The property is located on the south side of Roma Avenue, between 7th Street and 8th Street. The surrounding area is mix of office, commercial service, parking, public/institutional, multi family and single family residential.

The applicant is requesting the zone change in order to incorporate office options to the existing single family residences on the property. The property has been in the applicants' family for close to eighty years. The immediate area has experienced a transition and evolution of land uses. The site lies within a cluster of the requested zone and is adjacent. The property is along the eastern boundary of the Downtown Neighborhood Area Sector Plan. The site serves as a transition from the Downtown Core and the Downtown 2025 Plan which calls out areas that will allow for employment and/or service uses located in complementary locations. The existing zone does not support the needs of the applicant. The zone change to allow for the office option in addition to residential is more reflective of land uses in the immediate area.

Justification and Policy Analysis

Below is the Resolution 270-1980 analysis to show how the requested Zone Map Amendment for this property with further goals set in the Albuquerque/Bernalillo County Comprehensive Plan. The responses provided below show how the requested zone is consistent with the growth and development patterns desired by the City.

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

The proposed zone map amendment is consistent with the health, safety, morals and general welfare of the City because the request will further the outlined goals and policies of the Comprehensive Plan as demonstrated in Sections C and D of this request. The allowed uses under SU-2/DNA-OR will not be harmful to adjacent property, the neighborhood or community as demonstrated in Section E. The rezone will allow for an opportunity to incorporate office uses on to these properties and an existing use in this immediate area. The office uses and zoning that allow the requested land use are already present in the vicinity which support neighborhood scale and employment opportunities at this appropriate location.

- B. Stability in 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 must be made, not on the city to show why the change should not be made. ***The zone change will provide for stability of both land use and zoning of the property because it will allow for the development of an appropriate use for this location through permissive uses of the requested zone. The subject property is the only site not zoned similar to rest of the block along this portion of 7th Street. Approval of the zone change will allow for the support and stability of uses already in place in the vicinity. Existing zoning in the block between Roma Avenue and Marquette Avenue along 7th Street reflect similar zoning to what this request is seeking establishing stability.***

The subject property is along the western side of 7th Street and governed by the underlying MX-T zone. The zone will allow for small-scale office, institutional and pedestrian-oriented commercial uses. Across the street along eastern portion of 7th Street, the entire length is zoned MX-FB-UD. This zone will allow for high-density residential and high-intensity non-residential uses. Consistent zoning along the entire western side of 7th Street will encourage and establish zoning stability similar to what exists across the street.

Rezoning the subject property will create stability in land uses along the western side of 7th Street in that all properties in this block will allow for similar permissive uses and reflect the immediate area of existing land uses of office. At these locations along 7th Street, permissive uses of the requested zone will support land uses commonly found in the immediate area. The proposed zone allows for both office and residential uses.

The subject property and requested zone are located at the periphery of the neighborhood and can serve as a buffer between lower-intensity and higher-intensity uses. The Downtown Core adjacent to the east is reflective of more intense uses permissive of the MX-FB-UD zone. Examples of this intensity across the street along the same block include a two-story office complex with 24 office tenants, another two-story office building with 10 offices and including a commercial parking lot south of the office buildings. The existing RM-L zone south of Roma Avenue and north of Marquette Avenue is more appropriate further west and closer to 8th Street as it eventually transitions to the R-1A zone west of Keleher Avenue.

The proposed zone will offer an opportunity to stabilize land use and zoning over the existing RM-L zone in this particular block along 7th Street . The MX-T zone dominates

the eastern blocks of properties between Roma Avenue and Tijeras Avenue. The requested SU-2/DNA-OR (MX-T) will support this stability reflective of the immediate area along 7th Street between Roma Avenue and Marquette Avenue by having a similar zone to the rest of the block while serving as an appropriate transition between the Downtown Core and the Downtown neighborhoods.

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

ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN

This request will further the Comprehensive Plan goals, policies and actions as described in the following policy analysis.

CHAPTER 4 – COMMUNITY IDENTITY

GOAL 4.1 CHARACTER: Enhance, protect, and preserve distinct communities.

Policy 4.1.2: “Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.”

- ***The proposed request will allow development on the property in a manner that furthers the Goal of creating a quality urban environment. This Policy is an opportunity to introduce support of other Goals found in the Comprehensive Plan such as those found in Goal 5.2, which examines the opportunities to foster communities where residents can reside in complete communities. With this in mind, the requested zone offers an opportunity to retain the existing residential and include office uses on a site that has been impacted for several years by its proximity to Downtown. The Integrated Development Ordinance (IDO) conversion of the requested zone would be MX-T (Mixed-use Transition). The MX-T zone offers land uses appropriate for this location as a transition site from the adjacent MX-FB-UD (Mixed Use/Form-based/Urban Development Sub-zone related to the Downtown 2025 Sector Development Plan Arts and Entertainment district which serves as the eastern boundary to the subject site. In addition to office, there will be additional permissive uses of the MX-T to include institutional and commercial uses. As a transitional zone, uses are envisioned to be small-scale and pedestrian oriented. Smaller parcels such as the subject site will support the intent of the MX-T zone and its permissive uses. The site will support small local businesses through rehabilitation of the existing structures. The proposed use will not generate activity that is not compatible with existing land uses and will contribute to the protection of the existing character of the area.***

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

- ***The desired zone will enhance, protect and preserve the neighborhood by retaining the residential land use to the requested zone. The Downtown Neighborhood Area Sector Development Plan recognizes the importance of stability of land use and zoning through assurance of compatibility of future development that is appropriate in scale, intensity, use and location. The***

established development pattern of land uses found in the neighborhood in this vicinity through zoning allow for the transition into the Downtown Neighborhood Area and supports the zone change through the intent and vision of the sector plan. The immediate neighborhood isn't just single family dwellings, it's a mix of uses. Within a 200 foot radius of the subject property there are uses that include multi-family, offices (large and small), elementary school and a bed and breakfast. These uses reflect the location of the subject site as the perimeter of the Downtown Neighborhood Area. This transition through the requested zone will ensure the long-term health and vitality of the neighborhood as distinct from the central business district of Downtown. The SU-2/NDA-OR zone will prevent out of context or harmful development allowing it to serve as a transition.

CHAPTER 5 – LAND USE

GOAL 5.1 CENTERS & CORRIDORS: Grow as a community of strong Centers connected by a multi-modal network of corridors.

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

- ***The site is adjacent to the Downtown Center and two blocks south of a Major Transit Corridor, which encourages sustainable development patterns through location. This serves as an opportunity to fulfill walkable places that provide opportunities to live, work, learn, shop and play. The zone change is requesting the ability to reflect the live and work component of sustainable development. The proximity to Downtown increases these options substantially.***

Policy 5.1.2: “Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.”

- ***The property through the zone change is maintaining appropriate density and scale within areas that should be more stable. The requested zone will not eliminate the residential option but will also allow for the current designation as an Area of Consistency. All properties adjacent to the east are Areas of Change and within the Downtown Core. Zone change approval will further support the intent of the Area of Consistency by incorporating proposed land use, compatibility with abutting properties and context.***

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

- b) Minimize negative impacts on nearby neighborhoods by providing transitions between development along Transit Corridors and abutting single family residential areas.
- ***The site is two blocks south of Lomas Boulevard which is a Major Transit Corridor, which encourages mixed use development served by high frequency local traffic. Lomas Boulevard provides important transportation options for residents of the area especially with the mix of uses found in the immediate area. Mixed uses at the perimeter of a neighborhood at the appropriate scale serve as important transitions single family residential areas. As it applies to the subject property, the requested zone is an appropriate transition from the adjacent MX-FB-UD (eastern boundary), R-ML (western boundary) eventually to the R-1A (single family***

residential) zone in the center of the neighborhood. The site is convenient the options offered that are associated with a Major Transit Corridor such as public transportation.

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.”

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

- ***Office land uses would be introduced to the subject property after while retaining the residential use. Proposed zone of SU-2/DNA-OR is found in immediate area. The purpose of the requested zone and the intent of the converted MX-T zone is seeking to provide a transition between residential neighborhoods and more intense commercial uses. Healthy and sustainable communities typically offer a mix of land uses at the appropriate locations. This particular neighborhood currently reflects this through not only zoning but also existing land uses. This is an important distinction because of what the requested zoning encourages which is low-density family residential, small-scale office and institutional and pedestrian-oriented commercial uses. These land uses at this appropriate location support the existing success of the neighborhood which offers all the options of living, working, learning, shopping and playing. The proposed change will allow the applicant to redevelop the property in a manner appropriate to the existing conditions in the vicinity.***

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.”

- ***Approval of the zone change will make way for the infill of properties that have dealt with the reality of being adjacent to the Downtown Core. The Downtown Core is dominated with the MX-FB-UD zone and its permissive high-density residential and high-intensity non-residential development supporting a compact urban form. The requested SU-2/DNA-OR zone will allow for the ability to maximize existing infrastructure and public facilities for properties adjacent to this type of zoning and its encouraged development. The property is currently developed with single family residences with the intent of offering the option of office uses through rehabilitation of the existing structures. Maintaining the structures with expanding land use opportunities encourages infill development.***

GOAL 5.6 CITY DEVELOPMENT AREAS: Encourage and direct growth in 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 surrounding area.

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

- b) Ensure that development reinforces the scale, intensity and setbacks of the immediately surrounding context.
- ***The proposed zone will encourage redevelopment on the subject property with opportunities for employment with the ability to move into existing buildings on the property. The existing structures will be repurposed to support office uses without changes to the building footprints. Site standards of the property (setbacks, height and open space) will be maintained and not change. The intent is to rehabilitate the existing development without any changes.***
- c) Carefully consider zone changes from residential to non-residential zones in terms of scale, impact on land use compatibility with abutting properties, and context.
- ***The existing residential zone is currently dealing with the impacts of being adjacent to the Downtown Core and Major Transit Corridor with opportunities for the development of office uses as options for the property while retaining the residential option. At this particular location, compatibility and mix of land uses are supported with introducing the option of non-residential zones because the zoning controls the context through scale in conjunction with the size of the subject property.***

-

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 adequate 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 uses.”
- ***The property is located in a transition area between Area of Change and Area of Consistency. Properties to the east, northwest and north fall within Areas of Change which places the subject site in a unique situation as it relates to how transitional properties within Areas of Consistency should be dealt with. Existing land uses reflect this as well as we have a mix of uses which are seeking to provide adequate transitions to single-family neighborhoods further west of the subject property. The requested zone is an opportunity to support this transition as it acknowledges that’s its purpose. The site is currently developed and is not intending to change except in terms of the requested zoning which will allow the incorporation of small-scale off and/or pedestrian scale commercial development. By its location, the allowable uses of the requested zone provide the appropriate transition from more intense commercial areas adjacent to the east.***

CHAPTER 8 – ECONOMIC DEVELOPMENT

GOAL 8.2 ENTREPRENEURSHIP: Foster a culture of creativity and entrepreneurship and encourage private business to grow.

Policy 8.2.1: “Local business: Emphasize local business development”

- ***New local employment opportunities will be provided on the subject site as the proposed zone change will incorporate office uses into the residential zone. The proposed zone will permit employment opportunities in the immediate area, as well as within the City of Albuquerque. This will work in conjunction with revenue generation along with gross receipt taxes and the ability to support locally owned businesses.***

DOWNTOWN NEIGHBORHOOD AREA SECTOR DEVELOPMENT PLAN

This request will further the Downtown Neighborhood Area Sector Development Plan implementation policies as described in the following analysis.

LAND USE AND ZONING

Land Use Goal 1: The Downtown Neighborhood Area will include neighborhood-scale commercial and office development that are well designed, appropriately located, and consistent with the existing neighborhood character (building scale and massing).

- ***Zone change will support the intent of the application, which is to rehabilitate the existing buildings on the property to incorporate the option of including office uses permissive in the SU-2/DNA-OR (MX-T). The requested zone will only support based on the small size of the property, neighborhood-scale development at an appropriate location on the edge of the neighborhood. Character and consistency define the location of the subject property as it will not introduce a new use or zone to the immediate area supporting the intent of this Goal.***

A. LAND USE AND DEVELOPMENT

Implementation Policy 2: Zoning/Development Regulations

The City should create zoning districts and development regulations that support neighborhood values, and are consistent with existing land use and development patterns, historic preservation, and appropriate infill development.

- ***According to the City's Land Use layer in AGIS, the subject property is the only one with a designated single family land use along both sides of 7th Street between Roma Avenue and Tijeras Avenue. All properties adjacent to the Downtown core range from commercial, mixed use, townhouse, office and parking lots. As a property along the edge of the Sector Plan, single family is not the dominant land use. The requested zone is seeking permission to include the land use that is found adjacent within the same block to the south which is office. The requested zone reflects and supports consistency with existing land use and development patterns.***

Implementation Policy 3: Redevelopment Opportunity Sites

The City should provide incentives and partner with the private sector on prioritizing redevelopment of vacant and under-utilized parcels throughout the Downtown Neighborhood Area.

- ***Zone change approval would provide the incentive to redevelop the existing property with the office option. As a single family residence along 7th Street adjacent to non-single family residential uses, it would allow the applicant to focus on the redevelopment of the property to offer uses similar adjacent to the south.***

Implementation Policy 6: Future Zone Changes

The City should discourage future zone map amendments from residential to mixed-use zones.

- ***The location of the subject site would reflect sector plan intent of supporting the edges of the neighborhood as a transition area. According to the sector plan, a method to protect the character of the neighborhood is to carefully review and***

assess appropriate locations for mixed-use zones, such as the requested zone of SU-2/DNA-OR. It recognizes the implications of proximity to the Downtown Core and acknowledges a method to protecting the predominantly single-family residential portions of the neighborhood would be to have mixed use zones in areas that would be appropriate to provide a transition. The subject site would be an suitable location for the requested zone in that the property is on the eastern edge of the sector plan boundary and adjacent west of the Downtown Core. In addition, its southern boundary already reflects permissive uses of the requested zone extending this area of transition along the eastern boundary of the sector plan within the same block.

- 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) do not apply.

The requested zone change request reflects that a different use category is more advantageous to the community as articulated in the Comprehensive Plan.

The recognition of this property as one within the area that can support a different land use category as advantageous to the community is important when evaluating the context of this site and the stability of the surrounding neighborhood as a whole. The requested zone is compatible with the area's character due to its proximity to other similar zone properties and land uses that reflect the proposed zone, which are articulated in the Comprehensive Plan as further explained in Section C.

The existing SU-2/DNA-MR (RM-L) does not allow an office use. At this particular location incorporating existing surrounding land uses, the proposed zone would be more advantageous. The site is situated in a concentrated area of the requested zone. The area is indicated as an appropriate area of transition from the adjacent Downtown Core. The proposed zone will accommodate the ability to include both the existing use and office uses reflective of its close proximity to Downtown and in keeping with Policies of the Comprehensive Plan of development that will promote economic vitality and stabilization of land uses while respecting existing neighborhood character.

Through the normal course of development downtown, there have been land use changes due to its evolution and expansion. The area has been in transition for many decades with more downtown types of uses starting to appear more regularly over time on properties as they adjusted to this change. The concentration of courthouses from Metropolitan, County and Federal two blocks to the east have impacted this immediate area as an employment center in addition to the concentration of associated land uses of being in close proximity to a judicial center from parking lots, private and public attorney offices, bail bond and commercial/service related. As a result of these changes the neighborhood has seen a mix of residential (single and

multi), office and commercial in the immediate area as it transitions west to single family dwellings.

The inclusion of office uses through the zone change provides an additional opportunity to encourage mixed uses and diversity of the area by combining the uniqueness of the neighborhood as a clear transition from the high-intensity Downtown core. The proposed zoning will allow a use that is advantageous and appropriate to the surrounding area and overall community by encouraging and supporting both redevelopment and local economic development.

- E. A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to adjacent property, the neighborhood or the community.
The rezone from SU-2/DNA-MR to SU-2/DNA-OR will not be harmful to any adjacent properties or the community as a whole because the immediate area reflects a cluster of the requested zone. The proposed office zone and use in the area and will not introduce a new activity nor change the character of the area. The property is a relatively small lot which will eliminate more intense uses. In addition, existing buildings will remain with the interest to incorporate office uses.

The interest in the SU-2/DNA-OR zone revolves around the office permissive use. The overall site is approximately 0.24 acres, which likely eliminates higher end permissive uses. Existing SU-2/DNA-OR zoned properties on similar lot sizes in the vicinity reflect small home based offices or offices that are appropriate in size and character. This zone exists in the immediate and general area under the requested zoning designation. Supporting proposed uses would not be harmful to adjacent properties, the neighborhood or the community as the zone already exists in the immediate area.

The requested zone expands this zone with uses that have proven to be compatible, but also ensure economic vitality of an established area with similar land uses. Parking based on existing buildings can be supported applying the required calculation for this zone at 3.5 spaces per 1,000 square feet for office use. All other development standards can be supported in the event of zone change approval.

Permissive uses in the SU-2/DNA-OR Zone include:

- Uses permissive in the R-2 zone, with the following exceptions:
 - Townhouses which are regulated by the SU-2/DNA-TH zone
 - Single family detached houses are regulated by the SU-2/DNA-SF zone
- Church (including incidental recreational or educational facilities)
- Library (Civic and Institutional)

Permissive uses in the converted MX-T Zone include, additional to those of SU-2/DNA-OR:

- Commercial uses: community garden, health club/gym, residential community amenity.
- Lodging (bed and breakfast, hotel/motel)
- Office (bank, medical/dental clinic, small personal and business service, research or testing facility)

Any potential controversial uses permissive in the SU-2/DNA-OR or the MX-T zone such as church, library, gym or bank may be not be practical because of the size of the property. Development standards may eliminate any interest in these uses on the subject site. Other permissive uses retain the already permissive residential uses that exist on the property. Size of property and as a transitional zone will determine interest in the property. Initial interest through contact to the property owner has been small office likely due to property size.

- F. A proposed zone change which, to be utilized through land development, requires major and un-programmed 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 in any special schedule.

The proposed zone change will not require any un-programmed capital expenditures to be made by the City. This is an infill/redevelopment property with adequate existing infrastructure. Extension of any services required will be the responsibility of the property owner.

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

The cost of the land or other economic considerations is not the determining factor for this zone change request. The determining factor for the zone change is changed community conditions supporting commercial development, property improvement, redevelopment and infill.

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

The justification for this zone change request is not based primarily on its location near a major streets. The site lies on the southwest corner of 7th Street and Roma Avenue which are considered local streets. The site is two blocks south of Lomas Boulevard which is designated as a Major Transit Corridor. In addition, one block east is 6th Street which is a Minor Arterial and one block south is Marquette Avenue which is a Major Collector. Primary justification for the zone change request is property improvement and redevelopment with land uses that would benefit from proximity to the downtown core with an appropriate zone.

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

The zone change request to SU-2/DNA-OR would not create a “spot zone” because it is adjacent to similar zoned properties to the south and east. The requested zone is justifiable at this specific location because it will clearly facilitate realization of the Comprehensive Plan through its Goals and Policies of Community Identity, Land Use and Economic Development as articulated in Section C and will clearly facilitate the realization of the Comprehensive Plan.

- 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.
 - (2) The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zone or because the site is not suitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

The request does not meet the definition of “strip zoning” as defined in this section because it is a small parcel. If approved, the request would result in a office and residential zoning designation which does not significantly differ or change the character of existing and allowed uses on adjacent properties or those of the immediate area.

CONCLUSION

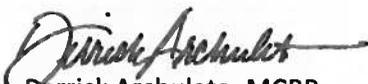
The requested Zone will allow the property owner to incorporate office uses to the site while not forfeiting the residential land use at this location. Through goals and policies articulated and found in the Albuquerque/Bernalillo County Comprehensive Plan and the Downtown Area Neighborhood Sector Development Plan, a different use category is more advantageous to the community. The requested zone will establish both stability in zoning and land use. Although the property will introduce MX-T permissive uses to Roma Avenue frontage, existing zoning pattern and large block of the requested zone currently exist adjacent and south make it appropriate at this location.

This project represents an opportunity to redevelop and rehabilitate a site with quality office uses as a transition into the Downtown neighborhoods.

We respectfully request that the Environmental Planning Commission approve this request for a Zone change.

Thank you for your consideration.

Sincerely,


Derrick Archuleta, MCRP
Principal

PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA#: 18-054 Date: 9:30-27-2018 Time: 3:00

Address: 700 & 710 Roma Ave. NW

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

- | | | |
|-------------------|---|---|
| Planning: | <input type="checkbox"/> Kym Dicome | <input checked="" type="checkbox"/> Other: <u>Cheng</u> |
| Code Enforcement: | <input type="checkbox"/> Ben McIntosh | <input type="checkbox"/> Other: _____ |
| Fire Marshall: | <input type="checkbox"/> Antonio Chinchilla | <input type="checkbox"/> Eric Gonzales |
| Transportation: | <input type="checkbox"/> Marwa Al-Najjar | |

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

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

3. SUMMARY OF PRT DISCUSSION:

Current Zoning: SU-2 / DNA MR & SU-2 / DNA-OR

Proposed Use/Zone: _____

Applicable Plans: _____

Applicable Design Regulations: _____

Previously approved site plans/project #s: _____

Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other) _____

Handouts Given:

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

Additional Notes:

* Zone Change & Site Development Plan for Subdivision
Amendment under current Zoning Code
Lot 32 Change to SU-2 DNA-OR. (from SU-2 DNA MR)

EPC public hearing

Request: 2 single-family properties

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

interested in office

* IDO (Integrated Development Ordinance)
May 17, 2018

* Change lot 82 from R-MC to MX-T
EPC public hearing

* Area of Consistency - extra test

* Justification Letter - per R27-1980

* Look into parking requirements per zoning code.

* MX-T 30-ft height limit

Parking structure - Conditional Use

* Office: 3 1/2 parking spaces per 1000 sf

NOTIFICATION & NEIGHBORHOOD INFORMATION

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365

E: ARCH.PLAN@COMCAST.NET

May 3, 2018

RE: Zone Map Amendment from SU-2/DNA-MR (Mixed residential) to SU-2/DNA-OR (Office residential) located at 700 and 710 Roma Avenue NW

To Whom It May Concern:

We are writing to inform you and members of your neighborhood association that ARCH+PLAN Land Use Consultants has submitted a Zone Map Amendment application on behalf of Karen A. Rose and Jeffrey J. Rose. The parcels proposed for rezoning are located at 700 and 710 Roma Avenue NW on the southwest corner of Roma Avenue and 7th Street NW. The legal description for 700 Roma Avenue NW is Lot 84 and portions of Lots 83, 85 and 86, Block 7, Perfecto Armijo Brothers Addition; 710 Roma Avenue NW is Lot 82 and a portion of Lot 83, Block 7, Perfecto Armijo Brothers Addition, combined acreage is 0.246± acres.

The site is currently developed with single family residences. The property owner would like to incorporate office options with residential at these locations which the requested zoning would allow. There has been expressed interest for office uses in the immediate area. The site would serve as an appropriate transition to the adjacent multi-family residential, commercial and public/institutional land uses found in this neighborhood.

This request will be presented to the Environmental Planning Commission on Thursday, June 14, 2018 at Plaza del Sol located at 600 Second Street NW. The hearing commences at 8:30 a.m.

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

A facilitated meeting request must be received by ADR by: May 14, 2018.

You may also contact me directly at (505) 980-8365 with any questions.

Sincerely,


Derrick Archuleta, MCRP

Attachment: Copy of Zone Atlas Page F-14-Z

Association Name	First Name	Last Name	Address Line 1	City	State	Zip
Barelas NA	James	Salazar	PO Box 153	Albuquerque	NM	87103
Barelas NA	Alicia	Romero	803 Pacific Avenue SW	Albuquerque	NM	87102
Broadway Central Corridors Partnership Incorporated	Rob	Dickson	PO Box 302	Albuquerque	NM	87103
Broadway Central Corridors Partnership Incorporated	Jim	Maddox	515 Central Avenue NE	Albuquerque	NM	87102
Citizens Information Committee of Martineztown	Frank	Martinez	501 Edith Boulevard NE	Albuquerque	NM	87102
Citizens Information Committee of Martineztown	Richard	Martinez	601 Edith Boulevard NE	Albuquerque	NM	87102
Downtown Neighborhoods Association	David	McCain	1424 1/2 Lomas Boulevard NW	Albuquerque	NM	87104
Downtown Neighborhoods Association	Holly	Siebert	408 11th Street NW	Albuquerque	NM	87102
Huning Highland Historic District Association	Ann	Carson	416 Walter SE	Albuquerque	NM	87102
Huning Highland Historic District Association	Bonnie	Anderson	321 High St. SE	Albuquerque	NM	87102
Martineztown Work Group	David	Naranjo	720 Cordero Road NE	Albuquerque	NM	87102
Martineztown Work Group	Rosalie	Martinez	507 Rosemont NE	Albuquerque	NM	87102
Raynolds Addition NA	Bob	Tilley	806 Lead Avenue SW	Albuquerque	NM	87102
Raynolds Addition NA	Margaret	Lopez	1315 Gold Avenue SW	Albuquerque	NM	87102
Santa Barbara Martineztown Association	Loretta	Naranjo Lopez	1127 Walter NE	Albuquerque	NM	87102
Santa Barbara Martineztown Association	Joaquin	Baca	1006 Edith Boulevard NE	Albuquerque	NM	87102
Semillas y Raices Neighborhood Community Group	Monique	Bell	800 Mountain Road NE	Albuquerque	NM	87102
Semillas y Raices Neighborhood Community Group	Carol	Krause	800 Mountain Road NE	Albuquerque	NM	87102
Silver Platinium DOWNTOWN NA	Willy	Simon	205 Silver Avenue SW, #305	Albuquerque	NM	87102
Silver Platinium DOWNTOWN NA	Leon	Garcia	205 Silver Avenue SW, #419	Albuquerque	NM	87102
South Broadway NA	Frances	Armijo	915 William SE	Albuquerque	NM	87102
South Broadway NA	Gwen	Colonel	900 John Street SE	Albuquerque	NM	87102
The Lofts @ 610 Central SW Owners Association Incorporated	Janelle	Gutierrez	610 Central Avenue SW, #3H	Albuquerque	NM	87102
The Lofts @ 610 Central SW Owners Association Incorporated	Kaatje	van der Gaarden	610 Central Avenue SW, 3E	Albuquerque	NM	87102

Quevedo, Vicente M.

From: Quevedo, Vicente M.
Sent: Wednesday, May 02, 2018 8:44 AM
To: 'arch.plan@comcast.net'
Subject: Notification Inquiry_700_710 Roma Ave NW_EPC
Attachments: J-14 ZONE ATLAS.PDF; Notification Inquiry_700_710 Roma Ave NW_EPC.xlsx; INSTRUCTION SHEET FOR APPLICANTS.pdf

Derrick,

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	Email	Address Line 1	C
Barelas NA	James	Salazar	lobojsalazar@yahoo.com	PO Box 153	Albuqi
Barelas NA	Alicia	Romero	aliciamromero1@gmail.com	803 Pacific Avenue SW	Albuqi
Broadway Central Corridors Partnership Incorporated	Rob	Dickson	rob@abqhigh.com	PO Box 302	Albuqi
Broadway Central Corridors Partnership Incorporated	Jim	Maddox	jim@maddoxrealtors.com	515 Central Avenue NE	Albuqi
Citizens Information Committee of Martineztown	Frank	Martinez		501 Edith Boulevard NE	Albuqi
Citizens Information Committee of Martineztown	Richard	Martinez	lizzie10@q.com	601 Edith Boulevard NE	Albuqi
Downtown Neighborhoods Association	David	McCain	dmccain47@comcast.net	1424 1/2 Lomas Boulevard NW	Albuqi
Downtown Neighborhoods Association	Holly	Siebert	holly.siebert@gmail.com	408 11th Street NW	Albuqi
Huning Highland Historic District Association	Ann	Carson	a.louisa.carson@gmail.com	416 Walter SE	Albuqi
Huning Highland Historic District Association	Bonnie	Anderson	andersonbonnie505@gmail.com	321 High St. SE	Albuqi
Martineztown Work Group	David	Naranjo		720 Cordero Road NE	Albuqi
Martineztown Work Group	Rosalie	Martinez	rosalimartinez06@gmail.com	507 Rosemont NE	Albuqi
Raynolds Addition NA	Bob	Tilley	tilleyra@hotmail.com	806 Lead Avenue SW	Albuqi
Raynolds Addition NA	Margaret	Lopez	silverlopez@aol.com	1315 Gold Avenue SW	Albuqi
Santa Barbara Martineztown Association	Loretta	Naranjo Lopez	lnjalopez@msn.com	1127 Walter NE	Albuqi
Santa Barbara Martineztown Association	Joaquin	Baca	joaquinbaca@yahoo.com	1006 Edith Boulevard NE	Albuqi
Semillas y Raices Neighborhood Community Group	Monique	Bell	s33dsnrroots@gmail.com	800 Mountain Road NE	Albuqi
Semillas y Raices Neighborhood Community Group	Carol	Krause	ckrause95@yahoo.com	800 Mountain Road NE	Albuqi
Silver Platinum Dntown NA	Willy	Simon	wsimon8136@gmail.com	205 Silver Avenue SW, #305	Albuqi
Silver Platinum Dntown NA	Leon	Garcia	garcia.leon@yahoo.com	205 Silver Avenue SW, #419	Albuqi
South Broadway NA	Frances	Armijo	sbnaabq@gmail.com	915 William SE	Albuqi

NM

ZIP

87125

Telephone Number

505-980-8365

Email Address

arch.plan@comcast.net

Anticipated Date of Public Hearing (if applicable):

JUNE 14, 2018

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

700 ROMA AV NW: LOT 84, BLOCK 7, PERFECTO ARMIJO AND BROTHERS ADDITION

710 ROMA AV NW: LOT 82 & W'LY 14 FEET OF LOT 83, BLOCK 7, PERFECTO ARMIJO AND BROTHERS ADDITION

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

700 & 710 ROMA AV NW

southwest corner of Roma Av and 7th St NW

This site is located on the following zone atlas page:

J-14

=====

This message has been analyzed by Deep Discovery Email Inspector.

7017 2400 0001 1382 6626

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

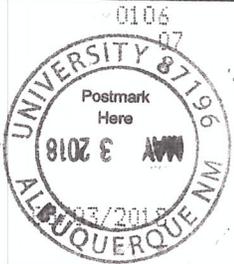
ALBUQUERQUE, NM 87102

OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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	\$6.70

Sent To **BOB TILLEY**
 Street and Apt. No., or PO Box No.
806 LEAD AV SW
 City, State, ZIP+4®
ABQ NM 87102

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



7017 2400 0001 1382 6633

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

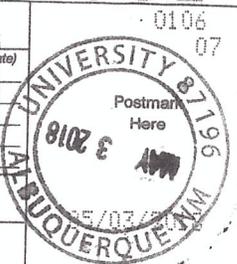
ALBUQUERQUE, NM 87102

OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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	\$6.70

Sent To **MARGARET LOPEZ**
 Street and Apt. No., or PO Box No.
1315 GOLD AV SW
 City, State, ZIP+4®
ABQ NM 87102

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



7016 0750 0000 1104 2493

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87102

OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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	\$6.70

Sent To **DAVID NARANJO**
 Street and Apt. No., or PO Box No.
720 CORDERO RD NE
 City, State, ZIP+4®
ABQ NM 87102

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



7016 0750 0000 1104 2509

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87102

OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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	\$6.70

Sent To **ROSAUE MARTINEZ**
 Street and Apt. No., or PO Box No.
501 ROSEMONT NE
 City, State, ZIP+4®
ABQ NM 87102

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



7016 0750 0000 1104 2479

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

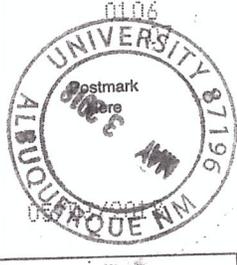
ALBUQUERQUE, NM 87102

OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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	\$6.70

Sent To **Ann CARSON**
 Street and Apt. No., or PO Box No.
416 WALTER SE
 City, State, ZIP+4®
ABQ NM 87102

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



7016 0750 0000 1104 2486

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

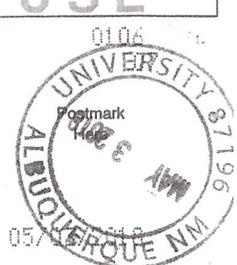
ALBUQUERQUE, NM 87102

OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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	\$6.70

Sent To **BONNIE ANDERSON**
 Street and Apt. No., or PO Box No.
321 HIGH ST SE
 City, State, ZIP+4®
ABQ NM 87102

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



7016 0750 0000 1104 2455

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87104

OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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	\$6.70

Sent To **DAVID MCCAIN**
 Street and Apt. No., or PO Box No.
1424 1/2 Lomas Blvd NW
 City, State, ZIP+4® **ABQ NM 87104**

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



7016 0750 0000 1104 2462

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87102

OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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	\$6.70

Sent To **HOLLY SIEBERT**
 Street and Apt. No., or PO Box No.
408 11th St NW
 City, State, ZIP+4® **ABQ NM 87102**

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



7016 0750 0000 1104 2431

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

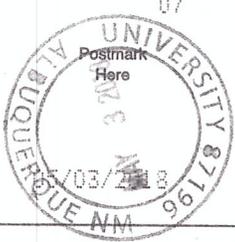
ALBUQUERQUE, NM 87102

OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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	\$6.70

Sent To **FRANK MARTINEZ**
 Street and Apt. No., or PO Box No.
501 EDITH BLVD NE
 City, State, ZIP+4® **ABQ NM 87102**

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



7016 0750 0000 1104 2448

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

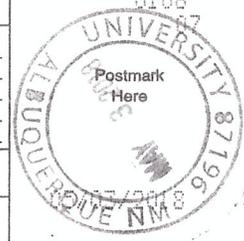
ALBUQUERQUE, NM 87102

OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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	\$6.70

Sent To **RICHARD MARTINEZ**
 Street and Apt. No., or PO Box No.
501 EDITH BLVD NE
 City, State, ZIP+4® **ABQ NM 87102**

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



7016 0750 0000 1104 2417

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

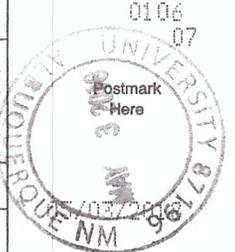
ALBUQUERQUE, NM 87103

OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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	\$6.70

Sent To **ROB DICKSON**
 Street and Apt. No., or PO Box No.
PO BOX 302
 City, State, ZIP+4® **ABQ NM 87103**

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



7016 0750 0000 1104 2424

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

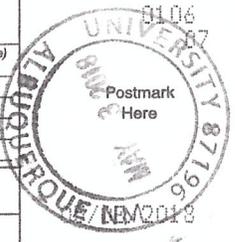
ALBUQUERQUE, NM 87102

OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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	\$6.70

Sent To **JIM MADDOX**
 Street and Apt. No., or PO Box No.
515 CENTRAL AV NE
 City, State, ZIP+4® **ABQ NM 87102**

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



7016 0750 0000 1104 2394

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87102

OFFICIAL USE

Certified Mail Fee	\$3.45	0106
\$	\$2.75	07
Extra Services & Fees (check box, add fee as appropriate)		
<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	\$6.70	

Sent To **JAMES SALAZAR**
 Street and Apt. No., or PO Box No.
PO BOX 153
 City, State, ZIP+4®
ABQ NM 87103

Postmark Here
 UNIVERSITY 87196
 ALBUQUERQUE NM
 05/03/2018

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

7016 0750 0000 1104 2400

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87102

OFFICIAL USE

Certified Mail Fee	\$3.45	0106
\$	\$2.75	07
Extra Services & Fees (check box, add fee as appropriate)		
<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	\$6.70	

Sent To **AUCIA ROMERO**
 Street and Apt. No., or PO Box No.
803 PACIFIC AV SW
 City, State, ZIP+4®
ABQ NM 87102

Postmark Here
 UNIVERSITY 87196
 ALBUQUERQUE NM
 05/03/2018

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

7017 2400 0001 1382 6652

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87102

OFFICIAL USE

Certified Mail Fee	\$3.45	0106
\$	\$2.75	07
Extra Services & Fees (check box, add fee as appropriate)		
<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	\$5.70	

Sent To **JOAQUIN BACA**
 Street and Apt. No., or PO Box No.
1004 EDITH BLDG NE
 City, State, ZIP+4®
ABQ NM 87102

Postmark Here
 UNIVERSITY 87196
 ALBUQUERQUE NM
 05/03/2018

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

7017 2400 0001 1382 6640

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87102

OFFICIAL USE

Certified Mail Fee	\$3.45	0106
\$	\$2.75	07
Extra Services & Fees (check box, add fee as appropriate)		
<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	\$6.70	

Sent To **LORETTA NARANJO LOPEZ**
 Street and Apt. No., or PO Box No.
1127 WALTER NE
 City, State, ZIP+4®
ABQ NM 87102

Postmark Here
 UNIVERSITY 87196
 ALBUQUERQUE NM
 05/03/2018

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

7017 2400 0001 1385 1888

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87102

OFFICIAL USE

Certified Mail Fee	\$3.45	0106
\$	\$2.75	07
Extra Services & Fees (check box, add fee as appropriate)		
<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	\$6.70	

Sent To **CAROL KRAUSE**
 Street and Apt. No., or PO Box No.
800 MOUNTAIN RD NE
 City, State, ZIP+4®
ABQ NM 87102

Postmark Here
 UNIVERSITY 87196
 ALBUQUERQUE NM
 05/03/2018

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

7017 2400 0001 1385 1895

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87102

OFFICIAL USE

Certified Mail Fee	\$3.45	0106
\$	\$2.75	07
Extra Services & Fees (check box, add fee as appropriate)		
<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	\$6.70	

Sent To **MONIQUE BELL**
 Street and Apt. No., or PO Box No.
800 MOUNTAIN NE
 City, State, ZIP+4®
ABQ NM 87102

Postmark Here
 UNIVERSITY 87196
 ALBUQUERQUE NM
 05/03/2018

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

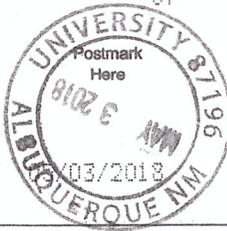
ALBUQUERQUE, NM 87102

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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	\$6.70

Sent To **LEON GARCIA**
 Street and Apt. No., or PO Box No. **205 SILVER AV SW #419**
 City, State, ZIP+4® **ABQ NM 87102**

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



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

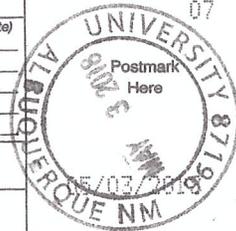
ALBUQUERQUE, NM 87102

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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	\$6.70

Sent To **WILLY SIMON**
 Street and Apt. No., or PO Box No. **205 SILVER AV SW #305**
 City, State, ZIP+4® **ABQ NM 87102**

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



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87102

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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	\$6.70

Sent To **GWEN COLONEL**
 Street and Apt. No., or PO Box No. **900 JOHN ST SE**
 City, State, ZIP+4® **ABQ NM 87102**

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



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

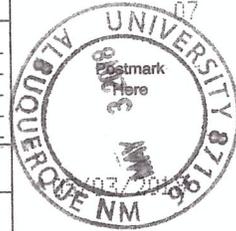
ALBUQUERQUE, NM 87102

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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	\$6.70

Sent To **FRANCES ARMijo**
 Street and Apt. No., or PO Box No. **915 WILLIAM SE**
 City, State, ZIP+4® **ABQ NM 87102**

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



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

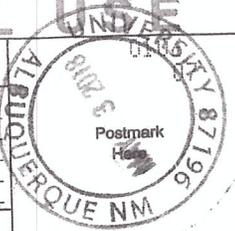
ALBUQUERQUE, NM 87102

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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	\$6.70

Sent To **KATJE VAN DER GAARDEN**
 Street and Apt. No., or PO Box No. **610 CENTRAL AV SW #3E**
 City, State, ZIP+4® **ABQ NM 87102**

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



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

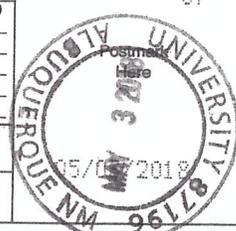
ALBUQUERQUE, NM 87102

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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	\$6.70

Sent To **JANELLE GUTIERREZ**
 Street and Apt. No., or PO Box No. **610 CENTRAL AV SW #3H**
 City, State, ZIP+4® **ABQ NM 87102**

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



ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM
P: 505.980.8365

E: ARCH.PLAN@COMCAST.NET

May 3, 2018

RE: Zone Map Amendment from SU-2/DNA-MR (Mixed residential) to SU-2/DNA-OR (Office residential)

To Whom It May Concern:

We are writing to you that ARCH+PLAN Land Use Consultants has submitted a Zone Map Amendment application on behalf of Karen A. Rose and Jeffrey J. Rose. The parcels proposed for rezoning are located at 700 and 710 Roma Avenue NW on the southwest corner of Roma Avenue and 7th Street NW. The legal description for 700 Roma Avenue NW is Lot 84 and portions of Lots 83, 85 and 86, Block 7, Perfecto Armijo Brothers Addition; 710 Roma is Lot 82 and a portion of Lot 83, Block 7, Perfecto Armijo Brothers Addition, combined acreage is 0.246± acres.

The site is currently developed with single family residences. The property owner would like to incorporate office options with residential at these locations which the requested zoning would allow. There has been expressed interest for office uses in the immediate area. The site would serve as an appropriate transition to the adjacent multi-family residential, commercial and public/institutional land uses found in this neighborhood.

This request will be presented to the Environmental Planning Commission on Thursday, June 14, 2018 at Plaza del Sol located at 600 Second Street NW. The hearing commences at 8:30 a.m.

You may also contact me directly at (505) 980-8365 with any questions.

Sincerely,


Derrick Archuleta, MCRP

Attachment: Copy of Zone Atlas Page F-14-Z

BOARD OF EDUCATION
PO BOX 25704
ALBUQUERQUE NM 87125-0704

701 ENTERPRISE LLC
701 ROMA AVE NW
ALBUQUERQUE NM 87102

CHAVEZ DAN D & ADELINE S TRUSTEES
RVT
1723 STANFORD DR NE
ALBUQUERQUE NM 87106-2535

ROSE KAREN A TRUSTEE ROSE RVT &
ROSE KAREN A
5925 CAMINO PLACIDO NE
ALBUQUERQUE NM 87109-3849

PARKING CO OF AMERICA - ALB LLC
PO BOX 27701
ALBUQUERQUE NM 87125

SIX TWENTY ROMA BUILDING LLC
620 ROMA AVE NW
ALBUQUERQUE NM 87102-2037

BRACKBILL RACHEL
1915 POPLAR LN SW
ALBUQUERQUE NM 87102-3153

ABCPC LLC
407 7TH ST NW
ALBUQUERQUE NM 87102-2014

720 ROMA LLC C/O MILLER THOMAS J
1302 W WICKLOW CT
SIOUX FALLS SD 57108-3252

GR REAL INVESTMENTS LLC
608 8TH ST NW
ALBUQUERQUE NM 87102

KNUDSEN LISSA M
4311 ZUNI ST SE APT 5
ALBUQUERQUE NM 87108-2755

UNLIMITED VISIONS LLC
1100 LOMAS BLVD NW SUITE 1
ALBUQUERQUE NM 87102

URBAN SOLUTIONS LLC
2412 MILES RD SE
ALBUQUERQUE NM 87106

709 ROMA LLC
9854 CITA RD NW
ALBUQUERQUE NM 87114-5603

LINSON EDWIN P
711 ROMA AVE NW
ALBUQUERQUE NM 87102-2011

ROSE JEFFREY J
3118 TENNESSEE ST NE
ALBUQUERQUE NM 87110

WYMARK KATHRYN ROWAN
719 ROMA AVE NW
ALBUQUERQUE NM 87102

OCHO PARTNERSHIP C/O DANIEL C LILL
GEN PTNR
423 6TH ST NW
ALBUQUERQUE NM 87102-0423

CRAWFORD SARA K
PO BOX 82302
ALBUQUERQUE NM 87198

HARPER CHRISTIAN & THELL THOMAS
& CARRIE SIZELOVE & RACHEL HIGGINS
509 ROMA NW
ALBUQUERQUE NM 87102

BRANCH BRIAN KERN & BRANCH
DAWN CHAVEZ TRUSTEES BRANCH
FAMILY TRUST
715 MARQUETTE AVE NW
ALBUQUERQUE NM 87102-2034

STEWART SARA RAIN
714 ROMA AVE NW
ALBUQUERQUE NM 87102

LEACH ASHLEY E
717 MARQUETTE AVE NW
ALBUQUERQUE NM 87102

CHAVEZ DAN & ADELINE S
1723 STANFORD DR NE
ALBUQUERQUE NM 87106-2535

ZELICOFF ALAN & FREDERICK MARY
C/O CARRIE A SIZELOVE
416 HERMOSA DR SE
ALBUQUERQUE NM 87108

HICKS LAURIE MTRUSTEE HICKS RVT
PO BOX 1594
TAOS NM 87571

DUBOIS PHIL L & COLLEEN M
6105 CASA FELIZ NE
ALBUQUERQUE NM 87111-1138

MARTINEZ KATHERINE E
514 8TH ST NW
ALBUQUERQUE NM 87102

7016 0750 0000 1104 2165

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

TAOS, NM 87571

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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	\$6.70



Sent To **LAURIE HICKS**
 Street and Apt. No., or PO Box No.
PO BOX 1594
 City, State, ZIP+4®
TAOS NM 87571

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

7016 0750 0000 1104 2169

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87102

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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	\$6.70



Sent To **ASHLEY LEACH**
 Street and Apt. No., or PO Box No.
717 MARQUETTE AV NW
 City, State, ZIP+4®
ABQ NM 87102

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

7016 0750 0000 1104 2202

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87102

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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	\$6.70



Sent To **BRANCH FAMILY TRUST**
 Street and Apt. No., or PO Box No.
715 MARQUETTE AV NW
 City, State, ZIP+4®
ABQ NM 87102

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

7016 0750 0000 1104 2172

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87108

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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	\$6.70



Sent To **CARRIE SIZEMORE**
 Street and Apt. No., or PO Box No.
416 HEROMA DR SE
 City, State, ZIP+4®
ABQ NM 87108

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

7016 0750 0000 1104 2196

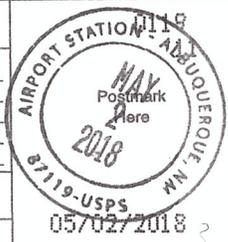
U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87102

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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	\$6.70



Sent To **SARA RAIN STEWART**
 Street and Apt. No., or PO Box No.
714 ROMA AV NW
 City, State, ZIP+4®
ABQ NM 87102

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

7016 0750 0000 1104 2219

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87102

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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	\$6.70



Sent To **HARPER, THELL, SIZEMORE & HIGGINS**
 Street and Apt. No., or PO Box No.
509 ROMA AV NW
 City, State, ZIP+4®
ABQ NM 87102

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

7016 0750 0000 1104 2318

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

SIoux FALLS, SD 57108

OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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	\$6.70

Sent To **720 ROMA LLC**
 Street and Apt. No., or PO Box No.
1302 W WICKLOW CT
 City, State, ZIP+4®
SIoux FALLS SD 57108

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



7016 0750 0000 1104 2325

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87102

OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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	\$6.70

Sent To **ABCPC LLC**
 Street and Apt. No., or PO Box No.
407 1st ST NW
 City, State, ZIP+4®
ABQ NM 87102

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



7016 0750 0000 1104 2332

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87105

OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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	\$6.70

Sent To **RACHEL BRACKBILL**
 Street and Apt. No., or PO Box No.
1915 POPLAR LN SW
 City, State, ZIP+4®
ABQ NM 87105

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



7016 0750 0000 1104 2349

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87102

OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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	\$6.70

Sent To **SIX TWENTY ROMA BLDG LLC**
 Street and Apt. No., or PO Box No.
620 ROMA AV NW
 City, State, ZIP+4®
ABQ NM 87102

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



7016 0750 0000 1104 2356

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87125

OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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	\$6.70

Sent To **PARKING CO. OF AMERICA**
 Street and Apt. No., or PO Box No.
PO BOX 27101
 City, State, ZIP+4®
ABQ NM 87125

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



7016 0750 0000 1104 2363

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87106

OFFICIAL USE

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<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	\$6.70

Sent To **DAN ADELUNE CHAVEZ**
 Street and Apt. No., or PO Box No.
1723 STANFORD DR NE
 City, State, ZIP+4®
ABQ NM 87106

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



7016 0750 0000 1104 2370

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87102

Certified Mail Fee \$3.45

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$2.75

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.50

Total Postage and Fees \$6.70

Sent To 701 ENTERPRISE LLC

Street and Apt. No., or PO Box No.
701 ROMA AV NW

City, State, ZIP+4®
ABQ NM 87102

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



7016 0750 0000 1104 2387

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87125

Certified Mail Fee \$3.45

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$2.75

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.50

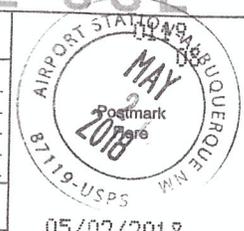
Total Postage and Fees \$6.70

Sent To BOARD OF EDUCATION

Street and Apt. No., or PO Box No.
PO BOX 25104

City, State, ZIP+4®
ABQ NM 87125

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



7016 0750 0000 1104 2301

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87102

Certified Mail Fee \$3.45

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$2.75

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.50

Total Postage and Fees \$6.70

Sent To GR INVESTMENTS LLC

Street and Apt. No., or PO Box No.
608 8th ST NW

City, State, ZIP+4®
ABQ NM 87102

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



7016 0750 0000 1104 2295

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87108

Certified Mail Fee \$3.45

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$2.75

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.50

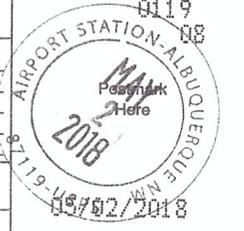
Total Postage and Fees \$6.70

Sent To LISA KROSEN

Street and Apt. No., or PO Box No.
4311 JUNI ST SE APT 5

City, State, ZIP+4®
ABQ NM 87108

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



7016 0750 0000 1104 2288

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87102

Certified Mail Fee \$3.45

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$2.75

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.50

Total Postage and Fees \$6.70

Sent To UNLIMITED VISIONS LLC

Street and Apt. No., or PO Box No.
1100 LOMAS NE, SUITE 1

City, State, ZIP+4®
ABQ NM 87102

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



7016 0750 0000 1104 2271

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87104

Certified Mail Fee \$3.45

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$2.75

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.50

Total Postage and Fees \$6.70

Sent To URBAN SOLUTIONS LLC

Street and Apt. No., or PO Box No.
2412 MILES RD SE

City, State, ZIP+4®
ABQ NM 87106

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



7016 0750 0000 1104 2264

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87114

OFFICIAL USE

Certified Mail Fee	\$3.45	0119
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	08
<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	\$6.70	

Sent To **709 ROMA LLC**
 Street and Apt. No., or PO Box No.
9054 CITA RD NW
 City, State, ZIP+4® **ABQ NM 87114**

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

7016 0750 0000 1104 2257

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87102

OFFICIAL USE

Certified Mail Fee	\$3.45	0119
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	08
<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	\$6.70	

Sent To **Edwin Linson**
 Street and Apt. No., or PO Box No.
711 ROMA AV NW
 City, State, ZIP+4® **ABQ NM 87102**

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

7016 0750 0000 1104 2240

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87102

OFFICIAL USE

Certified Mail Fee	\$3.45	0119
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	08
<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	\$6.70	

Sent To **KATHRYN WYMARK**
 Street and Apt. No., or PO Box No.
719 ROMA AV NW
 City, State, ZIP+4® **ABQ NM 87102**

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

7016 0750 0000 1104 2233

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87102

OFFICIAL USE

Certified Mail Fee	\$3.45	0119
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	08
<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	\$6.70	

Sent To **OLHO PARTNERSHIP**
 Street and Apt. No., or PO Box No.
423 6th ST NW
 City, State, ZIP+4® **ABQ NM 87102**

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

7016 0750 0000 1104 2158

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87111

OFFICIAL USE

Certified Mail Fee	\$3.45	0119
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	08
<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	\$6.70	

Sent To **PHILIP COLEEN DUBOIS**
 Street and Apt. No., or PO Box No.
6105 OASA FEUZ NE
 City, State, ZIP+4® **ABQ NM 87111**

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

7016 0750 0000 1104 2141

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87102

OFFICIAL USE

Certified Mail Fee	\$3.45	0119
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	08
<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	\$6.70	

Sent To **KATHERINE MARTINEZ**
 Street and Apt. No., or PO Box No.
514 8th ST NW
 City, State, ZIP+4® **ABQ NM 87102**

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87198

OFFICIAL USE

Certified Mail Fee	\$3.45
\$	\$2.75
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	\$5.70
\$	



Sent To **SARA CRAWFORD**
 Street and Apt. No., or PO Box No.
PO Box 82302
 City, State, ZIP+4®
ABQ NM 87198

7016 0750 0000 1104 2226

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.

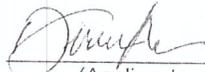
4. TIME

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)

5.3.18

(Date)

I issued 2 signs for this application, 5/3/18

(Date)



(Staff Member)

PROJECT NUMBER: _____