



**Environmental
Planning
Commission**

*Agenda Number: 07
Project Number: 1000603
Case Number: 18EPC- 40025
Hearing Date: June 14, 2018*

Staff Report

Agent	Consensus Planning
Applicant	Ladera Partners LLC and Ladera Two Partners LLC,
Request	Zone Change
Legal Description	See Application
Location	Coors Blvd. between Redlands Rd and Sequoia Rd
Size	15 acres
Existing Zoning	C-1
Proposed Zoning	C-2 (SC)

Staff Recommendation

**APPROVAL of Project # 1000603
Case # 18EPC-40023**
based on the Findings and subject to the Conditions of Approval included within this report

**Staff Planner
Maggie Gould**

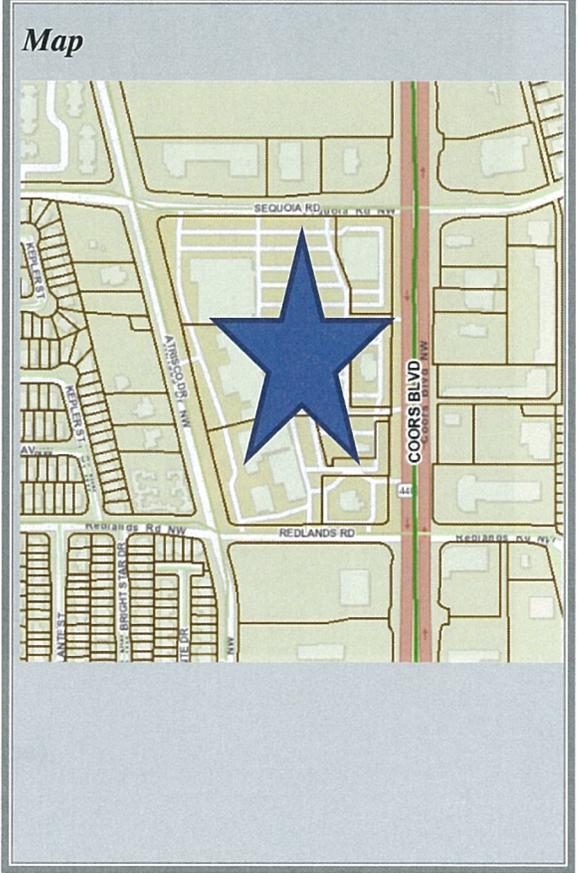
Summary of Analysis

The applicant proposes to amend the zoning for the approximately 15 acre Ladera Shopping Center from C-1 to C-2 SC to expand the uses to serve the broader community. The request furthers polices in the Comprehensive Plan, Westside Strategic Plan and Coors Corridor plan regarding west side jobs, transit oriented development and infill and development areas.

The request will add additional uses in an activity center along a Major Transit Corridor. The Ladera Heights, West Bluff and Vista Grande Neighborhood Associations and the West Side Coalition of Neighborhoods were notified along with property owners within 100 feet of the site. A facilitated meeting was not recommended or requested. Staff has not received any public comment as of this writing.

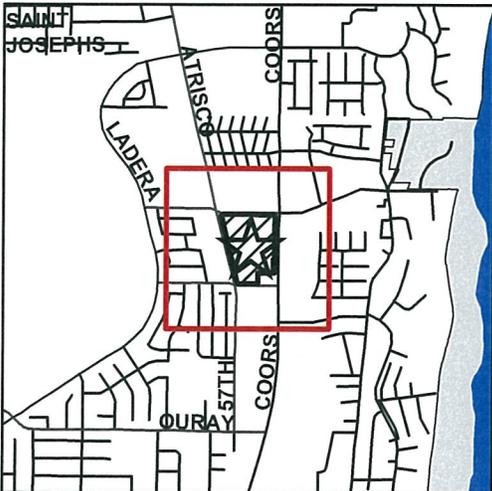
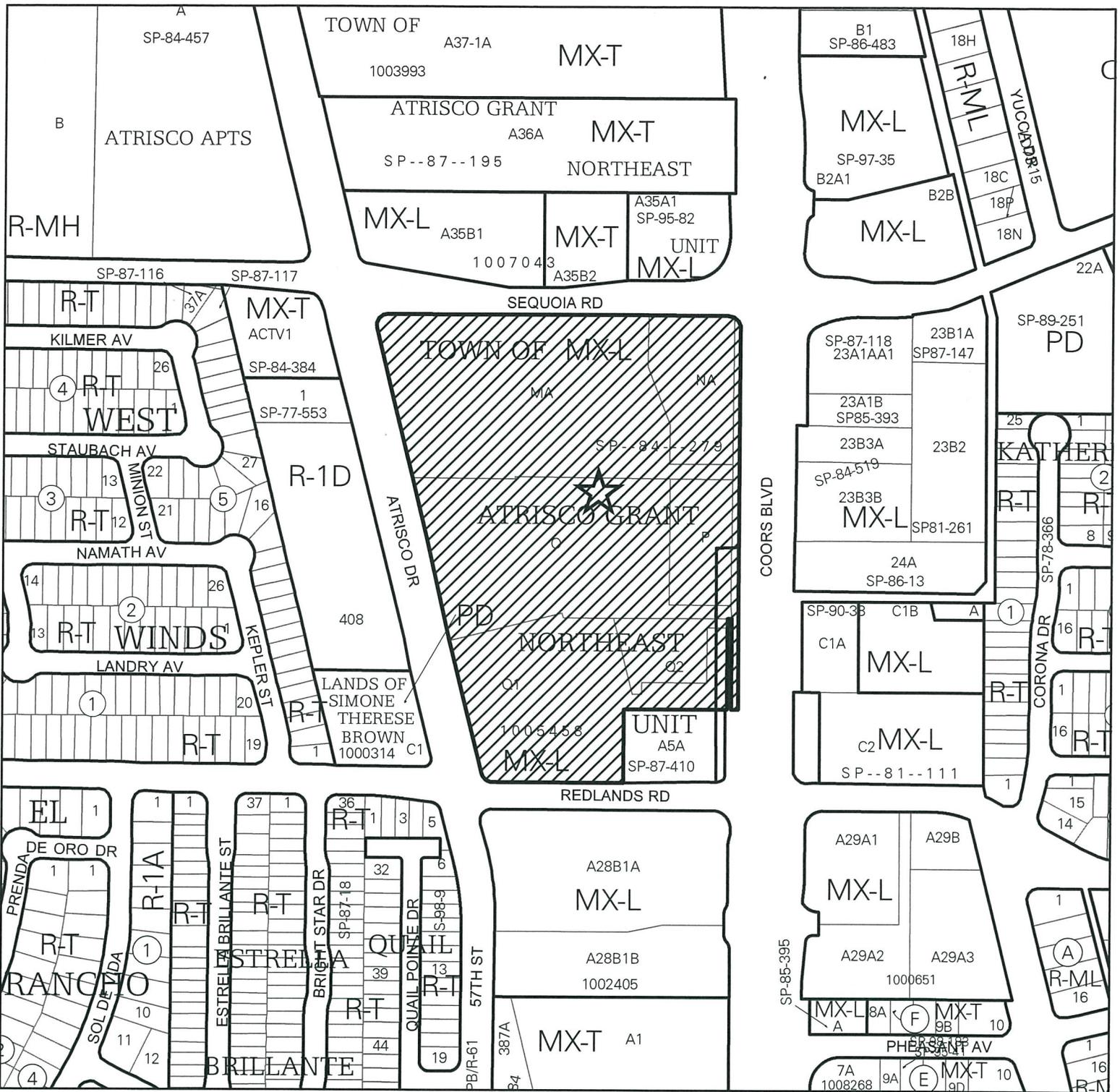
Staff recommends approval.

*Note: The request was submitted prior to the effective date of the IDO and is reviewed under previous zoning code regulations.





(aerial photo 2016 AGIS)



IDO ZONING MAP

Note: Gray shading indicates County.



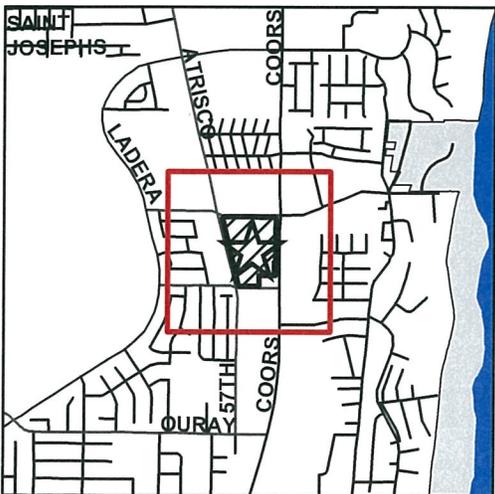
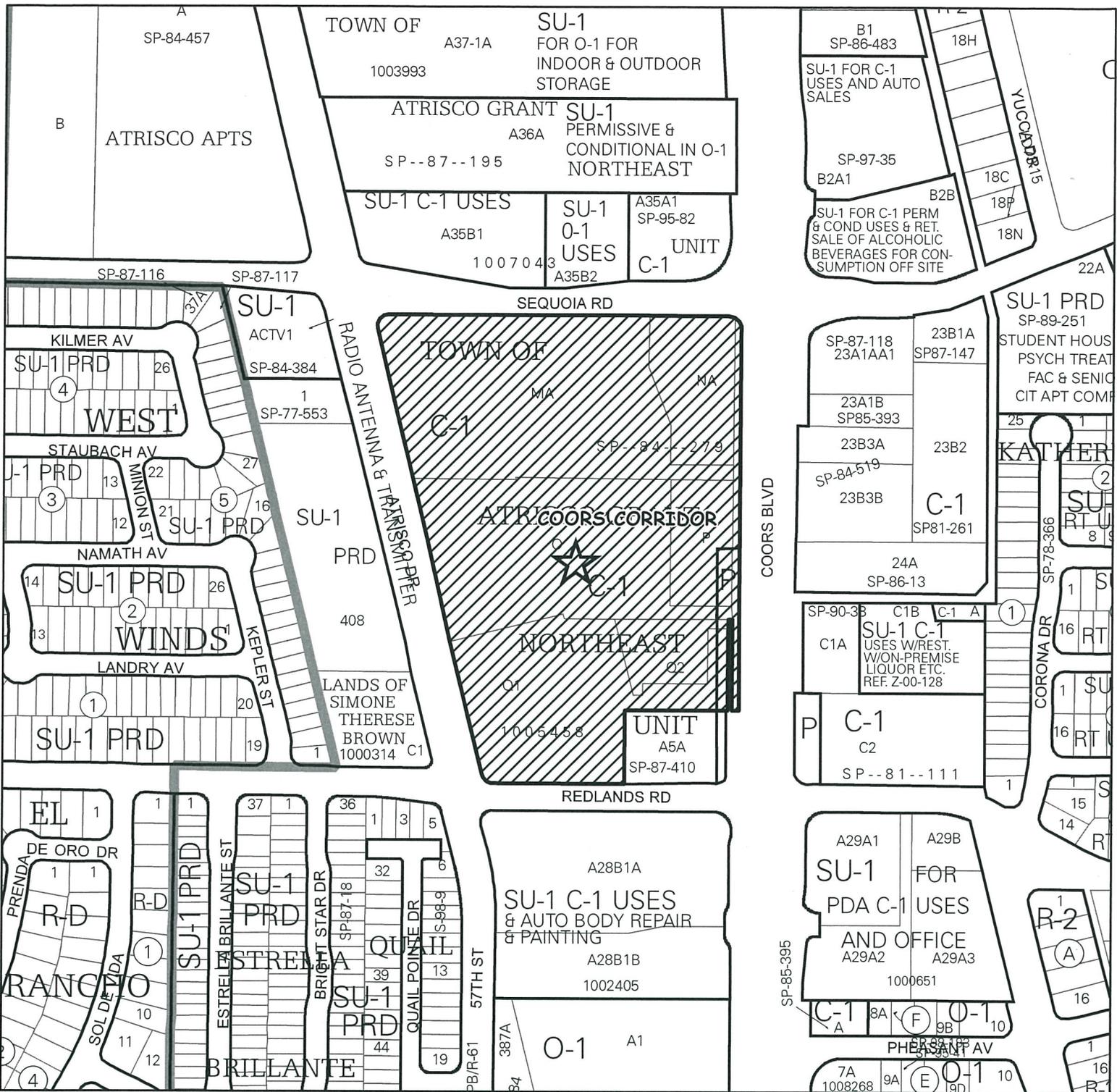
1 inch = 300 feet

Project Number:
1000603

Hearing Date:
6/14/2018

Zone Map Page:
G-11

Application Case Numbers:
18EPC-40025



OLD ZONING MAP

Note: Gray shading indicates County.



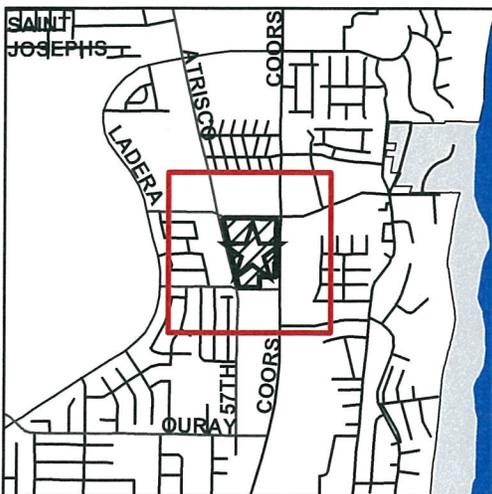
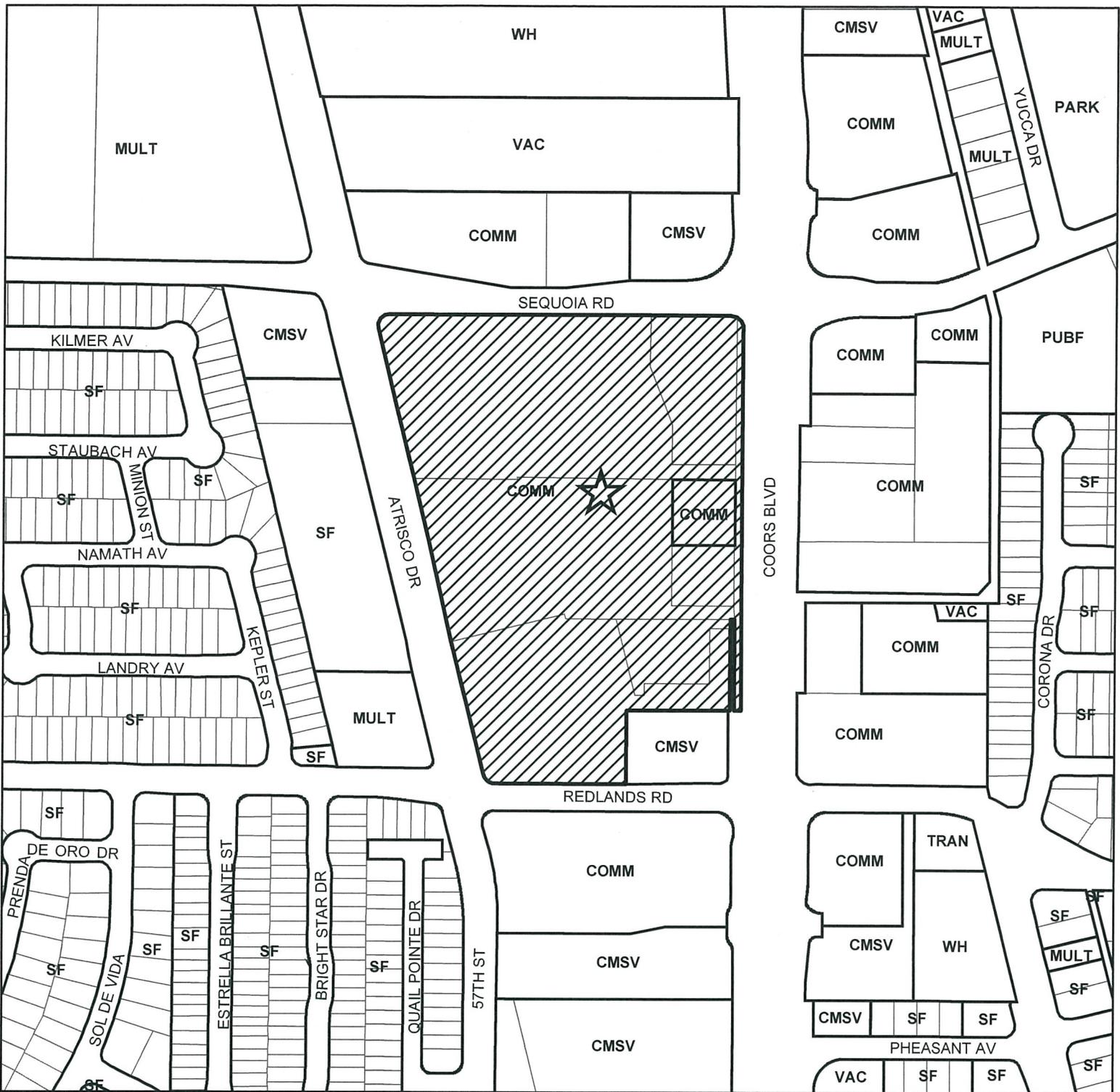
1 inch = 300 feet

Project Number:
1000603

Hearing Date:
6/14/2018

Zone Map Page:
G-11

Application Case Numbers:
18EPC-40025



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



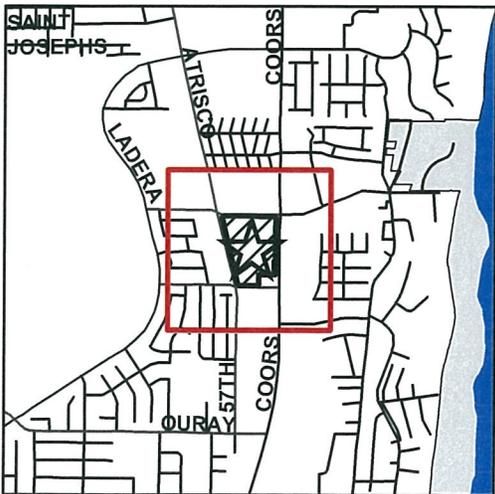
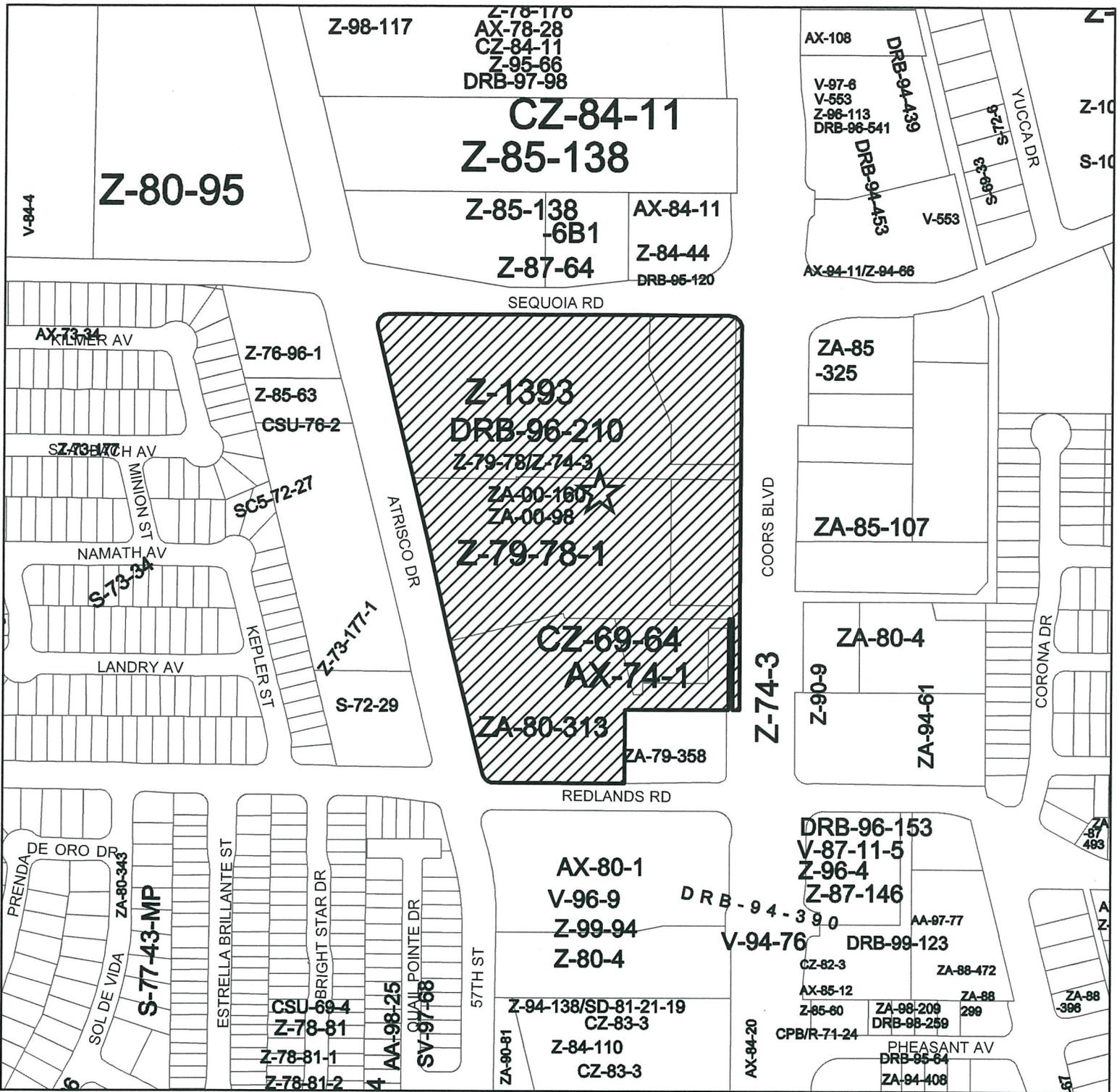
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Project Number:
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Hearing Date:
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Zone Map Page:
G-11

Application Case Numbers:
18EPC-40025



HISTORY MAP

Note: Gray shading indicates County.



1 inch = 300 feet

Project Number:
1000603

Hearing Date:
6/14/2018

Zone Map Page:
G-11

Application Case Numbers:
18EPC-40025

Table of Contents

INTRODUCTION	1
Surrounding zoning, plan designations, and land uses:	1
Proposal.....	1
EPC Role.....	1
History/Background.....	1
Context.....	1
Transportation System	2
Comprehensive Plan Corridor Designation	2
Trails/Bikeways	2
Transit	2
Public Facilities/Community Services	2
ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES.....	2
Albuquerque Comprehensive Zoning Code.....	2
Definitions	3
Albuquerque / Bernalillo County Comprehensive Plan.....	3
Westside Strategic Plan (Rank 2)	8
Coors Corridor Sector Development Plan (Rank 3)	8
Resolution 270-1980.....	9
Analysis of Applicant’s Justification.....	10
AGENCY & NEIGHBORHOOD CONCERNS	14
Reviewing Agencies/Pre-Hearing Discussion	14
Neighborhood/Public	14
CONCLUSION.....	15
FINDINGS, Zone Map Amendment.....	16
RECOMMENDATION	24
AGENCY COMMENTS	25

INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	C-1	Area of Change, WSSP, Coors Corridor Plan	Commercial
North	C-1, SU-1 for O-1 uses, SU-1 for C-1uses	Area of Change, WSSP, Coors Corridor Plan	Commercial /office
South	SU-1 for C-1 uses & auto body repair and painting	Area of Change, WSSP, Coors Corridor Plan	Commercial
East	C-1, SU-1 for C-1 Uses including restaurant with retail sales of alcohol for consumption	Area of Change, WSSP, Coors Corridor Plan	Commercial
West	SU-PRD, SU-1 Radio Antenna and Transmitter	Area of Consistency, WSSP, Coors Corridor Plan	Multi-family residential, Single- family, vacant

Proposal

The applicant proposes to amend the zoning for the approximately 15 acre Ladera Shopping center from C-1 to C-2 SC to expand the allowed uses at the center so that it will serve the broader community.

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). The request is a quasi-judicial matter

History/Background

The 1965 zone atlas shows the northern portion of the site zoned C-1 and R-2. The southern portion of the site was zoned C-1 between 1972 and 1977. The northwestern portion of the site was zoned for residential use and was changed in 1979. There is an existing site plan for site.

Context

The area contains a mix of commercial, service, and residential uses.

The proposed zoning will be compatible with the existing mix of uses and will add additional options for area residents.

Transportation System

Governments (MRCOG), identifies the functional classifications of roadways.

The LRRS designates Coors Boulevard as a Principal Arterial.

The LRRS designates Atrisco Drive, Sequoia Road and Redlands Road as Collector streets.

Comprehensive Plan Corridor Designation

Coors Boulevard is a Major Transit Corridor

Trails/Bikeways

Bike lanes are proposed on Atrisco Drive and Redlands Road

Coors Boulevard contains a bike lane.

Transit

The Route 766 Westside Rapid Ride, Route 155 Coors Boulevard and the Route 96 cross town commuter stop in front of the site, just south of Sequoia road.

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.

ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The subject site is zoned C-1, this zone provides sites for the office, service, institutional, and limited commercial uses to satisfy the day-to-day needs of residential areas. The existing zoning allows restaurants with limited alcohol sales, office use, car wash and other services.

The C-2 zone provides sites for offices, for most service and commercial activities, and for certain specified institutional uses. The C-2 zone allows sales of alcohol for off premises consumption permissively, drive up facilities and multifamily use in addition to the office and commercial services allowed.

The applicant proposes adding the SC designation to the site so that the site is treated as a shopping center and the entire site will convert to the same zone under the IDO.

Definitions

SHOPPING CENTER SITE. A premises containing five or more acres; zoned P, C-1, C-2, C-3, M-1, M-2, or a combination thereof; or a large retail facility; but excluding premises used and proposed to be used only for manufacturing, assembling, treating, repairing, rebuilding, wholesaling, and warehousing. Shopping center sites are subject to the shopping center regulations of the Zoning Code, § 14-16-3-2.

Albuquerque / Bernalillo County Comprehensive Plan

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

The subject site is located in the area designated (text) by the Comprehensive Plan with a Goal to “(text).” Applicable policies include:

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

The subject site is within the Coors/I-40 Activity Center. The zone change to a higher intensity zone will allow development within an activity center along a major transit corridor. The proposed zone allows additional uses that will encourage growth. The request furthers Goal 5.1 Centers and Corridors.

Policy 5. 1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

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

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

The subject site is within the Coors/I-40 Activity Center. The zone change to a higher intensity zone will allow development within an activity center along a major transit corridor. The proposed zone allows a mix of uses that will encourage compact development, add to the possibilities for redevelopment and infill and provide new opportunities for people to live and work near transit The request furthers Policy 5. 1.1 and subpolicies c) and h).

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 adds intensity in an Activity Center on a Major Transit Corridor. The proposed zoning will allow additional uses that will encourage redevelopment in the center. The request furthers Policy 5.1.2 Development Areas.

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

The request adds to the range of commercial services and retail that can be developed on the subject site. The increased uses provide the opportunity for more services that meet the needs of the neighborhoods and the population that drives this corridor or rides transit to/from this location on a daily basis. The request furthers Policy 5.1.6.

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 located on a Major Transit Corridor, Coors Boulevard. The residential neighborhood west of the subject site is approximately 285 feet to the west and pedestrian access is provided via sidewalks along Redlands and Sequoia Roads.

The existing buildings on the site provide a buffer between the commercial uses and residential neighbors. These measures will minimize any negative impacts on nearby neighbors. Future redevelopment will be subject to the IDO Neighborhood Edges provisions, which will guide redevelopment in this location to ensure adequate buffering. The request furthers Policy 5.1.10 and sub policy b)

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

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

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

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

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

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

ii. In larger area-wide shopping centers located near intersections of arterial streets and provided with access via transit;

iii. Next to another shopping center at an intersection only when safe pedestrian crossings are provided to encourage shoppers to "park once" and walk to multiple stores; and

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

Policy 5.2.1 and sub-policies a), b), e), g) and h) are furthered because the request will expand the allowed uses and bring of goods and services to neighborhoods within walking and biking distance of the site. The site is in an Activity Center and along a Major Transit Corridor, making the added uses appropriate. As the subject site redevelops over time with more businesses and higher intensity uses, the redevelopment will further improve this healthy, sustainable west side community with a mix of uses, bicycle and pedestrian connections to surrounding neighborhoods, next to other shopping centers, and constitutes infill that will be complementary to existing uses in the area.

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 proposed zone adds additional uses in an area with full access to existing infrastructure and public facilities and will provide for additional job opportunities and services for the surrounding area. The request furthers Goal 5.3 and Policy 5.3.1

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

This goal is furthered by proposing zoning that will encourage different types of businesses to locate in this Activity Center. Any future businesses locating or relocating here will improve the jobs- housing balance on the west side.

Policy 5.4.2 West Side Jobs: Foster employment opportunities on the West Side.

a) Ensure adequate capacity of land zoned for commercial, office, and industrial uses west of the Rio Grande to support additional job growth.

b) Prioritize employment opportunities within Centers

d) Promote the clustering of employment opportunities within business parks or industrial parks served by transit.

The request adds additional commercial uses to the uses already allowed on the site; this contributes to a broader range of commercial uses on the west side. The site is

located along a Major Transit Corridor and is with in an activity center. The additional uses will add to the employment possibilities on the site. The request furthers Policy 5.4.2 and sub policies a) b) and d.

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

- b) Encourage development that expands employment opportunities.
- g) Encourage development where adequate infrastructure and community services exist.
- h) Encourage development in areas with a highly connected street grid and frequent transit service.

The request adds additional uses that will expand the employment opportunities on the site in an Area of Change, which makes it appropriate for growth of more intense development as it is also an Activity Center and located on a Major Transit Corridor. This zone change will expand employment opportunities as different types of business will be allowed to locate here. Further, this shopping center is developed, but not fully occupied. The site has access to a full range of infrastructure and services; Fire Station 17 is .25 miles from the site, a police substation is 2 miles from the site. The request furthers Policy 5.6.2 and subpolicies b), g) and h).

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

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

The existing development on the site and the width of Atrisco Drive provide a buffer between the commercial uses and residential uses to the west. The residential neighborhood west of the subject site is approximately 285 feet to the west. These measures will continue to provide an appropriate transition between uses in this Area of Change and the nearby Area of Consistency as the site further develops or redevelops. Future development will be subject to the IDO Neighborhood Edges provisions. The request furthers Policy 5.6.4.

POLICY 6.1.2 Transit-Oriented Development: Prioritize transit-supportive density, uses, and building design along Transit Corridors.

The subject site is located on Coors Boulevard, a Major Transit Corridor, and has a bus stop that is served by three City routes. The proposed zone will allow both residential and commercial uses. The proposed zone will allow for higher intensity uses and transit- supportive density. The request furthers Policy 6.1.2.

POLICY 7.4.1 Parking Strategies: Provide parking options, optimize parking efficiencies, and plan for parking as essential infrastructure.

- a) Support 'park once and walk' opportunities.
- b) Encourage shared parking.
- c) Minimize overflow parking in residential areas, particularly in areas near Centers, institutions, and Open Space.

There is currently a mix of businesses in this Center, which share the parking facilities and support a 'park once and walk' use. There is sufficient parking for the existing businesses and future business will be required to provide parking for new uses. Potential redevelopment of this site will continue to incorporate those practices and increase the range and mix of uses as to better serve as an optimum location for parking efficiencies. The request furthers Policy 7.4.1 and sub policies a) and c).

POLICY 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses and building scale to encourage economic development opportunities.

- a) Invest in Centers and Corridors to concentrate a variety of employment opportunities for a range of occupational skill and salary levels.

The requested zoning on the subject site will create more diverse uses in the Coors/I-40 Activity Center that is well connected to other areas in the City via Coors Boulevard, a Major Transit Corridor. The C-2 zone expands the uses on the site and will encourage different types of businesses to locate or relocate to this center. The expanded uses will serve the neighborhood and surrounding community with employment opportunities for a range of occupational skills and salary levels. The request furthers Policy 8.1.1 and subpolicy 8.

POLICY 8.1.5 Available Land: Maintain sufficient land that is appropriately zoned to accommodate projected employment growth in targeted areas.

The applicant states that the subject site is currently inappropriately zoned, as it is located in such a vital position - an Activity Center and along a Major Transit Corridor. The Community Commercial C-2 zone will help to increase the intensity and capture any employment growth projected for this area; thus furthering this policy. The request adds to variety of uses in the area. The request furthers policy 8.1.5.

Westside Strategic Plan (Rank 2)

The West Side Strategic Plan (WSSP) was first adopted in 1997 and recently amended in 2011 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhoods. The subject site is within the Ladera neighborhood. The following WSSP policies and objectives are furthered by this request:

Policy 3.24: The area just west of Coors and north of 1-40 up to a point about 1000 feet south of Ladera Drive should be designed and developed as the Community Activity Center for Ladera.

The request furthers policy 3.24 by adding to the commercial services and possibilities for multifamily development in Community Activity center.

Policy 3.25: Proposals for new development and rezonings in this area should be carefully analyzed to avoid negative impacts on the National Monument and other surrounding properties. Review of proposed projects should consider the design and site layout implications of any new development on surrounding properties.

The request will not impact the Petroglyph National Monument. The subject site is approximately 1.4 miles from Rinconada Canyon, the nearest portion of the monument and will not change the development pattern for properties surrounding the monument. . The request furthers policy 3.25

Goal 10: The Plan should create a framework to build a community where its citizens can live, work, shop, play, and learn together while protecting the unique quality of life and natural and cultural resources for West Side

Plan Objectives 1: Provide for a complete mix of land uses on the West Side, including opportunities for large -scale employment, in order to minimize the needs for cross-metro trips. Employment opportunities are encouraged on the West Side.

Plan Objectives 8: Promote job opportunities and business growth in appropriate areas of the West Side.

The request furthers Goal 10 and Objectives 1 and 8 because it adds to the opportunities for working, shopping and living on the west side. The added uses will encourage redevelopment that will provide for additional job opportunities and services near existing residential uses to reduce the need for cross metro trips.

Coors Corridor Sector Development Plan (Rank 3)

The subject site lies within the boundaries of the Coors Corridor Sector Development

Plan (CCSDP), a Rank III plan adopted in 1984 and amended in 1989, 1995 and 2003. The CCSDP contains overarching policies and specific design regulations for development in the Coors Corridor area, which extends northward from Central Avenue to NM 528 (Corrales Road). The CCSDP divides the Coors Corridor into four segments; the subject site is located in Segment 2. Segment 2 not a View Preservation Area (p103) since only Segments 3 and 4 are considered for view preservation, therefore, view diagrams were not required for this project. The following CCSDP policies and regulations apply:

Issue 3 Land Use and Intensity of Development Policy 1 requires that land use decisions be made in accordance with adopted plans.

This Zone Map Amendment furthers the goals and policies of the both Comprehensive Plan and West Side Strategic Plan as stated in the analysis above.

Issue 3 Land Use and Intensity of Policy 3, Figure 30 recommends land uses with the Plan area; the Plan recommends the subject site be developed with commercial uses.

The request is consistent with intent to have commercial development on the site.

Issue 3 Land Use and Intensity of Policy 5 recommends that the intensity of development is compatible with the roadway function, zoning, environmental concerns, and design guidelines.

The additional uses will be compatible with the roadway function and zoning . Any future development on the site will be subject to applicable design standards of the Coors Corridor Plan (IDO Coors Character Protection Overlay). Future development will be required to meet all applicable environmental requirements.

Resolution 270-1980

Policies for Zone Map Change Applications

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

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

Analysis of Applicant's Justification

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

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

The proposed zone change seeks to establish zoning that supports the health, safety, morals, and general welfare of the City and allows the site to function as a community commercial center. The subject site is located within a Comprehensive Plan designated Area of Change and Activity Center and is located on a Major Transit Corridor. The Comprehensive Plan clearly states that more intense growth should be maintained and directed to Centers and Corridors. The proposed change will not be disruptive to the surrounding community as the commercial center continues to operate as a successful Activity Center that serves the needs of the community. There are over 43 acres of commercial in this half of a mile on Coors Boulevard but limited to "neighborhood commercial" uses. The proposed zoning will provide a better range of permissive commercial uses and will continue to promote a high quality environment providing jobs near existing residential development.

The proposed zoning will allow development that serves the surrounding community. The request furthers polices in the applicable plans and will be consistent with the health, safety, morals, and general welfare of the city.

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

The proposed zoning promotes the stability of the land use and zoning for the area. The subject property is currently zoned C-1. The applicant is proposing to change this zoning to match the character of the shopping center to its appropriate zone. Matching land use and zoning with the description of surrounding compatible uses and zoning above, is evidence that the proposed zone change will result in zoning and land use stability. Allowing this shopping center to remain C-1 and subsequently convert to MX-L would limit the individual users to 10,000 square feet; therefore, ensuring that the 40,000 square foot building stays vacant.

Further, the subject site is located within the Coors and 1-40 Center, as designated by the Comprehensive Plan. The applicant's proposed zone will continue to serve the surrounding and overall community by capturing regional growth in Centers and Corridors

The proposed zoning will allow uses that are found in shopping center sites citywide. The allowed additional uses will encourage redevelopment and contribute to stable uses on the site. The zoning on the site will allow somewhat more intense uses, but within a designated activity along a transit corridor where these uses are appropriate.

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

Refer to policy analysis

- 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.

Staff's Response (refer to policy analysis)

The existing zoning is inappropriate because a different use category is more advantageous to the community, as articulated by the Comprehensive Plan, West Side Strategic Plan, and Coors Corridor Plan. This request furthers applicable policies and goals in the Comprehensive Plan , Westside Strategic Plan and Coors Corridor Plan.

This site's existing commercial shopping center serves more than just the immediate neighborhood and is a Comprehensive Plan designated Activity Center warranting higher intensity uses. The subject site contains uses that are typical in a Community Commercial zone (C-2) including clinics, offices, commercial services, commercial retail, drive-in restaurants, and restaurants with outdoor seating. The City of Albuquerque Comprehensive Zoning Code states that the C-1 zone, "provides suitable sites for office, service, institutional, and limited commercial uses to satisfy the day-to-day needs of residential areas."

The subject site serves a larger commercial purpose than the day-to-day needs of residential areas as this area of Coors Boulevard has 60,906 average weekday traffic trips according to the Mid-Region Council of Governments traffic counts in 2016 and over 43 acres of commercial/and use.

Additionally, sites in the immediate vicinity also feature uses not allowed or are only allowed conditionally in the Neighborhood Commercial (C-1) zone such as a bar serving liquor (Effingbar and Grill), kennel (Dogtopia Doggie Daycare), indoor/outdoor storage (Global Storage Coors), restaurant serving liquor (Mimmo's Ristorante and Pizzeria), and drive-up service windows (Taco Cabana and Burger King). The concentration, mix, and types of commercial uses surrounding and within the Coors/I-40 Activity Center fully demonstrate the existing zoning is inappropriate and that a different use category is more advantageous to the community.

Further, the existing zoning is inappropriate because changed community conditions justify the change. On May 17, 2018 the Integrated Development

Ordinance became effective. The conversion zone will make the vacant 40,000 square foot building on the subject site nonconforming. The zone map amendment to C-2 will ensure that this building can be redeveloped at the current size .

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

The permissive uses in the proposed zone will not be harmful to adjacent property, the neighborhood, or the community. The requested zone is Community Commercial (C-2), which is appropriate in an Activity Center. The more intense uses allowed in the C-2 zone that are not allowed in the C-1 zone include examples such as a clinic, alcoholic drink sales for consumption off- premises, vehicle sales, rental and repair, drive in restaurant, hospital for animals, and restaurant with outdoor eating. First, three of the six uses listed above currently exist within the shopping center as conditional uses. Second, the subject property's increase in intensity will not be harmful to adjacent property, the neighborhood, or the community as it has significant buffers surrounding the property in the form of landscaping and right-of-way. Third, all buildings face away from any residential property and regular patron traffic enter the shopping center from access points on Redlands, Coors, and Sequoia. Atrisco Drive is not used as a major access to the shopping center. Last, the proposed change will only help to further the intent of the Comprehensive Plan by increasing the intensity in zoning in a designated Area of Change, along a Major Transit Corridor, and Activity Center on the West Side. This ZMA will appropriately designate the subject site and help to meet existing and future needs of the community and passing traffic.

The additional allowed uses in the C-2 zone will not be harmful to the adjacent property or the surrounding area. As discussed by the applicant, many of the allowed uses in the C-2 zone exist as approved conditional uses on the site.

- 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 ZMA will not require any major and unprogrammed capital expenditures by the City. The subject site is developed and has existing surrounding infrastructure to support the existing site and future redevelopment efforts.

The site has access to a full range of urban services and will be developed privately. The request will not result in any 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.

Economic considerations pertaining to the applicant are not being used to justify this request; however, the potential for a greater range of commercial services and employment uses at this location will have a positive impact on the City and the West Side community. This request furthers the Comprehensive Plan, Coors Corridor Plan, and West Side Strategic Plan as it relates to increasing economic development and job creation on the West Side, and increasing the intensity of zoning and land uses in designated Activity Centers.

The applicant has justified the request as being more advantageous to the community as articulated in the applicable plans. While economics may be a factor in the request, it is not the determining factor.

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

The subject site is located with excellent access to I-40, Coors Boulevard, and the City's major street network, but this optimal location for services and jobs is not the sole justification for the requested zoning as stated in all other Resolution 270-1980 policies.

The applicant has justified the request as being more advantageous to the community as articulated in the applicable plans. The site is located on a major street, but this not the sole justification. The location is appropriate for the use.

- 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.

This ZMA request covers an existing 14.6 acre shopping center surrounded by other C-1 and C-2 uses. Although this request will create a spot zone it will clearly facilitate realization of the Comprehensive Plan, Coors Corridor Plan, and West Side Strategic Plan related to higher intensity land uses in Activity Centers and along Corridors, jobs and economic development on the West Side, and improved quality of life for new and existing residents with a diverse economy.

The request will not create a small area with zoning that is different from the surrounding zoning. As demonstrated in section c, the request clearly facilitates the realization of the applicable plans. 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.

Approval of this request will create approximately 14.6 acres of C-2 zoned land. Although this request will create zoning that is different from surrounding zoning it is not a strip zone as the property is rectangular and has an average depth of approximately 600 feet.

The request will not create a strip of land with zoning that is different from the surrounding zoning; the zoning applies to a larger center. As demonstrated in section c, the request clearly facilitates the realization of the applicable plans. The request will not create a strip zone.

AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

There are no outstanding agency comments. The issue raised by Long Range Planning regarding of multiple zones on the site has been addressed by adding the SC (Shopping Center) designation to the request.

Neighborhood/Public

The Ladera Heights, West Bluff and Vista Grande Neighborhood Associations and the West Side Coalition of Neighborhoods were notified along with property owners within 100 feet of the site.

A facilitated meeting was not recommended or requested.

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

IDO

The site would convert to MX-L without the zone change; this zone would allow a grocery store up 15,000 square feet. The proposed zone C-2 SC converts to MX-M and

allows grocery up to 70,000 square feet and will allow the reuse of the existing 40,000 square foot former grocery store building.

The MX-M zone requires that drive up facilities along Major Transit corridors be designed so that drive up is at the rear of the building.

The subject is within the boundaries of the Coors Boulevard Character Protection Overlay Zone(CPO- 2). The CPO contains specific requirements for landscaping and signage.

CONCLUSION

The applicant proposes to amend the zoning for the approximately 15 acre Ladera Shopping center from C-1 to C-2 SC to expand the allowed at the center so that it will serve the broader community. The request furthers polices in the Comprehensive Plan, Westside Strategic Plan and Coors Corridor plan regarding west side jobs, transit oriented development and infill and development areas.

The request will add additional uses in an activity center along a Major Transit Corridor.

FINDINGS, Zone Map Amendment

Project # 1000603, Case # 18EPC- 40023,

1. This is a request for a Zone Map Amendment for all or a portion of Tract M-A of Replat of Tracts M, N & L of corrected Summary Plat of Tract L, M & N, Northeast Unit Town of Atrisco Grant to Tracts M-A, N-A, O, P, Q & R; Tract N-A of Replat of Tracts M, N & L of corrected Summary Plat of Tract L, M & N, Northeast Unit Town of Atrisco Grant to Tracts M-A, N-A, O, P, Q & R; Tract O of Replat of Tracts M, N & L of corrected Summary Plat of Tract L, M & N, northeast Unit Town of Atrisco Grant to Tracts M-A, N-A, O, P, Q & R; Tract P of Replat of Tracts M, N & L of corrected Summary Plat of Tract L, M & N, Northeast Unit Town of Atrisco Grant to Tracts M-A, N-A, O, P, Q & R; Tract Q-1, Plat of Tracts Q-1 & Q-2 Town of Atrisco Grant Northeast Unit; and Tract Q-2, Plat of Tracts Q-1 & Q-2 Town of Atrisco Grant Northeast Unit; zoned C-1 to C-2, located between Coors Blvd. and Atrisco Dr. and between Sequoia Rd. and Redlands Rd., containing approximately 15 acres, not including Nusenda Credit Union.
2. The request amends the zoning from C-1 to C-2(SC).
3. The subject site is an existing shopping center.
4. The proposed zone converts to the MX-M, Mixed Use Moderate Intensity Zone in the Integrated Development Ordinance.
5. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Coors Corridor Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is within an Area of Change of the Comprehensive Plan and is also designated as an Activity Center. The request is in general compliance with the following applicable goals and policies of the Comprehensive Plan:

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

The subject site is within the Coors/1-40 Activity Center. The zone change to a higher intensity zone will allow development within an activity center along a major transit corridor. The proposed zone allows additional uses that will encourage growth. The request furthers Goal 5.1 Centers and Corridors.

Policy 5. 1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

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

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

The subject site is within the Coors/1-40 Activity Center. The zone change to a higher intensity zone will allow development within an activity center along a major transit corridor. The proposed zone allows a mix of uses that will encourage compact development, add to the possibilities for redevelopment and infill and provide new opportunities for people to live and work near transit. The request furthers Policy 5. 1.1 and subpolicies c) and h).

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 adds intensity in an Activity Center on a Major Transit Corridor. The proposed zoning will allow additional uses that will encourage redevelopment in the center. The request furthers Policy 5.1.2 Development Areas.

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

The request adds to the range of commercial services and retail that can be developed on the subject site. The increased uses provide the opportunity for more services that meet the needs of the neighborhoods and the population that drives this corridor or rides transit to/from this location on a daily basis. The request furthers Policy 5.1.6.

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 located on a Major Transit Corridor, Coors Boulevard. The residential neighborhood west of the subject site is approximately 285 feet to the west and pedestrian access is provided via sidewalks along Redlands and Sequoia Roads.

The existing buildings on the site provide a buffer between the commercial uses and residential neighbors. These measures will minimize any negative impacts on nearby neighbors. Future redevelopment will be subject to the IDO Neighborhood Edges provisions, which will guide redevelopment in this location to ensure adequate buffering. The request furthers Policy 5.1.10 and sub policy b).

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

- a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.
- b) Encourage development that offers choice in transportation, work areas, and lifestyles.
- e) Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.
- g) Locate quality commercial development and redevelopment in existing commercial zones and designated Centers and Corridors as follows:
 - i. In Activity Centers with development to serve adjacent neighborhoods with an emphasis on pedestrian and bicycle connections to nearby residential areas;
 - ii. In larger area-wide shopping centers located near intersections of arterial streets and provided with access via transit;
 - iii. Next to another shopping center at an intersection only when safe pedestrian crossings are provided to encourage shoppers to "park once" and walk to multiple stores; and
- h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

Policy 5.2.1 and sub-policies a), b), e), g) and h) are furthered because the request will expand the allowed uses and bring of goods and services to neighborhoods within walking and biking distance of the site. The site is in an Activity Center and along a Major Transit Corridor, making the added uses appropriate. As the subject site redevelops over time with more businesses and higher intensity uses, the redevelopment will further improve this healthy, sustainable west side community with a mix of uses, bicycle and pedestrian connections to surrounding neighborhoods, next to other shopping centers, and constitutes infill that will be complementary to existing uses in the area.

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 proposed zone adds additional uses in an area with full access to existing infrastructure and public facilities and will provide for additional job opportunities and services for the surrounding area. The request furthers Goal 5.3 and Policy 5.3.1

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

This goal is furthered by proposing zoning that will encourage different types of businesses to locate in this Activity Center. Any future businesses locating or relocating here will improve the jobs- housing balance on the west side.

Policy 5.4.2 West Side Jobs: Foster employment opportunities on the West Side.

- a) Ensure adequate capacity of land zoned for commercial, office, and industrial uses west of the Rio Grande to support additional job growth.
- b) Prioritize employment opportunities within Centers
- d) Promote the clustering of employment opportunities within business parks or industrial parks served by transit.

The request adds additional commercial uses to the uses already allowed on the site; this contributes to a broader range of commercial uses on the west side. The site is located along a Major Transit Corridor and is with in an activity center. The additional uses will add to the employment possibilities on the site. The request furthers Policy 5.4.2 and sub policies a) b) and d.

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

- b) Encourage development that expands employment opportunities.
- g) Encourage development where adequate infrastructure and community services exist.
- h) Encourage development in areas with a highly connected street grid and frequent transit service.

The request adds additional uses that will expand the employment opportunities on the site in an Area of Change, which makes it appropriate for growth of more intense development as it is also an Activity Center and located on a Major Transit Corridor. This zone change will expand employment opportunities as different types of business will be allowed to locate here. Further, this shopping center is developed, but not fully occupied. The site has access to a full range of infrastructure and services; Fire Station 17 is .25 miles from the site, a police substation is 2 miles from the site. The request furthers Policy 5.6.2and subpolicies b), g) and h).

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

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

The existing development on the site and the width of Atrisco Drive provide a buffer between the commercial uses and residential uses to the west. The residential neighborhood west of the subject site is approximately 285 feet to the west. These measures will continue to provide an appropriate transition between uses in this Area of Change and the nearby Area of Consistency as the site further develops or redevelops. Future development will be subject to the IDO Neighborhood Edges provisions. The request furthers Policy 5.6.4.

POLICY 6.1.2 Transit-Oriented Development: Prioritize transit-supportive density, uses, and building design along Transit Corridors.

The subject site is located on Coors Boulevard, a Major Transit Corridor, and has a bus stop that is served by three City routes. The proposed zone will allow both residential and commercial uses. The proposed zone will allow for higher intensity uses and transit-supportive density. The request furthers Policy 6.1.2.

POLICY 7.4.1 Parking Strategies: Provide parking options, optimize parking efficiencies, and plan for parking as essential infrastructure.

- a) Support 'park once and walk' opportunities.
- b) Encourage shared parking.
- c) Minimize overflow parking in residential areas, particularly in areas near Centers, institutions, and Open Space.

There is currently a mix of businesses in this Center, which share the parking facilities and support a 'park once and walk' use. There is sufficient parking for the existing businesses and future business will be required to provide parking for new uses. Potential redevelopment of this site will continue to incorporate those practices and increase the range and mix of uses as to better serve as an optimum location for parking efficiencies. The request furthers Policy 7.4.1 and sub policies a) and c).

POLICY 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses and building scale to encourage economic development opportunities.

- b) Invest in Centers and Corridors to concentrate a variety of employment opportunities for a range of occupational skill and salary levels.

The requested zoning on the subject site will create more diverse uses in the Coors/I-40 Activity Center that is well connected to other areas in the City via Coors

Boulevard, a Major Transit Corridor. The C-2 zone expands the uses on the site and will encourage different types of businesses to locate or relocate to this center. The expanded uses will serve the neighborhood and surrounding community with employment opportunities for a range of occupational skills and salary levels. The request furthers Policy 8.1.1 and subpolicy 8.

POLICY 8.1.5 Available Land: Maintain sufficient land that is appropriately zoned to accommodate projected employment growth in targeted areas.

The applicant states that the subject site is currently inappropriately zoned, as it is located in such a vital position - an Activity Center and along a Major Transit Corridor. The Community Commercial C-2 zone will help to increase the intensity and capture any employment growth projected for this area; thus furthering this policy. The request adds to variety of uses in the area. The request furthers policy 8.1.5.

7. The subject site is within the boundaries of the West Side Strategic Plan. The following policies are applicable:

Policy 3.24: The area just west of Coors and north of 1-40 up to a point about 1000 feet south of Ladera Drive should be designed and developed as the Community Activity Center for Ladera.

The request furthers policy 3.24 by adding to the commercial services and possibilities for multifamily development in Community Activity center.

Policy 3.25: Proposals for new development and rezonings in this area should be carefully analyzed to avoid negative impacts on the National Monument and other surrounding properties. Review of proposed projects should consider the design and site layout implications of any new development on surrounding properties.

The request will not impact the Petroglyph National Monument. The subject site is approximately 1.4 miles from Rinconada Canyon, the nearest portion of the monument and will not change the development pattern for properties surrounding the monument. . The request furthers policy 3.25

Goal 10: The Plan should create a framework to build a community where its citizens can live, work, shop, play, and learn together while protecting the unique quality of life and natural and cultural resources for West Side

Plan Objectives 1: Provide for a complete mix of land uses on the West Side, including opportunities for large -scale employment, in order to minimize the needs for cross-metro trips. Employment opportunities are encouraged on the West Side.

Plan Objectives 8: Promote job opportunities and business growth in appropriate areas of the West Side.

The request furthers Goal 10 and Objectives 1 and 8 because it adds to the opportunities for working, shopping and living on the west side. The added uses will encourage redevelopment that will provide for additional job opportunities and services near existing residential uses to reduce the need for cross metro trips.

8. The subject site is within the boundaries of the Coors Corridor Plan. The following policies are applicable:

Issue 3 Land Use and Intensity of Development Policy 1 requires that land use decisions be made in accordance with adopted plans.

This Zone Map Amendment furthers the goals and policies of the both Comprehensive Plan and West Side Strategic Plan as stated in the analysis above.

Issue 3 Land Use and Intensity of Policy 3, Figure 30 recommends land uses with the Plan area; the Plan recommends the subject site be developed with commercial uses.

The request is consistent with intent to have commercial development on the site.

Issue 3 Land Use and Intensity of Policy 5 recommends that the intensity of development is compatible with the roadway function, zoning, environmental concerns, and design guidelines.

The request furthers Issue 3 Land Use and Intensity of Policy 5 additional uses will be compatible with the roadway function and zoning. Any future development on the site will be subject to applicable design standards of the Coors Corridor Plan (IDO Coors Character Protection Overlay). Future development will be required to meet all applicable environmental requirements.

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

- A. The proposed zoning will allow development that serves the surrounding community. The request furthers polices in the applicable plans and will be consistent with the health, safety, morals, and general welfare of the city.
- B. The proposed zoning will allow uses that are found in shopping center sites citywide. The allowed additional uses will encourage redevelopment and contribute to stable uses on the site. The zoning on the site will allow somewhat more intense uses, but within a designated activity along a transit corridor where these uses are appropriate.
- C. See findings 6,7 and 8 for policy analysis
- D. The existing zoning is inappropriate because a different use category is more advantageous to the community, as articulated by the Comprehensive Plan, West Side Strategic Plan, and Coors Corridor Plan. This request furthers applicable policies and goals in the Comprehensive Plan , Westside Strategic Plan and Coors Corridor Plan.

This site's existing commercial shopping center serves more than just the immediate neighborhood and is a Comprehensive Plan designated Activity Center warranting higher intensity uses. The subject site contains uses that are typical in a Community Commercial zone (C-2) including clinics, offices, commercial services, commercial retail, drive-in restaurants, and restaurants with outdoor seating. The City of Albuquerque Comprehensive Zoning Code states that the C-1 zone, "provides suitable sites for office, service, institutional, and limited commercial uses to satisfy the day-to-day needs of residential areas."

The subject site serves a larger commercial purpose than the day-to-day needs of residential areas as this area of Coors Boulevard has 60,906 average weekday traffic trips according to the Mid-Region Council of Governments traffic counts in 2016 and over 43 acres of commercial/and use.

Additionally, sites in the immediate vicinity also feature uses not allowed or are only allowed conditionally in the Neighborhood Commercial (C-1) zone such as a bar serving liquor (Effingbar and Grill), kennel (Dogtopia Doggie Daycare), indoor/outdoor storage (Global Storage Coors), restaurant serving liquor (Mimmo's Ristorante and Pizzeria), and drive-up service windows (Taco Cabana and Burger King). The concentration, mix, and types of commercial uses surrounding and within the Coors/1-40 Activity Center fully demonstrate the existing zoning is inappropriate and that a different use category is more advantageous to the community.

Further, the existing zoning is inappropriate because changed community conditions justify the change. On May 17, 2018 the Integrated Development Ordinance became effective. The conversion zone will make the vacant 40,000 square foot building on the subject site nonconforming. The zone map amendment to C-2 will ensure that this building can be redeveloped at the current size.

- E. The additional allowed uses in the C-2 zone will not be harmful to the adjacent property or the surrounding area. As discussed by the applicant, many of the allowed uses in the C-2 zone exist as approved conditional uses on the site.
- F. The site has access to a full range of urban services and will be developed privately. The request will not result in any unprogrammed capital expenditures for the City.
- G. The applicant has justified the request as being more advantageous to the community as articulated in the applicable plans. While economics may be a factor in the request, it is not the determining factor.
- H. The applicant has justified the request as being more advantageous to the community as articulated in the applicable plans. The site is located on a major street, but this not the sole justification. The location is appropriate for the use.
- I. The request will not create a small area with zoning that is different from the surrounding zoning. As demonstrated in section c, the request clearly facilitates the realization of the applicable plans. The request will not create a spot zone.

- J. The request will not create a strip of land with zoning that is different from the surrounding zoning; the zoning applies to a larger center. As demonstrated in section c, the request clearly facilitates the realization of the applicable plans. The request will not create a strip zone
10. The Ladera Heights, West Bluff and Vista Grande Neighborhood Associations and the West Side Coalition of Neighborhoods were notified along with property owners within 100 feet of the site.
11. A facilitated meeting was not recommended or requested.
12. Staff has not received any public comment as of this writing.

RECOMMENDATION

APPROVAL/ of 18EPC-40023, a request for Zone Map Amendment from C-1 to C-2(SC) for for all or a portion of Tract M-A of Replat of Tracts M, N & L of corrected Summary Plat of Tract L, M & N, Northeast Unit Town of Atrisco Grant to Tracts M-A, N-A, O, P, Q & R; Tract N-A of Replat of Tracts M, N & L of corrected Summary Plat of Tract L, M & N, Northeast Unit Town of Atrisco Grant to Tracts M-A, N-A, O, P, Q & R; Tract O of Replat of Tracts M, N & L of corrected Summary Plat of Tract L, M & N, northeast Unit Town of Atrisco Grant to Tracts M-A, N-A, O, P, Q & R; Tract P of Replat of Tracts M, N & L of corrected Summary Plat of Tract L, M & N, Northeast Unit Town of Atrisco Grant to Tracts M-A, N-A, O, P, Q & R; Tract Q-1, Plat of Tracts Q-1 & Q-2 Town of Atrisco Grant Northeast Unit; and Tract Q-2, Plat of Tracts Q-1 & Q-2 Town of Atrisco Grant Northeast Unit;, based on the preceding Findings.

*Maggie Gould
Planner*

Notice of Decision cc list:

To be added after the hearing

AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

No adverse Comments

Office of Neighborhood Coordination

Long Range Planning

Zoning in place when this application was submitted converts to MX-L under the IDO. If the requested zone map amendment is granted, the zoning would convert to MX-M for parcels less than 5 acres in size and NR-C for parcels 5 acres or greater, per Table 2-2-1 in the IDO. This will result in a checkerboard pattern of zoning on this site. If MX-M is desired on all parcels in this shopping center, a zone map amendment should be submitted under the IDO.

The surrounding zoning is MX-L. A zone change to either MX-M or NR-C would be a change to this established pattern.

The shopping center is mostly within the Coors/I-40 Activity Center and a Major Transit corridor. Policies associated with this Center and Corridor should be carefully considered.

This shopping center is an Area of Change, so the policies on encouraging a mix of uses should be carefully considered.

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

- No objection to the request.

Hydrology Development

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations

WATER UTILITY AUTHORITY

Utility Services

1. 18EPC-40025 Zone Map Amendment (Zone Change)
 - Identification: UPC – 101106019716230805
 - a. No objection to the proposed zone map amendment.
 - b. If new development is desired request an availability statement at the link below:
 - i. http://www.abcwua.org/Availability_Statements.aspx
 - ii. Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.

**ENVIRONMENTAL HEALTH DEPARTMENT
PARKS AND RECREATION**

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

Zone Amendment – No Comment

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division - No Comment

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

ALBUQUERQUE PUBLIC SCHOOLS

This request will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

No adverse comments

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

No comments based on provided to date.



Looking northeast at building on the corner of Coors and Sequoia
Looking southwest at the main portion of the center





Looking east from near the center of the west side of the site



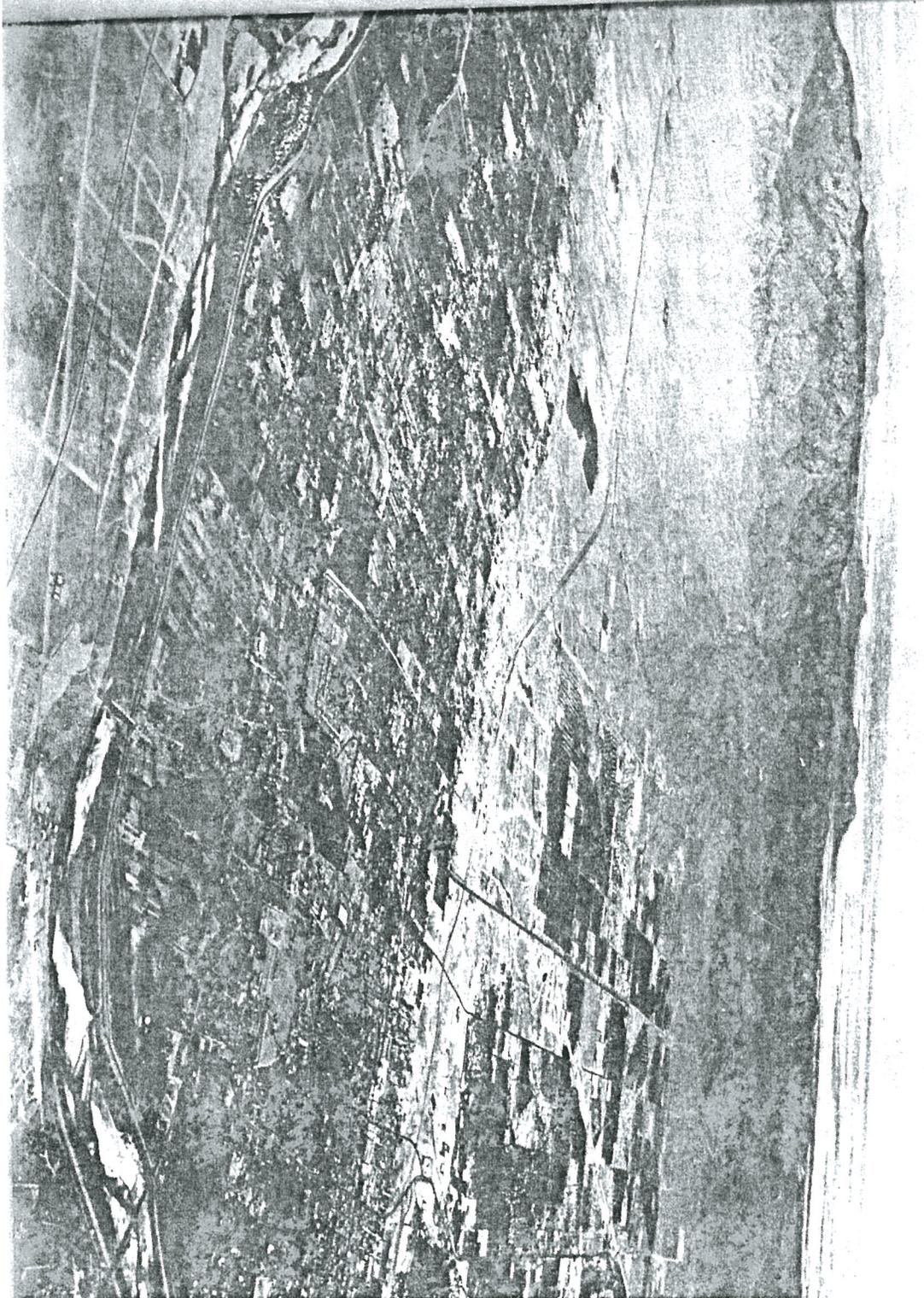
Looking north from the south side of the site



Vacant former grocery store on the northern part of the main center building

HISTORY

**city of albuquerque
· new mexico**



ZONE ATLAS

1965



2-11

MAP AMENDED THROUGH
JANUARY 1, 1955

LEGAL DESCRIPTION
T 16 N
R 2 E
SEC 2



CITY OF ALBUQUER

ZONE ATLAS

MAY 1977

Albuquerque/Bernalillo County Planning



LEGAL DESCRIPTION	T 10 N
	R 2 E
	SEC 2
TOWN OF ATRISCO, NEW MEXICO	
UNIFORM PROPERTY CODE	1-101-000

MAP ADVERTISED THROUGH
APRIL 1978

G-11-7

ALBUQUERQUE PLANNING DEPARTMENT

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION
P.O. Box 1293, Albuquerque, New Mexico 87103

DATE: July 24, 1979

NOTIFICATION OF DECISION

Stuart C. Sherman
American Southwest Development Co., Inc.
20 First Plaza
Suite 511
Albuquerque, New Mexico 87102

File: Z-79-78, Z-74-3
Location: Tracts A-32, A-33 & A-34,
Town of Atrisco Grant, Northeast
Unit; and Tract A-3 of SP-76-433

On July 19, 1979, the Environmental Planning Commission approved the above-mentioned request, thereby changing the zoning of the westerly 200 ft. of Tracts A-32, A-33, & A-34 to C-1, and approving the proposed site development plan for the above-mentioned property subject to the following conditions:

1. The pedestrianways between parking areas and buildings are appropriate and shall be of adequate width to provide for planting and landscaping in designated areas within those walkways.
2. The satellite building designated "retail" shall be deleted from the plan; the restaurant building shall be relocated approximately 20-30' back from Coors Boulevard to alleviate the appearance of strip commercial zoning along the street.
3. Pedestrian amenities shall be incorporated into the design.
4. A detailed landscaping plan shall be submitted for staff approval prior to issuance of building permits.
5. A drainage study satisfactory to the City Engineer is required.
6. Modifications to this plan may occur after the design study for this segment of Coors Boulevard is completed.

If you wish to appeal this decision, you must do so by 8-3-79 in the manner described below. A non-refundable filing fee of \$40 is required at the time the appeal is filed.

Appeal to the City Council. Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. If there is no appeal you can receive building permits any time after the appeal deadline quoted above provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the referenced application(s).

IF YOU RECEIVE APPROVAL FOR ANY REQUEST WHICH REQUIRES A SITE DEVELOPMENT PLAN, SEE ATTACHED SHEET FOR FURTHER INFORMATION.

Sincerely,

Jill Danforth
Jill Danforth
Board Secretary

cc: Robert Peters, 10 Tumbleweed NW; 87120
Carol Anderson, 9909 Palmer Ct. NW; 87120
Ervin Addy, 123 High SE; 87108

Letter of
Advice

ZONING

Please refer to the Zoning Code for specifics of
C-1 and C-2 zones.

APPLICATION INFORMATION



Supplemental Form (SF)	
SUBDIVISION	S Z ZONING & PLANNING
<input type="checkbox"/> Major subdivision action	<input type="checkbox"/> Annexation
<input type="checkbox"/> Minor subdivision action	<input checked="" type="checkbox"/> V Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
<input type="checkbox"/> Vacation	<input type="checkbox"/> P Adoption of Rank 2 or 3 Plan or similar Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
<input type="checkbox"/> Variance (Non-Zoning)	<input type="checkbox"/> D Street Name Change (Local & Collector)
SITE DEVELOPMENT PLAN	<input type="checkbox"/> L A APEAL / PROTEST of...
<input type="checkbox"/> for Subdivision	<input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other
<input type="checkbox"/> for Building Permit	
<input type="checkbox"/> Administrative Amendment (AA)	
<input type="checkbox"/> Administrative Approval (DRT, URT, etc.)	
<input type="checkbox"/> IP Master Development Plan	
<input type="checkbox"/> Cert. of Appropriateness (LUCC)	
STORM DRAINAGE (Form D)	
<input type="checkbox"/> Storm Drainage Cost Allocation Plan	

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): Jacqueline Fishman, AICP, Consensus Planning PHONE: 505-764-9801
 ADDRESS: 302 8th Street NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: fishman@consensusplanning.com
 APPLICANT: Ladera Partners LLC and Ladera Two Partners LLC C/O Houlihan-Parnes PHONE: _____
 ADDRESS: 4 W Red Oak Lane FAX: _____
 CITY: White Plains STATE NY ZIP 10604-3603 E-MAIL: _____
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Zone map amendment from C-1 to C-2

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

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

Lot or Tract No. See attached legal description Block: _____ Unit: _____
 Subdiv/Addn/TBKA: _____
 Existing Zoning: C-1 Proposed zoning: C-2 MRGCD Map No _____
 Zone Atlas page(s): G-11 UPC Code: 101106019716230805, 101106023316530806, 101106020613230804, 101106023413330803, 101106020509530802, 101106022910530807

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): ZA-80-313
1002641, 1000603, 1005458, 1011159, Z-1393, DRB-96-210, Z-79-78, Z-74-3, ZA-00-160, ZA-00-98, A79-78-1, CZ-69-64, AX-74-1

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 6 No. of proposed lots: 6 Total site area (acres): 14.6 acres
 LOCATION OF PROPERTY BY STREETS: On or Near: Between Coors Boulevard and Atrisco Drive and between Sequoia Road and Redlands Road
 Between: not including Nusenda Credit Union and _____
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Jacqueline Fishman DATE 4/30/18
 (Print Name) Jacqueline Fishman, AICP Applicant: Agent:

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>18 EPC - 40025</u>	<u>AZM</u>	_____	\$ <u>835.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	\$ <u>50.00</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>ADV</u>	_____	\$ <u>75.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>June 14, 2018</u>			Total \$ <u>960.00</u>

[Signature] 4-30-18 Project # 1000603
 Staff signature & Date

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

ANNEXATION (EPC08)

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

- SDP PHASE I - DRB CONCEPTUAL PLAN REVIEW (DRBPH1)** (Unadvertised)
- SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14)** (Public Hearing)
- SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2)** (Unadvertised)

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

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

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

AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)

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

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

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)

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

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

Jacqueline Fishman, AICP

Applicant name (print)

Jacqueline Fishman

4/27/18

Applicant signature & Date

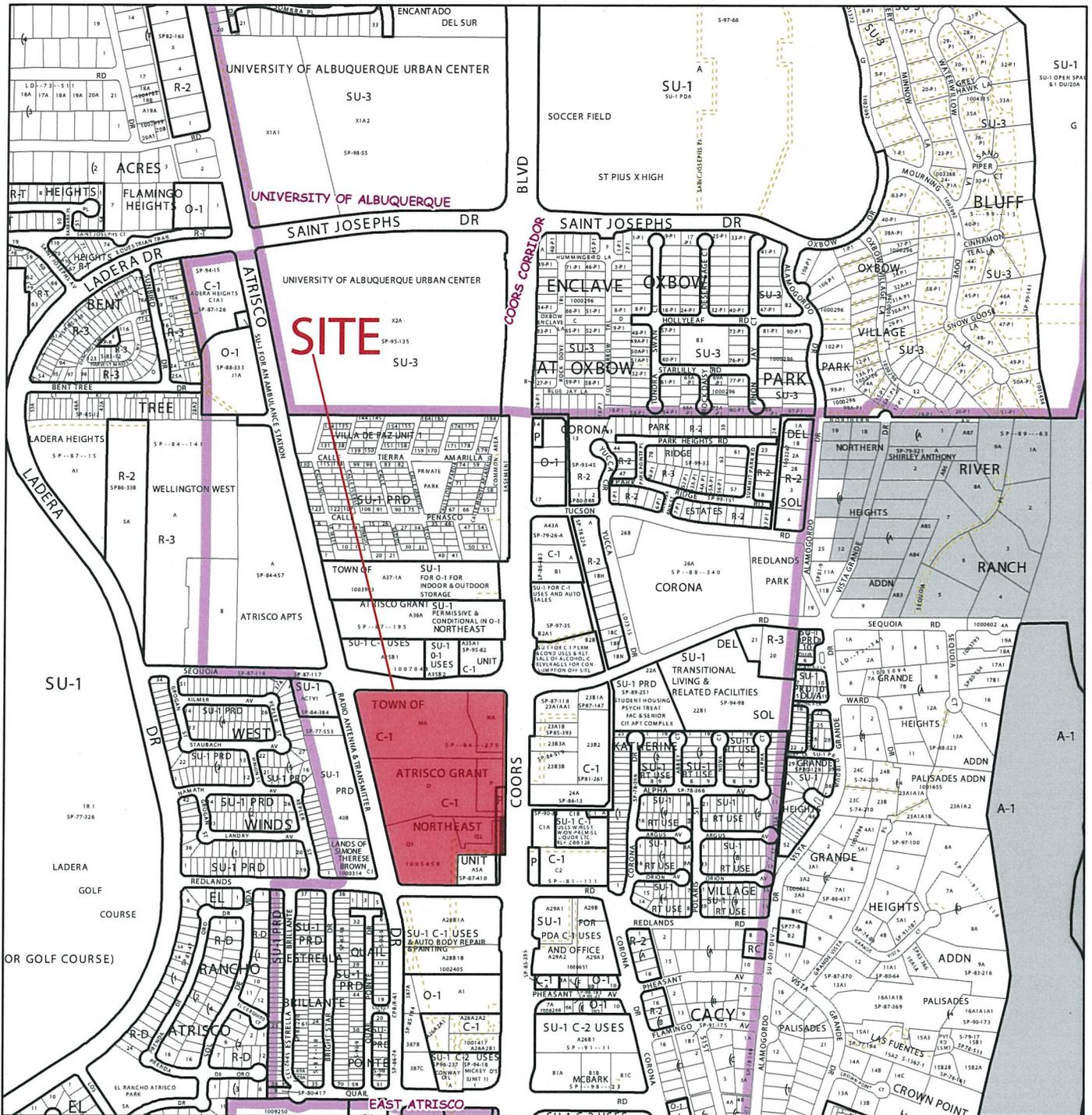


Revised: June 2011

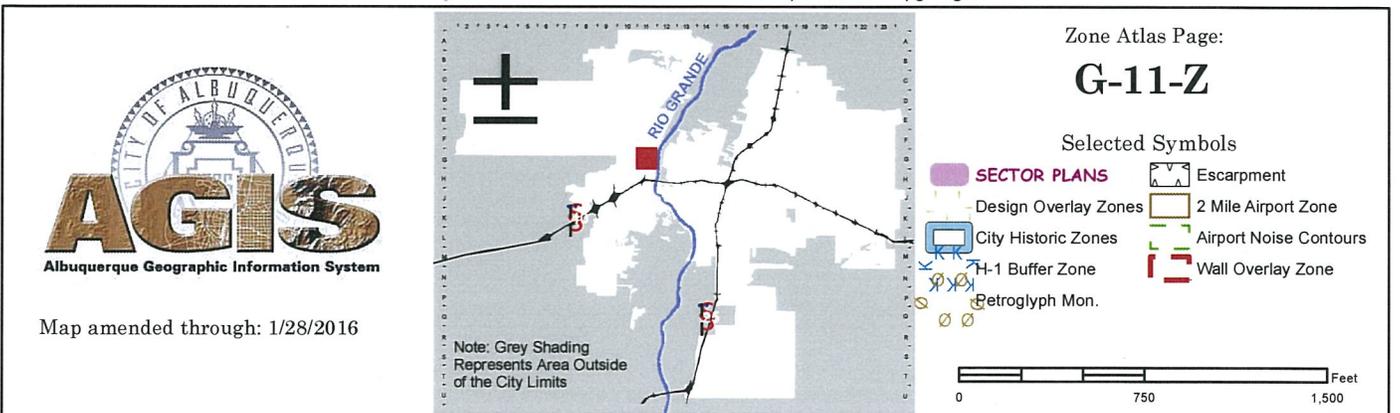
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
18EPC - 40025

[Signature] 4-30-18
Staff signature & Date
Project # 1000603



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



Zone Atlas Page:

G-11-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.



Note: Grey Shading Represents Area Outside of the City Limits

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Ladera Partners LLC and Ladera Two DATE OF REQUEST: 04/13/18 ZONE ATLAS PAGE(S): G-11
Partners LLC C/O Houlihan-Parnes

CURRENT:

ZONING C-1
PARCEL SIZE (AC/SQ. FT.) 14.6 acres

LEGAL DESCRIPTION: See attached legal description

LOT OR TRACT # _____ BLOCK # _____
SUBDIVISION NAME _____

REQUESTED CITY ACTION(S):

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

SITE DEVELOPMENT PLAN:

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

*includes platting actions

PROPOSED DEVELOPMENT:

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

GENERAL DESCRIPTION OF ACTION:

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

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

APPLICANT OR REPRESENTATIVE _____

DATE 4/19/18

(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 [X] BORDERLINE []

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

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

Layon [Signature]
TRAFFIC ENGINEER

04-19-18
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 _____

April 5, 2018

Mr. Derek Bohannon, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Ladera Shopping Center Zone Map Amendment

Dear Mr. Chairman:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent on this request for Zone Map Amendment for the Ladera Shopping Center. The property is located west of Coors Boulevard between Sequoia Road and Redlands Road NW and is legally described below. Ladera Partners LLC and Ladera Two Partners LLC C/O Houlihan-Parnes are the owners of the property.

Legal description:

- TR M-A OF RPLT OF TRS M N & L OF COR SUM PLAT OF TR L M ANDN NORTHEAST UNIT TOWN OF ATRISCO GRANT TO TRS M-A N-A O P Q & R CONT 4.946 AC
- TR N-A OF RPLT OF TRS M N & L OF COR SUM PLAT OF TR L M ANDN NORTHEAST UNIT TOWN OF ATRISCO GRANT TO TRS M-A N-A O P Q & R CONT 1.227 AC
- TR O OF REPLT OF TRS M N & L OF COR SUM PLAT OF TR L M AND N NORTHEAST UNIT TOWN OF ATRISCO GRANT TO TRS M-A N-A O P Q & R CONT 3.792 AC
- TR P OF REPLT OF TRS M N & L OF COR SUM PLAT OF TR L M AND N NORTHEAST UNIT TOWN OF ATRISCO GRANT TO TRS M-A N-A O P Q & R CONT 0.872 AC
- TR Q-1 PLAT OF TRS Q-1 & Q-2 TOWN OF ATRISCO GRANT NORTHEAST UNIT CONT 3.1282 AC
- TR P OF REPLT OF TRS M N & L OF COR SUM PLAT OF TR L M AND N NORTHEAST UNIT TOWN OF ATRISCO GRANT TO TRS M-A N-A O P Q & R CONT 0.872 AC

Thank you for your consideration.

Sincerely,



Theodore Sannella,
Managing Member

Ladera Partners LLC and Ladera Two Partners LLC C/O Houlihan-Parnes



City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
David S. Campbell, Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: 4/13/2018

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s):

Agent: Consensus Planning, Inc
Applicant: Ladera Partners LLC and Ladera Two Partners LLC C/O Houlihan-Parnes
Legal Description: See attached
Zoning: C-1
Acreage: 14.6 acres
Zone Atlas Page(s): G-11

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

SITE VISIT: N/A

RECOMMENDATIONS:

CERTIFICATE OF NO EFFECT ISSUED - ref O-07-72 Section 4B(2); property has been disturbed through previous land use/development

SUBMITTED BY:



Ethan Kalosky, MA
Cultural Resource Specialist
Acting City Archaeologist
Parametrix

4/13/18
Date

SUBMITTED TO:

Russell Brito, Planning Manager
City of Albuquerque Planning Department

Gould, Maggie S.

From: Jackie Fishman <fishman@consensusplanning.com>
Sent: Wednesday, May 23, 2018 3:53 PM
To: Gould, Maggie S.; Brito, Russell D.
Cc: Jaime Jaramillo; Jeff Stuve
Subject: Ladera Shopping Center; Project 1000603 / 18EPC-40025

Maggie and Russell –

Thanks for your comments regarding our proposed zone map amendment and the IDO conversion rules for the Ladera Shopping Center. On behalf of the applicant, would like to amend our request to add “SC” designation to the proposed C-2 zone. My understanding is that this will allow all of the parcels within the shopping center to convert to the MXM zone under the IDO. The applicant does not want to create a patchwork of lots zoned MXM and NRC within the Ladera Shopping Center.

Please let me know if you have any questions or if you need additional information regarding this request.

Sincerely,

Jacqueline Fishman, AICP

Principal
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
P: 505.764.9801
f: 505.842.5495

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



May 23, 2018

Mr. Derek Bohannon, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Landscape Architecture
Urban Design
Planning Services

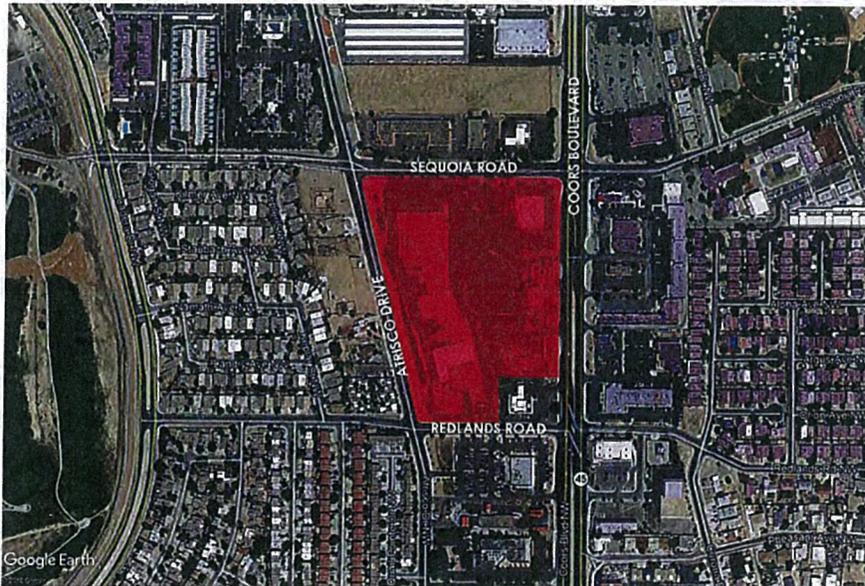
RE: Ladera Shopping Center Zone Map Amendment

Dear Mr. Chairman:

302 Eighth St. NW
Albuquerque, NM 87102

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

On behalf of Ladera Partners LLC and Ladera Two Partners LLC C/O Houlihan-Parnes (the Applicant), Consensus Planning submits this request for a Zone Map Amendment (ZMA) for the Ladera Shopping Center located on Coors Boulevard between Sequoia Road and Redlands Road (with the exception of Nusenda Credit Union). The purpose of this letter is to provide justification and respond to Resolution 270-1980 in support of our request for a ZMA on the subject property.



Site Aerial

Request Context and Summary

The 14.6-acre subject site is an appropriate location for the requested zoning as it is in an area with a strong mix of uses; in the Coors/I-40 Comprehensive Plan Activity Center; along the Coors Boulevard Major Transit Corridor; and within an Area of Change, as designated by the Comprehensive Plan.

PRINCIPALS

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



The subject site is currently developed with a mixture of commercial service and retail uses and is surrounded by public roadways, including Coors Boulevard to the east, Atrisco Road to the west, Sequoia Road to the north, and Redlands Road to the south. The surrounding neighborhoods and properties are developed in a strong mix of uses. The 790 (Blue Line Rapid Ride), 155 (Coors), and 96 (Crosstown Commuter) Routes stop on Coors just south of Sequoia Road.

The applicant's request is supported by Comprehensive Plan policies and meets the requirements for a zone change request, per Resolution 270-1980. There are existing buffers (right-of-way, landscaping, and setbacks) that separate the subject property from single-family and multi-family development in the immediate area.

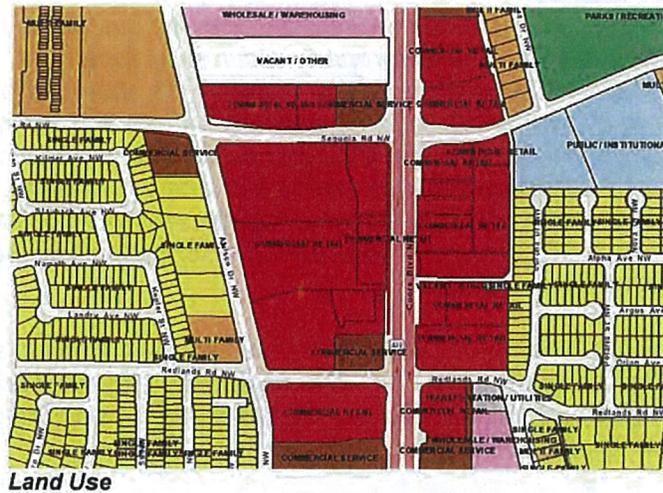
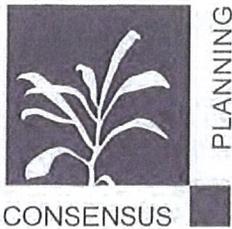
The property includes the following specific land uses:

- Dentist office
- Restaurant
- Salon
- Retail
- Animal clinic
- Insurance office
- Shipping (UPS)
- Dry cleaning
- Loan procurement
- Dog kennel
- Rehab center
- Gym
- Daycare
- Bank
- Drive-up service window
- Outdoor eating

In addition to these specific land uses, the property also contains a vacant 40,000 square foot building that previously housed a grocery store.

The existing zoning for the subject property is C-1. Similar and complementary uses surround the subject property. Adjacent properties are also zoned C-1, and SU-1 for a variety of PRD, O-1, C-1, C-1 Uses and Auto Body Repair and Painting, and Indoor and Outdoor Storage. Additionally, there are straight-zoned C-1 properties to the east and north. The proposed zoning is buffered from the multifamily and single family uses to the west via existing rights-of-way, landscaping, and setbacks.

Area	Zoning	Land Use
North	C-1, SU-1 for C-1, and SU-1 for O-1, R-1	Commercial Retail, Restaurant, and Bank, Multifamily
South	SU-1 for C-1 Uses and Auto Body Repair and Painting, SU-1 PRD	Commercial, Multifamily
East	C-1 and SU-1 for C-1 Permissive and Conditional Uses and Retail Sale of Alcoholic Beverages	Commercial, Restaurant
West	SU-1 PRD, SU-1 Radio Antenna and Transmitter	Multifamily, Single family, Utility



Land Use

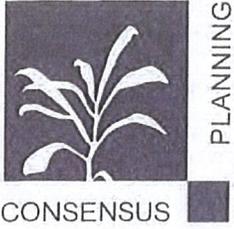
Responses to Resolution 270-1980

This request for a ZMA is compatible with and supportive of applicable plans and policies including Resolution 270-1980 policies A through J, West Side Strategic Plan, and Coors Corridor Plan. The proposed change will further contribute to the mixed-use character of the immediately surrounding area as well as the character of the Coors/I-40 Activity Center, Coors Boulevard as a Major Transit Corridor, and the Comprehensive Plan designated Area of Change. Applicant policy responses are italicized below corresponding to each cited policy.

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

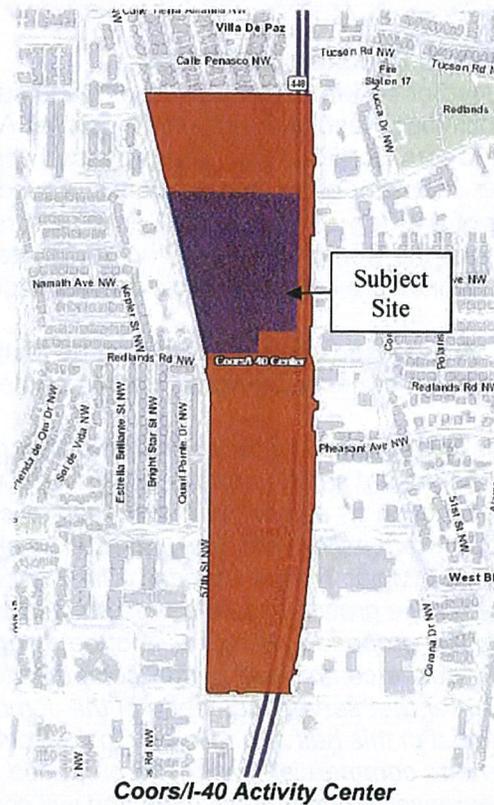
***Applicant Response:** The proposed zone change seeks to establish zoning that supports the health, safety, morals, and general welfare of the City and allows the site to function as a community commercial center. The subject site is located within a Comprehensive Plan designated Area of Change and Activity Center and is located on a Major Transit Corridor. The Comprehensive Plan clearly states that more intense growth should be maintained and directed to Centers and Corridors. The proposed change will not be disruptive to the surrounding community as the commercial center continues to operate as a successful Activity Center that serves the needs of the community. There are over 43 acres of commercial in this half of a mile on Coors Boulevard but limited to "neighborhood commercial" uses. The proposed zoning will provide a better range of permissive commercial uses and will continue to promote a high quality environment providing jobs near existing residential development.*

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



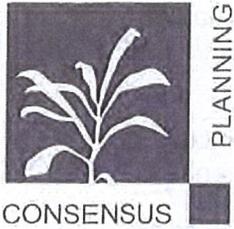
Applicant Response: The proposed zoning promote the stability of the land use and zoning for the area. The subject property is currently zoned C-1. The applicant is proposing to change this zoning to match the character of the shopping center to its appropriate zone. Matching land use and zoning with the description of surrounding compatible uses and zoning above, is evidence that the proposed zone change will result in zoning and land use stability. Allowing this shopping center to remain C-1 and subsequently convert to MX-L would limit the individual users to 10,000 square feet; therefore, ensuring that the 40,000 square foot building stays vacant.

Further, the subject site is located within the Coors and I-40 Center, as designated by the Comprehensive Plan. The applicant's proposed zone will continue to serve the surrounding and overall community by capturing regional growth in Centers and Corridors.



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

Applicant Response: The proposed zone change is not in conflict with applicable elements of the Comprehensive Plan, the West Side Strategic Plan, or the Coors Corridor Plan as demonstrated below:



Albuquerque Bernalillo County Comprehensive Plan, 2017

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

Applicant Response: *The subject site is within the Coors/I-40 Activity Center. This goal is furthered by proposing a zone change to a higher intensity commercial zone that matches existing uses and to further grows the site as a strong part of the Coors/I-40 Activity Center connected to the City via Coors Boulevard, a Major Transit Corridor.*

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

- c) Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.
- h) Encourage all new development, especially in designated Centers and Corridors, to address transit connections, linkages, and opportunities within the proposed development.

Applicant Response: *This policy and its sub-policies are furthered by tis requesting a higher intensity commercial zone that will attract regional growth into this important Center along a vital Transit Corridor in Albuquerque. Any future development or redevelopment will benefit from the transit connections to the 790 (Blue Line Rapid Ride), 155 (Coors), and 96 (Crosstown Commuter) Routes, which service the transit stop on Coors just south of Sequoia Road.*

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.

Applicant Response: *This policy is furthered by providing for more intense development in the Coors/I-40 Activity Center at this location. If approved, the subject property will convert to MX-M, which is also appropriate in this location because of the Activity Center and Major Transit Corridor designations. These designations alone, help to justify the higher intensity zone in this location.*

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

Applicant Response: *There is currently a range of commercial services and retail developed on the subject site. The range of services allowed will be even more broad under the C-2 zone and will further the policy by increasing the intensity of uses allowed on the site and providing the*



opportunity for more services that meet the needs of the neighborhoods and the population that drives this corridor or rides transit to/from this location on a daily basis.

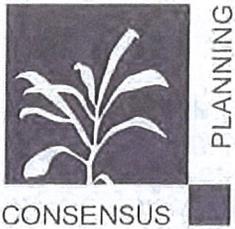
POLICY 5.1.10 Major Transit Corridors: Foster corridors that prioritize high- frequency transit service with pedestrian-oriented development.

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

Applicant Response: *The subject site is located on a Major Transit Corridor, Coors Boulevard. The built-out condition of the subject site currently provides a buffer between the commercial uses and residential neighbors via Atrisco Drive right-of-way, sidewalks, landscaping, a parking/loading area, and building setback. The residential neighborhood west of the subject site is approximately 285 feet to the west and pedestrian access is provided via sidewalks along Redlands and Sequoia Roads. These measures will continue to minimize negative impacts on nearby neighbors to this Activity Center on a Major Transit Corridor. In the future, the IDO Neighborhood Edges provisions will also guide redevelopment in this location further ensuring adequate buffering.*

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

- a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.
- b) Encourage development that offers choice in transportation, work areas, and lifestyles.
- e) Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.
- g) Locate quality commercial development and redevelopment in existing commercial zones and designated Centers and Corridors as follows:
 - i. In Activity Centers with development to serve adjacent neighborhoods with an emphasis on pedestrian and bicycle connections to nearby residential areas;
 - ii. In larger area-wide shopping centers located near intersections of arterial streets and provided with access via transit;
 - iii. Next to another shopping center at an intersection only when safe pedestrian crossings are provided to encourage shoppers to "park once" and walk to multiple stores; and



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

Applicant Response: *This policy and its many sub-policies are furthered by bringing a wide range of goods and services to neighborhoods within walking and biking distance. The location of this site within an Activity Center and along a Major Transit Corridor also offers more benefits to those neighborhoods with more regional type businesses and a choice in transportation. As the subject site redevelops over time with more businesses and higher intensity uses, the redevelopment will further improve this healthy, sustainable west side community with a mix of uses, bicycle and pedestrian connections to surrounding neighborhoods, next to other shopping centers, and constitutes infill that will be complementary to existing uses in the area in form and scale.*

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.

Applicant Response: *The subject site is currently an established shopping center, but one that is showing its age. Potential redevelopment on the site will promote an efficient development pattern that maximizes existing infrastructure therefore furthering this goal.*

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

Applicant Response: *The proposed zoning will facilitate additional redevelopment thereby furthering this goal. Future redevelopment and new development on the subject site will constitute infill that utilizes existing infrastructure.*

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

Applicant Response: *This goal is furthered by proposing zoning that will encourage different types of businesses to locate in this Activity Center. Any future businesses locating or relocating here will improve the jobs-housing balance on the west side.*

Policy 5.4.2 West Side Jobs: Foster employment opportunities on the West Side.

- a) Ensure adequate capacity of land zoned for commercial, office, and industrial uses west of the Rio Grande to support additional job growth.
- b) Prioritize employment opportunities within Centers.

- d) Promote the clustering of employment opportunities within business parks or industrial parks served by transit.

Applicant Response: *The subject site is currently inappropriately zoned as it is located in such a vital position – an Activity Center and along a Major Transit Corridor on the west side. The current condition does not ensure adequate capacity of land zoned for appropriate commercial and office uses west of the Rio Grande. The Community Commercial C-2 zone will help to increase the intensity of uses and capture future employment growth projected for this area thus furthering this policy.*

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

- b) Encourage development that expands employment opportunities.
- g) Encourage development where adequate infrastructure and community services exist.
- h) Encourage development in areas with a highly connected street grid and frequent transit service.

Applicant Response: *This policy is furthered by proposing a ZMA within an Area of Change, which makes it appropriate for growth of more intense development as it is also an Activity Center and located on a Major Transit Corridor. This zone change will expand employment opportunities as different types of business will be allowed to locate here. Further, this shopping center is developed, but not fully occupied. Adequate infrastructure supports the current conditions.*

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

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

Applicant Response: *The developed condition of the subject site currently provides a buffer between the commercial uses and residential neighbors via Atrisco Drive right-of-way, sidewalks, landscaping, a parking/loading area, and building setback thereby furthering this policy. The residential neighborhood west of the subject site is approximately 285 feet to the west. These measures will continue to provide an*

appropriate transition between uses in this Area of Change and the nearby Area of Consistency as the site further develops or redevelops. In the future, the IDO Neighborhood Edges provisions will also guide redevelopment in this location further ensuring adequate buffering.

POLICY 6.1.2 Transit-Oriented Development: Prioritize transit-supportive density, uses, and building design along Transit Corridors.

Applicant Response: *The subject site is located on Coors Boulevard, a Major Transit Corridor, and has a bus stop that serves three City routes. The subject site should be prioritized for higher intensity uses and transit-supportive density and will further this policy.*

POLICY 7.4.1 Parking Strategies: Provide parking options, optimize parking efficiencies, and plan for parking as essential infrastructure.

- a) Support 'park once and walk' opportunities.
- b) Encourage shared parking.
- c) Minimize overflow parking in residential areas, particularly in areas near Centers, institutions, and Open Space.

Applicant Response: *There is currently a mix of businesses in this Center, which share the parking facilities and naturally support a 'park once and walk' mentality. There is sufficient parking to support the businesses as to not create overflow parking issues into the residential areas nearby. Potential redevelopment of this site will continue to incorporate those practices and increase the range and mix of uses as to better serve as an optimum location for parking efficiencies.*

Goal 8.1 Placemaking: Create places where business and talent will stay and thrive.

Applicant Response: *John Brooks Grocery store was one of the important anchors at this location and its building has remained vacant since it closed. Increasing the zoning intensity to an appropriate zone will increase the likelihood that a larger and new range of business will locate or relocate to the shopping center and keep this shopping center vibrant and appropriate to serve the community's commercial needs. Leasing the anchor store will attract other complementary uses to the shopping center and encourage existing business to stay and thrive. Further, increasing the intensity will also increase the compatibility with the higher intensity uses existing on the property such as the dog kennel, three drive-up windows, and outdoor seating for a restaurant. Compatibility breeds comfort and assurances for businesses. The ZMA will further this policy by allowing different types of businesses and uses to thrive in this Activity Center.*

POLICY 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.



- a) Invest in Centers and Corridors to concentrate a variety of employment opportunities for a range of occupational skills and salary levels.

Applicant Response: *Changing the zoning on the subject site will create a more diverse commercial experience in the Coors/I-40 Activity Center that is well connected to other areas in the City via Coors Boulevard as a Major Transit Center. The policy will be furthered with the C-2 zone that encourages different types of businesses to locate or relocate to this Center as it grows into a regional, mixed-use area serving the existing neighborhood and surrounding areas with employment opportunities for a range of occupational skills and salary levels.*

POLICY 8.1.5 Available Land: Maintain sufficient land that is appropriately zoned to accommodate projected employment growth in targeted areas.

Applicant Response: *The subject site is currently inappropriately zoned as it is located in such a vital position – an Activity Center and along a Major Transit Corridor. The Community Commercial C-2 zone will help to increase the intensity and capture any employment growth projected for this area; thus furthering this policy.*

West Side Strategic Plan

The West Side Strategic Plan (WSSP) policies apply to the subject site. The site is located within the Ladera Area. The following WSSP policies and objectives are furthered by this request.

Policy 3.23: Location of commercial services, multifamily development, and public facilities shall be encouraged on the western side of the Ladera Community or in its central area to reduce trips to Coors Boulevard and provide easier access to services for neighborhoods west of the Ladera Golf Course. This development would occur in Neighborhood Centers designed to relate to the surrounding neighborhoods and be consistent with design guidelines for the area near the escarpment. Strip commercial development will not be allowed in this area.

Policy 3.24: The area just west of Coors and north of I-40 up to a point about 1000 feet south of Ladera Drive should be designed and developed as the Community Activity Center for Ladera.

Policy 3.25: Proposals for new development and rezonings in this area should be carefully analyzed to avoid negative impacts on the National Monument and other surrounding properties. Review of proposed projects should consider the design and site layout implications of any new development on surrounding properties.

Goal 10: The Plan should create a framework to build a community where its citizens can live, work, shop, play, and learn together while protecting the unique quality of life and natural and cultural resources for West Side residents.



Plan Objectives 1: Provide for a complete mix of land uses on the West Side, including opportunities for large -scale employment, in order to minimize the needs for cross-metro trips. Employment opportunities are encouraged on the West Side.

Plan Objectives 8: Promote job opportunities and business growth in appropriate areas of the West Side.

Applicant Response: *The above referenced goals, policies, and objectives are furthered by the zone map amendment to C-2 and the potential redevelopment of this site as proposed by the applicant. The uses within the Community Commercial C-2 zone are appropriate to provide the Ladera Community with commercial retail and services as the plan designates the subject site as part of the Community Activity Center for Ladera. The proposed zone change will not change with the existing buildings or character of the shopping center as to negatively impact the surrounding properties. Further, the ZMA will allow the Ladera Shopping Center to reach its full commercial potential in a prime location as an Activity Center and along a Major Transit Corridor to provide an Activity Center where its citizens can live, work, shop, play and learn, while providing for a mix of land uses and large-scale employment on the West Side. The zone map amendment will promote redevelopment and job opportunities for business growth in this vital Activity Center and Corridor.*

Coors Corridor Plan (1984)

The site is located within Segment 2 of the Coors Corridor Plan. The proposed ZMA furthers the following Coors Corridor Plan policies.

Issue 3 Land Use and Intensity of Development Policy 1 requires that land use decisions be made in accordance with adopted plans.

Applicant Response: *As articulated above, this Zone Map Amendment furthers the goals and policies of the both Comprehensive Plan and West Side Strategic Plan.*

Issue 3 Land Use and Intensity of Policy 3, Figure 30 recommends land uses with the Plan area; the Plan recommends the subject site be developed with commercial uses.

Applicant Response: *The site is and will continue to have commercial land uses pursuant to this Plan.*

Issue 3 Land Use and Intensity of Policy 5 recommends that the intensity of development is compatible with the roadway function, zoning, environmental concerns, and design guidelines.

Applicant Response: *The existing development and any future redevelopment of the subject property is not anticipated to have any adverse impact to the adjacent transportation system. The development of the site meets the design standards of the Coors Corridor Plan.*



Policy 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 categories more advantageous to the community, as articulated in the Comprehensive Plan or other city master plan, even though (D)(1) or (D)(2) above do not apply."

Applicant Response: *The existing zoning is inappropriate because a different use category is more advantageous to the community, as articulated by the Comprehensive Plan, West Side Strategic Plan, and Coors Corridor Plan. This is demonstrated by the plethora of applicable policies and goals this request furthers as addressed in Resolution 270-1980 Policy C above.*

*This site's existing commercial shopping center serves more than just the immediate neighborhood and is a Comprehensive Plan designated Activity Center warranting higher intensity uses. The subject site contains uses that are typical in a Community Commercial zone (C-2) including clinics, offices, commercial services, commercial retail, drive-in restaurants, and restaurants with outdoor seating. The City of Albuquerque Comprehensive Zoning Code states that the C-1 zone, "provides suitable sites for office, service, institutional, and **limited commercial uses** to satisfy the day-to-day needs of residential areas." As demonstrated in an earlier section of this letter, the subject site serves a larger commercial purpose than the day-to-day needs of residential areas as this area of Coors Boulevard has 60,906 average weekday traffic trips according to the Mid-Region Council of Governments traffic counts in 2016 and over 43 acres of commercial land use.*

Additionally, sites in the immediate vicinity also feature uses not allowed or are only allowed conditionally in the Neighborhood Commercial (C-1) zone such as a bar serving liquor (Effingbar and Grill), kennel (Dogtopia Doggie Daycare), indoor/outdoor storage (Global Storage Coors), restaurant serving liquor (Mimmo's Ristorante and Pizzeria), and drive-up service windows (Taco Cabana and Burger King). The concentration, mix, and types of commercial uses surrounding and within the Coors/I-40 Activity Center fully demonstrate the existing zoning is inappropriate and that a different use category is more advantageous to the community.

Further, the existing zoning is inappropriate because changed community conditions justify the change. On May 17, 2018 the Integrated Development Ordinance will become effective. The conversion zone will make the vacant 40,000 square foot building on the subject site nonconforming. The zone map amendment to C-2 will ensure that this building can be redeveloped at the size it currently is.

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



Applicant Response: *The permissive uses in the proposed zone will not be harmful to adjacent property, the neighborhood, or the community. The requested zone is Community Commercial (C-2), which is appropriate in an Activity Center. The more intense uses allowed in the C-2 zone that are not allowed in the C-1 zone include examples such as a clinic, alcoholic drink sales for consumption off-premises, vehicle sales, rental and repair, drive in restaurant, hospital for animals, and restaurant with outdoor eating. First, three of the six uses listed above currently exist within the shopping center as conditional uses. Second, the subject property's increase in intensity will not be harmful to adjacent property, the neighborhood, or the community as it has significant buffers surrounding the property in the form of landscaping and right-of-way. Third, all buildings face away from any residential property and regular patron traffic enter the shopping center from access points on Redlands, Coors, and Sequoia. Atrisco Drive is not used as a major access to the shopping center. Last, the proposed change will only help to further the intent of the Comprehensive Plan by increasing the intensity in zoning in a designated Area of Change, along a Major Transit Corridor, and Activity Center on the West Side. This ZMA will appropriately designate the subject site and help to meet existing and future needs of the community and passing traffic.*

Policy F "A proposed zone change which, to be utilized through land development, requires major and 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 on any special schedule."

Applicant Response: *The ZMA will not require any major and unprogrammed capital expenditures by the City. The subject site is developed and has existing surrounding infrastructure to support the existing site and future redevelopment efforts.*

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

Applicant Response: *Economic considerations pertaining to the applicant are not being used to justify this request; however, the potential for a greater range of commercial services and employment uses at this location will have a positive impact on the City and the West Side community. This request furthers the Comprehensive Plan, Coors Corridor Plan, and West Side Strategic Plan as it relates to increasing economic development and job creation on the West Side, and increasing the intensity of zoning and land uses in designated Activity Centers.*

Policy H "Location on a major street is not, in itself, sufficient justification of apartments, office, or commercial zoning."



CONSENSUS

PLANNING

Applicant Response: *The subject site is located with excellent access to I-40, Coors Boulevard, and the City's major street network, but this optimal location for services and jobs is not the sole justification for the requested zoning as stated in all other Resolution 270-1980 policies.*

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

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

Applicant Response: *This ZMA request covers an existing 14.6 acre shopping center surrounded by other C-1 and C-2 uses. Although this request will create a spot zone it will clearly facilitate realization of the Comprehensive Plan, Coors Corridor Plan, and West Side Strategic Plan related to higher intensity land uses in Activity Centers and along Corridors, jobs and economic development on the West Side, and improved quality of life for new and existing residents with a diverse economy.*

Policy J "A zone change request which would give a zone different from surrounding zoning to a strip of land along a street is generally called "strip zoning." Strip commercial zoning will be approved only where:

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

Applicant Response: *Approval of this request will create approximately 14.6 acres of C-2 zoned land. Although this request will create zoning that is different from surrounding zoning it is not a strip zone as the property is rectangular and has an average depth of approximately 600 feet.*



PLANNING

CONSENSUS

CONCLUSION

In conclusion, this request for a Zone Map Amendment is more advantageous as articulated by the Comprehensive Plan to the neighborhood and community because it will facilitate the provision of uses in a suitable location and in a responsible manner that is respectful to the adjacent neighborhoods and greater community area. The Ladera Shopping Center, 14.6 acres in size, is not a neighborhood center and clearly provides commercial services to the larger community on the west side.

Approval of the proposed zoned change will promote redevelopment in the area and attract similar, future efforts to continue to improve the area. There are single and multi-family development and residents that will benefit from this use, as well as similar and compatible uses surrounding the property. The zone change will further multiple goals and policies of the Comprehensive Plan.

On behalf of the Applicant, we respectfully request that the Environmental Planning Commission approve the request for this Zone Map Amendment. Thank you for your consideration.

Sincerely,

Jacqueline Fishman, AICP
Principal

NOTIFICATION &
NEIGHBORHOOD INFORMATION

Neighborhood Notification Letters Must Include the Following:

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

1. The street address for the subject property;
2. The currently recorded legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision;
3. A physical description of the location, referenced to streets and existing land uses;
4. A complete and detailed description of the action(s) being requested;
5. ***** NEW*** Facilitated Meeting Information** – All notification letters must include the following text:
Affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660.
A facilitated meeting request must be received by ADR by: May 14, 2018.
6. *****NEW*** Public Hearing Information** - Hearing Date, Start Time and Location.

Neighborhood Notification Checklist

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

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

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

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

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

Thank you for your cooperation on this matter.

From: Quevedo, Vicente M.
To: Jaime Jaramillo
Subject: Notification Inquiry_W of Coors Boulevard between Sequoia Road and Redlands Road NW_EPC
Date: Monday, April 16, 2018 1:03:29 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[Page_G-11%_SITE.PDF](#)
[Notification Inquiry_West of Coors Boulevard between Sequoia Road and Redlands Road NW_EPC.xlsx](#)
[INSTRUCTION SHEET FOR APPLICANTS.pdf](#)

Jaime,

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

Association Name	First Name	Last Name	Address Line 1	City	State	Zip	Mobile Phone	Phone	Email
Ladera Heights NA	Marie	Ludi	6216 St. Josephs Avenue NW	Albuquerque	NM	87120		5058399153	aludi2wo@yahoo.com
Ladera Heights NA	Allan	Ludi	6216 St. Josephs Avenue NW	Albuquerque	NM	87120		5058399153	aludi415@gmail.com
West Bluff NA	Dr. Joe	Valles	5020 Grande Vista Court NW	Albuquerque	NM	87120	5057200253	5058361847	joevalles@aol.com
West Bluff NA	Patrishia	Dyea	5012 Bridges Avenue NW	Albuquerque	NM	87120		5057171976	patriciadyea5012@comcast.net
Vista Grande NA	Richard	Schaefer	3579 Sequoia Place NW	Albuquerque	NM	87120	5059179909	5058363673	Schaefer@unm.edu
Vista Grande NA	Berent	Groth	3546 Sequoia Place NW	Albuquerque	NM	87120	5052666700		berentgroth@mac.com
Westside Coalition of Neighborhood Associations	Gerald	Worrall	1039 Pinatubo Place NW	Albuquerque	NM	87120	5059331919	5058390893	jfworrall@comcast.net
Westside Coalition of Neighborhood Associations	Harry	Hendriksen	10592 Rio del Sole NW	Albuquerque	NM	87114		5058903481	hhhen@comcast.net

Respectfully,

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

Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Friday, April 13, 2018 10:19 AM
To: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Notification Inquiry Sheet Submission

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

Contact Name
 Jaime Jaramillo
 Company Name
 Consensus Planning
 Address
 302 8th Street NW
 City
 Albuquerque
 State
 NM
 ZIP
 87102
 Telephone Number
 5057649801
 Email Address
jaramillo@consensusplanning.com

Anticipated Date of Public Hearing (if applicable):
 June 14, 2018

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

- TR M-A OF RPLT OF TRS M N & L OF COR SUM PLAT OF TR L M ANDN NORTHEAST UNIT TOWN OF ATRISCO GRANT TO TRS M-A N-A O P Q & R CONT 4.946 AC
- TR N-A OF RPLT OF TRS M N & L OF COR SUM PLAT OF TR L M ANDN NORTHEAST UNIT TOWN OF ATRISCO GRANT TO TRS M-A N-A O P Q & R CONT 1.227 AC
- TR O OF REPLT OF TRS M N & L OF COR SUM PLAT OF TR L M AND N NORTHEAST UNIT TOWN OF ATRISCO GRANT TO TRS M-A N-A O P Q & R CONT 3.792 AC
- TR P OF REPLT OF TRS M N & L OF COR SUM PLAT OF TR L M AND N NORTHEAST UNIT TOWN OF ATRISCO GRANT TO TRS M-A N-A O P Q & R CONT 0.872 AC
- TR Q-1 PLAT OF TRS Q-1 & Q-2 TOWN OF ATRISCO GRANT NORTHEAST UNIT CONT 3.1282 AC
- TR P OF REPLT OF TRS M N & L OF COR SUM PLAT OF TR L M AND N NORTHEAST UNIT TOWN OF ATRISCO GRANT TO TRS M-A N-A O P Q & R CONT 0.872 AC

Located on/between (physical address, street name or other identifying mark):
 West of Coors Boulevard between Sequoia Road and Redlands Road NW
 This site is located on the following zone atlas page:
 G-11

=====

This message has been analyzed by Deep Discovery Email Inspector.

Typical



May 3, 2018

Marie Ludi
6216 St. Josephs Avenue NW
Albuquerque, NM 87120

Allan Ludi
6216 St. Josephs Avenue NW
Albuquerque, NM 87120

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

Dear Ms. Ludi, Mr. Ludi, and the Ladera Heights Neighborhood Association:

This letter is notification that Consensus Planning has submitted a request for a Zone Map Amendment to the Environmental Planning Commission (EPC), on behalf of Ladera Partners LLC and Ladera Two Partners LLC C/O Houlihan-Parnes.

The 14.6-acre subject site is called the Ladera Shopping Center and is located on Coors Boulevard between Sequoia Road and Redlands Road (with the exception of Nusenda Credit Union). The site is currently zoned C-1 and the applicant is requesting a zone change to C-2. The proposed zoning is intended match that of the existing land use and Comprehensive Plan Activity Center designation and be consistent with how the shopping center currently functions to serve the broader community.

The EPC hearing for this application will be held on **June 14, 2018** 8:30 a.m. at the Plaza del Sol Building, located at 600 2nd Street NW.

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Please note, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by May 14, 2018.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jacqueline Fishman', written over a horizontal line.

Jacqueline Fishman, AICP
Principal

Enclosed: Zone Atlas Page

PRINCIPALS

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

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Extra Services & Fees (check box, add fee as appropriate)	\$2.75
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<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: Gerald Worrall
 Street and #: 1039 Pinatubo Place NW
 City, State, ZIP+4: Albuquerque, NM 87120

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



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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: Harry Hendriksen
 Street and #: 10592 Rio del Sole NW
 City, State, ZIP+4: Albuquerque, NM 87114

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



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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 Schaefer
 Street and #: 3579 Sequoia Place NW
 City, State, ZIP+4: Albuquerque, NM 87120

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



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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: Berent Groth
 Street and #: 3546 Sequoia Place NW
 City, State, ZIP+4: Albuquerque, NM 87120

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



7018 0360 0000 6686 8719

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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: Allan Ludi
 Street and #: 6216 St. Josephs Avenue NW
 City, State, ZIP+4: Albuquerque, NM 87120

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



7018 0360 0000 6686 8696

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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: Marie Ludi
 Street and #: 6216 St. Josephs Avenue NW
 City, State, ZIP+4: Albuquerque, NM 87120

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



7018 0360 0000 0960 9702

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ALBUQUERQUE, NM 87120

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 Dr. Joe Valles
Street and 5020 Grade Vista Court NW
City, State, Albuquerque, NM 87120



04/30/2018

7578 9899 0000 0960 9702

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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

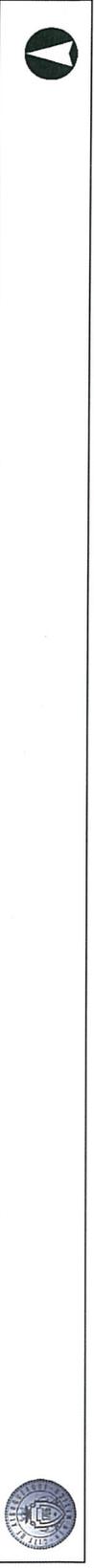
Postage
\$0.50

Total Postage and Fees
\$6.70

Sent To Patrisha Dyea
Street and 5012 Bridges Avenue NW
City, State, Albuquerque, NM 87120

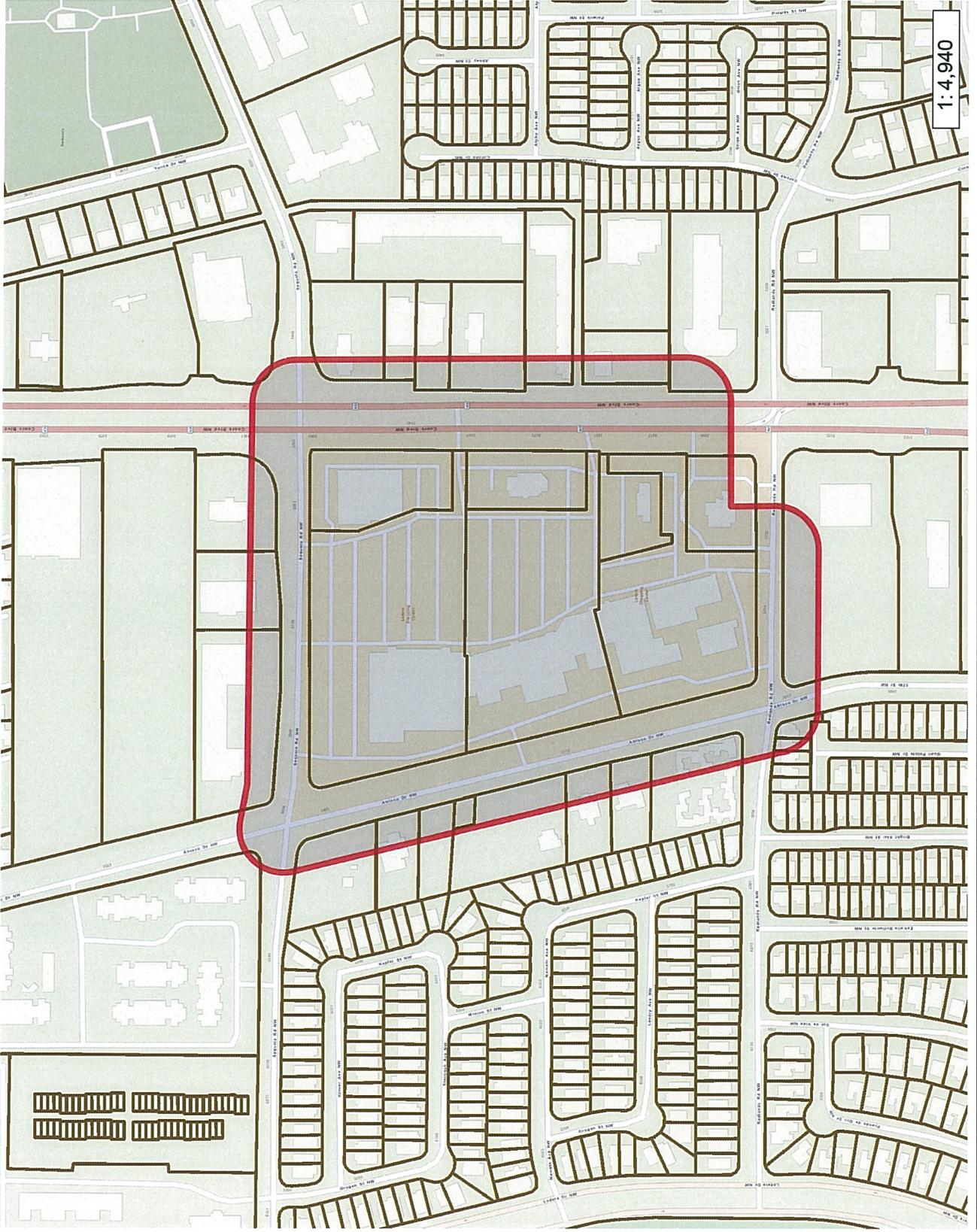


04/30/2018



Legend

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



1 : 4,940

Notes

**Created by
Consensus Planning**

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR LEGAL PURPOSES



May 3, 2018

Typical

Property Owner:

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission will hold a **Public Hearing on Thursday, June 14, 2018 at 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the following item.

EPC RULES OF CONDUCT OF BUSINESS

A copy of the Rules of Conduct is posted on the Planning Department's website at <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission> and printed copies are available in the Planning Department office on the third floor of the Plaza del Sol Building, 600 Second Street NW. For more information, please contact Russell Brito, Current Planning Division Manager, at (505) 924-3337 or at rbrito@cabq.gov.

Staff reports and supplemental materials are posted on the City website, <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-staff-reports>, on Thursday, June 7, 2018.

REQUEST

Consensus Planning, agent for Ladera Partners LLC and Ladera Two Partners LLC C/O Houlihan-Parnes, requests a Zone Map Amendment for all of a portion of the Ladera Shopping Center located on Coors Boulevard between Sequoia Road and Redlands Road, containing approximately 14.6 acres. The request is for a Zone Map Amendment from C-1 to C-2. The legal description is as follows:

- TR M-A OF RPLT OF TRS M N & L OF COR SUM PLAT OF TR L M ANDN NORTHEAST UNIT TOWN OF ATRISCO GRANT TO TRS M-A N-A O P Q& R CONT 4.946 AC
- TR N-A OF RPLT OF TRS M N & L OF COR SUM PLAT OF TR L M ANDN NORTHEAST UNIT TOWN OF ATRISCO GRANT TO TRS M-A N-A O P Q& R CONT 1.227 AC
- TR O OF REPLT OF TRS M N & L OF COR SUM PLAT OF TR L M AND N NORTHEAST UNIT TOWN OF ATRISCO GRANT TO TRS M-A N-A O P Q & R CONT 3.792 AC
- TR P OF REPLT OF TRS M N & L OF COR SUM PLAT OF TR L M AND N NORTHEAST UNIT TOWN OF ATRISCO GRANT TO TRS M-A N-A O P Q & R CONT 0.872 AC
- TR Q-1 PLAT OF TRS Q-1 & Q-2 TOWN OF ATRISCO GRANT NORTHEAST UNIT CONT 3.1282 AC
- TR P OF REPLT OF TRS M N & L OF COR SUM PLAT OF TR L M AND N NORTHEAST UNIT TOWN OF ATRISCO GRANT TO TRS M-A N-A O P Q & R CONT 0.872 AC

If you have questions or need additional information regarding this request contact Mr. Russell Brito, City Planning at (505) 924-3337 or at rbrito@cabq.gov.

Sincerely,

Consensus Planning, Inc.

Property Owner Contacts

WARD CARMEN L & CAROLE
CO-TRUSTEES F W LEWIS
TRUST
2715 RIO ENCANTADO CT NW
ALBUQUERQUE NM 87107-2963

MARQUEZ RICHARD R &
BARBARA M
3009 QUAIL POINTE DR NW
ALBUQUERQUE NM 87120

LOUIE 1992 FAMILY TRUST
MAY C LOUIE TR C/O BETTY
LOUIE
667 GRANT AVE
SAN FRANCISCO CA 94108-2401

MARTINEZ HERMAN
3228 KEPLER ST NW
ALBUQUERQUE NM 87120-1408

GALLEGOS PAUL A &
MARGARITA C
3023 ATRISCO DR NW
ALBUQUERQUE NM 87120-1401

SAAVEDRA NICANOR &
FRANCINE
3019 ATRISCO DR NW
ALBUQUERQUE NM 87120

COLE WG ALBUQUERQUE (3400
COORS) NM LLC C/O
WALGREEN'S CO RE PROPERTY
TAX DEPT
PO BOX 1159

MB PROPERTIES 5300 LLC
7027 MONTGOMERY BLVD NE
#C
ALBUQUERQUE NM 87109-1505

NM EDUCATORS FEDERAL
CREDIT UNION
PO BOX 8530
ALBUQUERQUE NM 87198

RAMOS HECTOR M &
KIMBERLY M
3333 ATRISCO DR NW
ALBUQUERQUE NM 87120

CRACKER BARREL OLD
COUNTRY STORE INC C/O
CBOCS INC ATTN: PROP MGT
307 HARTMANN DR
LEBANON TN 37087-2519

ALBUQUERQUE MENTAL
HEALTH HOUSING
PO BOX 27459
ALBUQUERQUE NM 87125-7459

LUCERO DAVID A & HILDA F
7220 SETTLEMENT WAY NW
ALBUQUERQUE NM 87120

RUIZ DEVELOPMENT LC
PO BOX 66960
ALBUQUERQUE NM 87193

VKC DELIGHTS INC
322 JULIE RIVERS RD
SUGAR LAND TX 77478-3179

WENDYS PROPERTIES LLC
ONE DAVE THOMAS BLVD
DUBLIN OH 43017

MOUNTAIN STATES
TELEPHONE CO STATION 9
220 MONROE SE
ALBUQUERQUE NM 87103

ZAMORA DAVID & DORRIE
ANN
5812 JONES PL NW
ALBUQUERQUE NM 87120

MESA RIDGE APARTMENTS
LLC C/O MONARCH
INVESTMENT
2195 N STATE HWY 83 SUITE
14B

PLAZA LADERA LIMITED
LIABLITY CO
60 ROCK POINTE PL NE
ALBUQUERQUE NM 87122-1915

JONES INTERCABLE INC C/O
COMCAST CORPORATION
ONE COMCAST CENTER
PHILADELPHIA PA 19103

WELLS FARGO BANK NEW
MEXICO N A C/O DELOITTE
TAX LLP
PO BOX 2609
CARLSBAD CA 92018-2609

DELGADO-KENNEDY GLADYS
6111 ST JOSEPHS CT NW
ALBUQUERQUE NM 87120

RAMIREZ LAURA B
3019 QUAIL POINTE DR NW
ALBUQUERQUE NM 87120-6181

CARRILLO JESSICA J
3015 QUAIL POINTE DR NW
ALBUQUERQUE NM 87120-6181

Neighborhood Association Contacts

Marie Ludi
6216 St. Josephs Avenue NW
Albuquerque, NM 87120

Berent Groth
3546 Sequoia Place NW
Albuquerque, NM 87120

Allan Ludi
6216 St. Josephs Avenue NW
Albuquerque, NM 87120

Richard Schaefer
3579 Sequoia Place NW
Albuquerque, NM 87120

Jacque Mangham
6170 Cotton Tail Road NE
Rio Rancho, NM 87144

Harry Hendriksen
10592 Rio del Sole NW
Albuquerque, NM 87114

Judith Kanester
53 Calle Monte Aplanado NW
Albuquerque, NM 87120

Gerald Worrall
1039 Pinatubo Place NW
Albuquerque, NM 87120