

## **Gould, Maggie S.**

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**From:** Malak Hakim <hakim@consensusplanning.com>  
**Sent:** Thursday, March 01, 2018 5:31 PM  
**To:** Gould, Maggie S.  
**Cc:** Jim Strozier  
**Subject:** RE: Project #1000042 - Clarification

Hi Maggie,

Certainly! The proposed zone change will allow the use of the property for R-2 (residential) uses. Specifically, the proposed property entitlement will allow townhouse style apartments to develop on the site, as proposed by the applicant. This use will protect and enhance the character of the existing single-family neighborhood to the north of the property (Kirtland Community) by extending residential uses onto the subject property. The existing zoning does not further the Area of Consistency policies and the proposed zone change and associated use would be better for the community. Specifically, the proposed zoning is compatible with the scale and intensity of the existing single-family development to the north and provides an appropriate transition to the more intense existing and future uses surrounding the property, furthering Area of Consistency Policy 5.6.3 and sub-policy b. Additionally, the proposed zoning caters to Areas of Consistency sub-policies d. and e. whereby the proposed zone change aligns with the existing single-family uses and is compatible with abutting properties, the DaVita Medical clinic (an existing employment opportunity), and evolving development patterns (the need for housing choice variety that is not limited only to student housing).

Please let me know if you require any further analysis or clarification.

Thank you,

Malak Hakim, AICP

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**From:** Gould, Maggie S. [mailto:MGould@cabq.gov]  
**Sent:** Thursday, March 01, 2018 5:07 PM  
**To:** Malak Hakim <hakim@consensusplanning.com>  
**Cc:** Jim Strozier <cp@consensusplanning.com>  
**Subject:** RE: Project #1000042 - Clarification

Thank you Malak,  
I appreciate the fast response.

If you could please address Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space. These are the subpolicies, if you feel that any of them are relevant.

- a) Use Figure 5-6 created according to the methodology described in Section 5.1.2.5, to determine where Areas of Consistency policies apply.
- b) Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.
- c) Carefully consider zone changes from residential to non-residential zones in terms of scale, impact on land use compatibility with abutting properties, and context.
- d) In areas with predominantly single-family residential uses, support zone changes that help align the appropriate zone with existing land uses.

- e) In areas with predominantly non-residential uses, carefully consider zone changes from non-residential to mixed-use or residential zones for potential impact on land use compatibility with abutting properties, employment opportunities, and historic development patterns.
- a) Limit the location of higher-density housing and mixed-use development to areas within ¼ mile of transit stations and within 660 feet of arterials and Corridors as an appropriate transition to single-family neighborhoods.
- b) Provide setbacks and/or setbacks to protect solar access and privacy on abutting single-family residential properties.
- c) See Policy 5.6.4 below on appropriate transitions where Areas of Consistency abut Areas of Change.
- d) See Community Identity Policy 4.1.4 to preserve and enhance distinct communities
- e) See Heritage Conservation Goal 11.3 for policies on appropriate development near to parks and open space areas.

*Maggie Gould, MCRP*

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**From:** Malak Hakim [<mailto:hakim@consensusplanning.com>]

**Sent:** Thursday, March 01, 2018 2:25 PM

**To:** Gould, Maggie S.

**Cc:** Jim Strozler

**Subject:** Project #1000042 - Clarification

Good Afternoon Maggie,

It has been brought to our attention that the subject property for Project #1000042, under consideration for a Zone Map Amendment, is in fact in an Area of Consistency, as qualified by the recently updated and adopted Albuquerque Bernalillo County Comprehensive Plan (2017). In the justification letter that has accompanied our request and included as part of our application to the City, we misidentify the property to be located within an Area of Change. This is due to an oversight and misread of Comprehensive Plan Figure 5-6. Also, land directly south, adjacent to the property, and included as part of the overall Site Plan for Subdivision that governs this site and others surrounding it, has been identified to be in an Area of Change.

Even as an Area of Consistency, we believe that the proposed zone change request to R-2 is justified based on being more advantageous to the community. The proposed zone change and use will continue the consistency of uses from the neighborhood to the north of this property. The zone change is also more appropriate for this parcel and the surrounding residential properties for the reasons provided in the justification letter. R-2 will continue to maintain the desired consistency of residential uses.

Thank you,

**Malak Hakim, AICP**  
**Senior Planner**  
**Consensus Planning, Inc.**  
**505.764.9801**

**<https://ddei3-0-ctp.trendmicro.com:443/wis/clicktime/v1/query?url=www.consensusplanning.com&umid=78D0F6BF-6660-7D05-AACB-03B8EB3EA5BA&auth=f0ebcd052f61e7a39dc93191e8a01d02608499af-5460df329ae88bf2e01c9bd73a070fd91bc94aef>**  
**[www.linkedin.com/in/malakhakim/](http://www.linkedin.com/in/malakhakim/)**

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