

City of Albuquerque

Office of the City Clerk

Timothy M. Keller, Mayor

Ethan Watson, Acting City Clerk

Interoffice Memorandum

February 12, 2020

To: CITY COUNCIL

From: Camille Cordova, City Clerk Executive Assistant *CC*

Subject: BILL NO. O-19-89; ENACTMENT NO. O-2020-006

I hereby certify that on February 12, 2020, the Office of the City Clerk received Bill No. O-19-89 as signed by the president of the City Council, Patrick Davis. Enactment No. O-2020-006 was passed at the February 3, 2020 City Council meeting. Mayor Keller did not sign the approved Ordinance within the 10 days allowed for his signature and did not exercise his veto power. Pursuant to the Albuquerque City Charter Article XI, Section 3, this Ordinance is in full effect without Mayor's approval or signature. This memorandum shall be placed in the permanent file for Bill No. O-19-89.

Sincerely,

Ethan Watson
Acting City Clerk

**CITY of ALBUQUERQUE
TWENTY THIRD COUNCIL**

COUNCIL BILL NO. O-19-89 ENACTMENT NO. D-2020-006

SPONSORED BY: Isaac Benton and Trudy E. Jones, by request

ORDINANCE

ADOPTING ZONING CONVERSION RULES FOR PROPERTIES IN BATCH 3 OF THE PHASE 2 ZONING CONVERSION EFFORT AS DIRECTED BY CITY COUNCIL RESOLUTION 18-29 AND UPDATING THE OFFICIAL ZONING MAP.

WHEREAS, the City Council, the governing body of the City of Albuquerque, has the authority to adopt and amend plans for the physical development of areas within the planning and platting jurisdiction of the City authorized by statute, Section 3-19-3, NMSA 1978, and by its home rule powers; and

WHEREAS, the City’s zoning powers are established by the City Charter, in which Article I, Incorporation and Powers, allows the City to adopt new regulatory structures and processes to implement the Albuquerque/Bernalillo County Comprehensive Plan (“Comp Plan”) and help guide future legislation; Article IX, Environmental Protection, empowers the City to adopt regulations and procedures to provide for orderly and coordinated development patterns and encourage conservation and efficient use of water and other natural resources; and Article XVII, Planning, establishes the City Council as the City’s ultimate planning and zoning authority; and

WHEREAS, the City Council adopted an updated Comp Plan on March 20, 2017 via R-16-108 (Enactment No. R-2017-026), including goals and policies to maintain healthy, vibrant, and distinct communities through zoning and design standards that are consistent with long-established residential patterns; and

WHEREAS, the Comp Plan establishes a complementary pair of Development Areas – Areas of Change, where growth is encouraged and higher-density and higher-intensity uses are the most appropriate, and Areas

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1 of Consistency, where the existing pattern of uses, density, and intensity is to
2 be maintained and reinforced over time; and

3 WHEREAS, the Integrated Development Ordinance (IDO) was drafted as
4 part of a citywide effort to update and replace the City’s 40-year-old, 1970s-era
5 Comprehensive Zoning Code, and as the primary regulatory tool to implement
6 the Comp Plan for land within the municipal boundaries of the City of
7 Albuquerque; and

8 WHEREAS, the IDO’s stated purpose is to implement the Comp Plan;
9 ensure that all development in the City is consistent with the intent of other
10 plans and policies adopted by City Council; ensure provision of adequate
11 public facilities and services for new development; protect quality and
12 character of residential neighborhoods; promote economic development and
13 fiscal sustainability of the City; provide efficient administration of City land
14 use and development regulations; protect health, safety, and general welfare
15 of the public; provide for orderly and coordinated development patterns;
16 encourage conservation and efficient use of water and other natural
17 resources; implement a connected system of parks, trails, and open spaces to
18 promote improved outdoor activity and public health; provide reasonable
19 protection from possible nuisances and hazards and to otherwise protect and
20 improve public health; and encourage efficient and connected transportation
21 and circulation systems for motor vehicles, bicycles, and pedestrians; and

22 WHEREAS, the IDO was drafted to be consistent with and implement Comp
23 Plan goals and policies; and

24 WHEREAS, the IDO helps to implement Comp Plan goals and policies by
25 providing a set of zone districts (§14-16-2) that range from low intensity to
26 high intensity and designating the appropriate mix of land uses in each zone
27 district; and

28 WHEREAS, with the adoption of the IDO, the City Council adopted zoning
29 conversion rules for approximately 750 categories of Special Use zones that
30 were site-specific (i.e. SU-1 zones), approximately 450 Special Use zones
31 established by the adoption of Sector Development Plans (i.e. SU-2 and SU-3
32 zones), and approximately 20 base zones from the Comprehensive Zoning
33 Code to convert pre-existing zone districts to base zone districts established

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1 by the IDO in the Official Zoning Map (§14-16-1-6) that matched as closely as
2 possible the permissive uses in each zone; and

3 WHEREAS, the intent of the IDO was to update the City’s land use and
4 zoning framework to protect the character of existing development and to
5 regulate future development without eliminating or limiting the ability of
6 lawful, existing land uses to continue after the IDO’s adoption; and

7 WHEREAS, the City understands that predictability of zoning and
8 compatibility of land use and zoning are essential in order to maintain and
9 strengthen economic value and viability for property owners and businesses,
10 and to ensure appropriate and adequate protections for neighboring
11 properties; and

12 WHEREAS, the Official Zoning Map is used to apply land use regulations in
13 the IDO to development throughout the city and in decision-making for zoning
14 map amendments and long-range planning; and

15 WHEREAS, an accurate and transparent Official Zoning Map is critical to
16 the City’s role in providing for the health, welfare, and safety of the public; and

17 WHEREAS, updating the Official Zoning Map to better match zoning with
18 existing land uses is consistent with the objectives of the IDO and the Comp
19 Plan and benefits the City and property owners by eliminating
20 nonconformities where appropriate and improving the accuracy of information
21 and regulatory requirements for individual parcels; and

22 WHEREAS, many uses developed legally on properties either before City
23 zoning was established in 1959, before City zoning actions in subsequent
24 years that disallowed particular uses in particular zones, or before the IDO
25 established different allowable uses in the new zone districts, making such
26 existing uses legally nonconforming; and

27 WHEREAS, many properties in the City have developed with a low-density
28 residential use (e.g. townhouse, duplex, or single-family detached house) in
29 zones that otherwise would have allowed more dense and more intense uses,
30 and converting these properties to a zone district that allows less dense and
31 less intense uses with the permission of the property owner will help preserve
32 neighborhood stability and land use predictability – thus advancing two
33 leading objectives of the City’s in the area of land use regulation; and

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1 WHEREAS, there are many properties with two or more zone districts
2 covering a single lot (whether based on plat or deed) for a variety of historical
3 reasons, which has resulted in a floating zone line that cannot accurately be
4 associated with any actual recorded boundary for purposes of implementing
5 the respective zoning requirements of the multiple zones; and

6 WHEREAS, there are many undeveloped properties that had former Special
7 Use (SU) or R-D zoning, which often required further review and decision
8 processes to define allowable uses, that converted in Phase 1 to zones that
9 may not accurately allow uses matching those that were previously
10 anticipated and that may be otherwise inconsistent with surrounding land use
11 and zoning patterns; and

12 WHEREAS, pursuant to the Phase 1 conversion rules, many properties
13 were converted to PD (which properties may or may not have an approved Site
14 Plan) or NR-BP (which properties may or may not have an approved Master
15 Development Plan) even though they do not all meet the size thresholds for
16 those zone districts established by the IDO, and although this may not impact
17 the ultimately usability of those properties, it does present a nonconformity
18 that can otherwise be cured; and

19 WHEREAS, City Council Resolution 18-29 directed the Planning
20 Department to create a Phase 2 zoning conversion process to evaluate,
21 analyze, process, and recommend citywide zoning conversions consistent
22 with the Comprehensive Plan and the IDO implementation goals, wherein
23 property owners would voluntarily convert the zoning on their properties to
24 address one or more of 5 following issues that were known at the time of the
25 IDO adoption but not resolved by the initial zoning conversion that became
26 effective as of May 17, 2018: 1) Nonconforming use(s), 2) Voluntary downzone,
27 3) Floating zone line(s), 4) Prior Special Use (SU) or R-D zoning, and 5) Size
28 thresholds for PD and NR-BP; and

29 WHEREAS, City Council Resolution 18-29 directed the Planning
30 Department to evaluate each property whose owner submitted a request and
31 agreement form to determine whether it reasonably falls within at least one of
32 the 5 identified criteria and decline to process those that do not; and

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1 WHEREAS, for properties to be eligible through the nonconforming use
2 criterion, Planning Department staff determined that the existing use had to
3 have been legally allowed when the use began or that the use began before
4 the City established regulations on that use; and

5 WHEREAS, for properties to be eligible through the voluntary downzone
6 criterion, Planning Department staff determined that the property was zoned
7 R-T, R-ML, R-MH, MX-T, MX-L or MX-M and had an existing low-density
8 residential use (e.g. single-family detached house, duplex, or townhouse), and
9 that there was a less intense or less dense zone district that still allowed the
10 existing use and was compatible with surrounding land use and zoning
11 patterns or that the property had a City park or Major Public Open Space in a
12 zone that was not NR-PO; and

13 WHEREAS, for properties to be eligible through the floating zone line
14 category, Planning Department staff determined that the property had to have
15 2 zone districts on one parcel – either a platted parcel (as mapped by AGIS) or
16 deeded parcel (as mapped by the Bernalillo County Assessor); and

17 WHEREAS, for properties to be eligible through the prior Special Use (SU)
18 or R-D zoning criterion, Planning Department staff determined that the
19 property had to be undeveloped (i.e. contained no structure up to the time the
20 Phase 2, Batch 2 properties were submitted to the Environmental Planning
21 Commission (EPC) for review and recommendation) and had previously been
22 zoned SU-1, SU-2, SU-3, or R-D; and

23 WHEREAS, for properties to be eligible through the size threshold criterion
24 for PD or NR-BP, Planning Department staff determined that a property zoned
25 PD had to be less than 2 acres in size or greater than 20 acres in size or that a
26 property zoned NR-BP had to be less than 20 acres in size and not part of an
27 approved Master Development Plan; and

28 WHEREAS, properties zoned NR-BP that are less than 20 acres in size and
29 part of an approved Master Development Plan are governed by the Master
30 Development Plan, and changing the zoning on those properties would make
31 it less transparent to the fact that they would still be governed by the Master
32 Development Plan unless the Master Development Plan were amended to
33 remove those properties from the Master Development Plan boundary; and

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1 **WHEREAS, for those properties whose owners requested conversion to a**
2 **zone district that did not match or that was not compatible with the land use**
3 **and zoning pattern of the surrounding area, Planning staff recommended a**
4 **zoning conversion that was more compatible with the surrounding land use**
5 **and zoning pattern and that still resolved the relevant issues in the criteria of**
6 **R-18-29; and**

7 **WHEREAS, there are many properties with lot lines that differ spatially**
8 **between platted lots (approved by the City, recorded by the Bernalillo County**
9 **Clerk, and mapped by AGIS) and deeded lots (recorded and mapped by the**
10 **Bernalillo County Assessor); and**

11 **WHEREAS, Phase 2 zoning conversions will be completed only on lots**
12 **mapped in the AGIS layer “City Parcel”; and**

13 **WHEREAS, the Planning Department conducted public outreach efforts**
14 **that included advertisements in print media, online media, and radio; inserts**
15 **mailed with the Property Tax Bill to all property owners in Albuquerque; an**
16 **insert mailed with the water bill to all developed properties; direct mailings to**
17 **property owners of over 30,000 properties that likely qualify for this process;**
18 **tabling at community events to distribute information; attendance and**
19 **presentations at Neighborhood Association meetings; and one-on-one office**
20 **hour appointments; and**

21 **WHEREAS, owners of 36 eligible properties signed a Property Owner**
22 **Request and Agreement Form to opt in to the Phase 2 zoning conversion**
23 **process by the May 17, 2019 deadline and were subsequently submitted as the**
24 **third batch of properties for review and recommendation by the EPC; and**

25 **WHEREAS, Planning staff confirmed the eligibility of these Batch 3**
26 **properties and recommended zoning conversions to address the applicable**
27 **issues in R-18-29, meet the goals of IDO implementation, and further the goals**
28 **and policies in the Comp Plan; and**

29 **WHEREAS, Planning staff found adopted Comprehensive Plan goals and**
30 **policies that both supported and conflicted with the request to convert 29**
31 **properties from MX-L to MX-T; and**

32 **WHEREAS, Planning staff either confirmed the zoning conversion**
33 **requested by the property owner as appropriate or recommended a more**

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1 appropriate zoning conversion given the existing lawful use of the property
2 and the surrounding land use and zoning patterns; and

3 WHEREAS, the voluntary process established by R-18-29 necessarily
4 results in a phased conversion of various parcels on a citywide basis; and

5 WHEREAS, the City amended the Comp Plan in 2001 via R-01-343
6 (Enactment No. 171-2001) to identify Community Planning Areas and provide
7 goals and policies to protect and enhance distinct community identity in each
8 area; and

9 WHEREAS, the Comp Plan describes a Community Planning Area
10 assessment process to provide opportunities for community engagement and
11 analysis of each of the City's 12 Community Planning Areas every 5 years,
12 culminating in an update to the goals and policies in the Comp Plan, as
13 recommended by the assessments; and

14 WHEREAS, the IDO establishes a Community Planning Area assessment
15 process as the City's new process for long-range planning with communities,
16 intended to provide opportunities on a 5-year cycle to analyze and recommend
17 zoning and regulatory changes in specific geographic areas to better
18 implement the Comp Plan; and

19 WHEREAS, concerns about the resulting changes to zoning patterns from
20 Phase 2 zoning conversions can be addressed through Community Planning
21 Area assessments, which may result in recommendations to City Council for
22 future zoning actions for certain neighborhoods, districts, or corridors, as
23 appropriate; and

24 WHEREAS, the City Council finds that the request for 29 properties to
25 convert from MX-L to MX-T is appropriate and meets applicable conversion
26 criteria as outlined in R-18-29.

27 BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
28 ALBUQUERQUE:

29 Section 1. ZONING CONVERSION RULES. The City Council hereby adopts
30 zoning conversion rules for the 7 properties in Batch 3 of the Phase 2 zoning
31 conversion process as listed in Exhibit 1.

1 Section 2. OFFICIAL ZONING MAP. The City Planning Department shall
2 update the Official Zoning Map to reflect the adopted zoning conversion rules
3 for the Batch 3 properties in Exhibit 1.

4 Section 3. SEVERABILITY. If any section, paragraph, sentence, clause,
5 word or phrase of this Ordinance is for any reason held to be invalid or
6 unenforceable by any court of competent jurisdiction, such decision shall not
7 affect the validity of the remaining provisions of this Ordinance. The Council
8 hereby declares that it would have passed this Ordinance and each section,
9 paragraph, sentence, clause, word or phrase thereof irrespective of any
10 provision being declared unconstitutional or otherwise invalid.

11 Section 4. EFFECTIVE DATE. This Ordinance shall take effect five days
12 after publication by title and general summary.

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1 PASSED AND ADOPTED THIS 3rd DAY OF February, 2020
2 BY A VOTE OF: 8 FOR 0 AGAINST.

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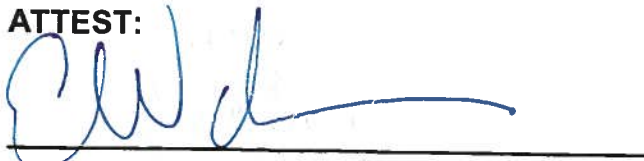
Patrick Davis, President
City Council

APPROVED THIS _____ DAY OF _____, 2020

Bill No. O-19-89

Timothy M. Keller, Mayor
City of Albuquerque

ATTEST:



Ethan Watson, Acting City Clerk

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Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Criteria					Staff Notes
										1	2	3	4	5	
1494	5512 Aniston St. NE	102006117747820000	LT 51-P1 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1830 AC M/L OR 7,971 SQ FT M/L	FORNEY LARRY L & JOYCE L	CONSISTENCY	R-2	R-ML	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
1495	5609 Valerian Pl. NE	102306219004430000	LT 45P1 PLAT OF SOLTERRA SUBDIVISION UNIT 2 AT HIGH DESERTCONT 0.23110 AC	REULE DOLORES A	CONSISTENCY	HD/R-T	R-T	R-1A	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
1496	6120 Rio Hondo Dr. NE	101906228216941000	* 018 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	BUICK KIRSTEN PAI	CONSISTENCY	R-3	R-MH	N/A	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
1497	8812 New Hampton Rd. NE	102006118844420000	LOT 2 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1641 AC M/L OR 7,148 SQ FT M/L	GONZALES SHANE & ANGELA	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
1498	10439 Cueva del Oso NE	102106133232912000	* 21 3 OSO GRANDE SUBD UNIT #2 CONT 0.101 AC	LORD ROBERTA L	CONSISTENCY	SU-1/PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A 'flavor' of R-1, R-1A is an appropriate zone conversion.
1499	12709 Sandia Ridge Pl. NE	102306207334620000	LT 43 PLAT OF CHAMISA TRAIL AT HIGH DESERT CONT 0.1288 AC M/L OR 5,611 SF M/L	INGALLS HENRY A & DONNA L	CONSISTENCY	HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1500	12923 Sunrise Trail Pl. NE	102306217341221000	LT 83 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.2314 AC	RAYMAN BRETT D & SUSAN J	CONSISTENCY	HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.
1369	ZEIDMAN AVE NW ALBUQUERQUE NM 87114	101106529113740000	LT 12B OF UNIT 1 PARADISE HILLS INVEST PROPERTIES OF PARADISE HILLS DEVELO	RABADI SHARIF A & SAMIA S TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU- 1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1370	GLUCKMAN AVE NW ALBUQUERQUE NM 87114	101106522910630000	*26B UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	MERKEL DANIEL L & SUE J TRUSTEES MERKEL RVT	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU- 1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.

1501	BUGLO AVE NW ALBUQUERQUE NM 87114	101106521315040000	*07A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIFF A & SAMIA S TRUSTEES STAR TRUST	CHANGE	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU- 1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1502	LILENTHAL AVE NW ALBUQUERQUE NM 87114	101106522815040000	*08A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & SAMIA S TRUSTEES STAR TRUST	CHANGE	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU- 1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1503	LILENTHAL AVE NW ALBUQUERQUE NM 87114	101106524415040000	*09A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & SAMIA S TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU- 1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1504	ZEIDMAN AVE NW ALBUQUERQUE NM 87114	101106521313640000	*07B UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF & SAMIA TRUSTEES STAR TRUST	CHANGE	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU- 1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1505	ZEIDMAN AVE NW ALBUQUERQUE NM 87114	101106522813840000	*08B UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & SAMIA S TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU- 1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1506	ZEIDMAN AVE NW ALBUQUERQUE NM 87114	101106524313640000	*09B UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & RABADI SAMIA S TRUSTEES OF THE STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU- 1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1507	BEIDMAN AVE NW ALBUQUERQUE NM 87114	101106525913840000	*10B UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & SAMIA S TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU- 1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1508	LILENTHAL AVE NW ALBUQUERQUE NM 87114	101106530615640000	*13A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF & SAMIA TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU- 1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1509	LILENTHAL AVE NW ALBUQUERQUE NM 87114	101106532215840000	*14A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	STAR TRUST (THE) C/O SHARIF RABADI	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU- 1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.

1510	LILENTHAL AVE NW ALBUQUERQUE NM 87114	101106533214840000	*14B UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	STAR TRUST (THE) C/O SHARIF RABADI	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU- 1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1511	ZEIDMAN AVE NW ALBUQUERQUE NM 87114	101106532013640000	*14C UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & SAMIA TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU- 1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1512	LILENTHAL AVE NW ALBUQUERQUE NM 87114	101106533613240000	*15A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & SAMIA S TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU- 1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1513	ZEIDMAN AVE NW ALBUQUERQUE NM 87114	101106532512140000	*15B UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	STAR TRUST (THE) C/O SHARIF RABADI	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU- 1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1514	GLUCKMAN AVE NW ALBUQUERQUE NM 87114	101106532510240000	*16A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	STAR TRUST (THE) C/O SHARIF RABADI	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU- 1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1515	LILENTHAL AVE NW ALBUQUERQUE NM 87114	101106533810240000	*16B UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	STAR TRUST (THE) C/O SHARIF RABADI	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU- 1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1516	BEIDMAN AVE NW ALBUQUERQUE NM 87114	101106522811730000	*26A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	STAR TRUST SHARIF A & SAMIA S RABADI TRUSTEES	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU- 1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1517	ZEIDMAN AVE NW ALBUQUERQUE NM 87114	101106524411730000	*27A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & SAMIA TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU- 1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1518	ZEIDMAN AVE NW ALBUQUERQUE NM 87114	101106525911830000	*28A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & SAMIA S TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU- 1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.

1519	ZEIDMAN AVE NW ALBUQUERQUE NM 87114	101106530611630000	*031A UNIT NO 1 OF PARADISE HILLS INVESTMENT PROPERTIES - PARADISE HILLS DEVELOP	RABADI SHARIF A & SAMIA TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU- 1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1520	GLUCKMAN AVE NW ALBUQUERQUE NM 87114	101106527510630000	*29B UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & SAMIA CO- TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU- 1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1521	GLUCKMAN AVE NW ALBUQUERQUE NM 87114	101106530510630000	*031B UNIT NO 1 OF PARADISE HILLS INVESTMENT PROPERTIES - PARADISE HILLS DEVELOP	RABADI SHARIF A & SAMIA TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU- 1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1522	GLUCKMAN AVE NW ALBUQUERQUE NM 87114	101106521208840000	*24A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	STAR TRUST C/O SHARIF RABADI	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU- 1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1523	GLUCKMAN AVE NW ALBUQUERQUE NM 87114	101106522808640000	*23A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & SAMIA S TRUSTEE STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU- 1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1524	GLUCKMAN AVE NW ALBUQUERQUE NM 87114	101106524308640000	*22A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & RABADI SAMIA S TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU- 1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1525	GLUCKMAN AVE NW ALBUQUERQUE NM 87114	101106525908740000	*21A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & SAMIA S TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU- 1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1526	GLUCKMAN AVE NW ALBUQUERQUE NM 87114	101106527408640000	*20A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & RABADI SAMIA S TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU- 1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1527	ZEIDMAN AVE NW ALBUQUERQUE NM 87114	101106529011830000	*30A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & SAMIA S TR STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU- 1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.



CITY OF ALBUQUERQUE
Albuquerque, New Mexico
Office of the Mayor

Mayor Timothy M. Keller

INTER-OFFICE MEMORANDUM

October 22, 2019

TO: Klarissa Peña, President, City Council

FROM: Timothy M. Keller, Mayor

SUBJECT: Project# 2018-001843 – RZ-2019-00058 – Text amendments to the Integrated Development Ordinance (IDO) to adopt zoning conversion rules for 36 properties submitted to the Phase 2 zoning conversion process pursuant to Council Bill R-18-29 (Enactment R-2018-019). Staff Planner: Russell Brito.

This request is for a legislative amendment to the text of the Integrated Development Ordinance (IDO) to adopt zoning conversion rules for properties that were submitted by owners to the Phase 2 voluntary zoning conversion process and to update the Official Zoning Map. These properties, known collectively as Batch 3, meet the criteria for a voluntary zoning conversion that the City Council established via Resolution 18-29. The Environmental Planning Commission (EPC) recommended approval of the request at a public hearing on October 10, 2019 based on findings that support the request for voluntary downzoning of 7 properties on the East Side but that do not support the request of 29 properties on the West Side to convert from MX-L (a zone that does not allow single-family development) to MX-T (a zone that does allow single-family development).

These zoning conversion rules are intended to remedy, for each property, at least one of five issues identified by City Council in Resolution 18-29 that were not resolved through the Phase 1 zoning conversion rules adopted by Council with the adoption of the IDO. The Phase 1 zoning conversion rules matched permissive uses in approximately 1,200 pre-IDO zones to one of 20 new zones established by the IDO. The EPC found that voluntary downzone requests for 7 properties were consistent with existing development patterns, adopted policies, and IDO implementation goals. The EPC found that zoning conversion requests for 29 properties that qualified based on undeveloped prior SU or RD zoning were not consistent with adopted policies and IDO implementation goals. The EPC recommended approving the zoning conversion rules for the 7 voluntary downzones and retaining the existing MX-L zone for the other 29 properties.

This Phase 2 zoning conversion process is voluntary. Property owners wanting a zoning conversion opted into the process by signing a Property Owner Request and Agreement Form. Any property owner may withdraw from this voluntary process at any time before the City Council takes final action. The City's Official Zoning Map will be updated based on the City Council's final decision.

Title/ Subject of Legislation: Text Amendments to the Integrated Development Ordinance (IDO) , Phase 2, Zoning Conversions, Batch 3

Approved:

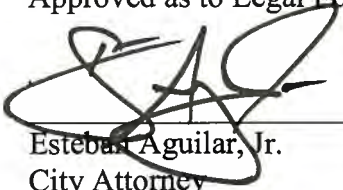


Sarita Nair
Chief Administrative Officer

11/27/19

Date

Approved as to Legal Form:



Esteban Aguilar, Jr.
City Attorney

10-31-19

Date

(AV)

Recommended:



Brennon Williams
Planning Department, Director

23.OCT.2019

Date

FISCAL IMPACT ANALYSIS

TITLE: IDO Text Amendment - Zoning Conversion Rules for Batch 3 Properties R: O:
 FUND:
 DEPT:

- No measurable fiscal impact is anticipated, i.e., no impact on fund balance over and above existing appropriations.
- (If Applicable) The estimated fiscal impact (defined as impact over and above existing appropriations) of this legislation is as follows:

	Fiscal Years			Total
	2020	2021	2022	
Base Salary/Wages	-	-	-	-
Fringe Benefits at Subtotal Personnel	-	-	-	-
Operating Expenses				-
Property			-	-
Indirect Costs	-			-
Total Expenses	\$ -	\$ -	\$ -	\$ -
<input checked="" type="checkbox"/> Estimated revenues not affected				
<input type="checkbox"/> Estimated revenue impact				
Amount of Grant	-			-
City Cash Match	-	-	-	-
City Inkind Match				-
City IDOH *15.30	-			-
Total Revenue	\$ -	\$ -	\$ -	\$ -

These estimates do not include any adjustment for inflation.

* Range if not easily quantifiable.

Number of Positions created 0

COMMENTS ON NON-MONETARY IMPACTS TO COMMUNITY/CITY GOVERNMENT:

Phase 2 zoning conversion rules for 36 Batch 3 properties will update the Official Zoning Map to better match zoning with existing land uses and remedy other issues identified by City Council, including properties with nonconforming uses, single-family houses or townhouses whose owners want less intense zoning, floating zone lines, former Special Use or R-D zoning, or lot sizes that do not match thresholds established for the PD and NR-BP zones in the Integrated Development Ordinance. There are no impacts or costs related to the legislation.

PREPARED BY:

Diana De la Cruz 10/23/19
 FISCAL MANAGER (date)

APPROVED:

D. Williams 23 OCT 2019
 DIRECTOR (date)

REVIEWED BY:

Linda Cutler-Padilla
 EXECUTIVE BUDGET ANALYST (date)
 Linda Cutler-Padilla

Renee Martinez 10/25/19
 BUDGET OFFICER (date)

Christine Boerner 10/29/19
 CITY ECONOMIST (date)
 Christine Boerner

Cover Analysis - Ordinance
Project 2018-001843 – RZ-2019-00058
Text Amendments to the IDO, Phase 2, Zoning Conversions, Batch 3

1. What is it?

Text amendments to the Integrated Development Ordinance (IDO) to adopt zoning conversion rules for 36 properties in Batch 2 of the Phase 2 zoning conversion process.

2. What will this piece of legislation do?

This legislation will update the Official Zoning Map to better match zoning with existing land uses and to remedy other issues identified in City Council Resolution 18-29.

3. Why is this project needed?

City Council directed the Planning Department via Resolution 18-29 to create this Phase 2 zoning conversion process to address issues not remedied in the Phase 1 zoning conversions that converted each of about 1,200 zones to an IDO zone that allowed the same basic set of permissive uses. Property owners wanting a zoning conversion to better match their existing land uses or their future development plans can opt into this free, voluntary process and avoid the need to come in on their own for zoning map amendments on their properties, which has a \$400 fee and additional expenses related to preparing the application.

4. How much will it cost, and what is the funding source?

There is no capital cost to the City. Planning staff will need to spend time processing and documenting the zoning conversions and updating, checking, and publishing the Official Zoning Map.

5. Is there a revenue source associated with this Plan? If so, what level of income is projected?

No.



City of Albuquerque

Planning Department

Timothy M. Keller, Mayor

Interoffice Memorandum

October 22, 2019

To: Brennon Williams, Director, Planning

**From: Russell Brito, Urban Design & Development Division, Planning
Mikaela Renz-Whitmore, Long Range Planning, Planning**

Subject: Phase 2 Zoning Conversions – Batch 3

Summary

This request is for a legislative amendment to the text of the Integrated Development Ordinance (IDO) to adopt zoning conversion rules for properties that were submitted to the Phase 2 zoning conversion process and to update the Official Zoning Map. The Environmental Planning Commission (EPC) recommended approval of the request at a public hearing on October 10, 2019 based on findings that support the request for voluntary downzoning of 7 properties on the east side but that do not support the request for 29 properties on the west side for conversion from MX-L (a zone that does not allow single-family development) to MX-T (a zone that does allow single-family development).

These 36 properties, referred to collectively as Batch 3, meet at least 1 of 5 criteria for a voluntary zoning conversion established by City Council via Resolution 18-29 to remedy issues that were not resolved through the Phase 1 zoning conversion rules adopted with the IDO.

This Phase 2 zoning conversion process is voluntary. Property owners wanting a zoning conversion opted into the process by signing a Property Owner Request and Agreement Form. The property owner may withdraw from this voluntary process at any time before the City Council takes final action.

Batch 3 Properties

Seven (7) properties are eligible as voluntary downzones to match existing residential uses on each property. Twenty-nine (29) properties are eligible as undeveloped land formerly zoned Special Use (SU-1 for C-1 Uses, which converted to MX-L in Phase 1 with the adoption of the IDO.) A table of the Batch 3 properties summarizes the location of each property, the requested zoning conversion, the recommended zoning conversion, and a brief justification of the recommendation:

<http://tinyurl.com/batch3zc-table>

Batch 3 properties are mapped online here: <https://tinyurl.com/batch3zc-map>



Criterion 1: Nonconforming Use (*Not applicable*)

Criterion 2: Voluntary Downzone (*7 of 36 properties*)

Property owners in Batch 3 with zoning that allows multiple residential uses (for example apartments, townhouses, and single-family homes) preferred downzones to residential zone districts that match their existing uses and entitle them to Neighborhood Edge protections for low-density residential development (i.e. single-family detached houses, duplexes, manufactured home communities, and townhouses).

- The following neighborhoods organized to encourage multiple property owners to opt in for a voluntary downzone:
 - 3 in High Desert (308 total zoning conversions through this Phase 2 process).
 - 1 in Oso Grande (270 total zoning conversions through this Phase 2 process).
 - 2 in Lamplighter Estates (68 total zoning conversions through this Phase 2 process).
 - 1 in Bear Canyon (15 total zoning conversions through this Phase 2 process).
- These properties consist of detached single-family uses in an R-T, R-ML, or R-MH zone district. With the exception of R-MH, each of these zone districts allows detached single-family land uses, but the property owners would prefer the R-1 or R-T zone district because the IDO provides additional protections for low-density residential uses in these zone districts

and because these zone districts better match the pattern of existing development. Staff generally recommended the requested zone in these areas, as long as it allowed the existing use and was consistent with the surrounding context.

Criterion 3: Floating Zone Line *(Not applicable)*

Criterion 4: Prior Special Use (SU) or RD Zoning *(29 of 36 properties)*

For undeveloped properties formerly zoned Special Use (SU) or RD, the Phase 2 conversion allows a zoning conversion to an IDO zone district that reflects the intentions of the property owner for future development to restore a use allowed under the prior SU or RD zone or to establish allowable uses that are consistent with Comp Plan policy by the conversion to a base zone district for properties that never had an approved site development plan to define allowable uses.

- 29 properties zoned MX-L near Unser Blvd. and Lyon Blvd NW. formerly zoned MX-L converted to MX-L (the standard conversion for C-1 citywide). MX-L does not allow single-family detached development. Because of the pyramid structure of the old zoning code, single-family would have been allowed under C-1 based on the interpretation that “SU-1 for C-1 uses,” allowed all C-1 uses permissively, even those conditional in the C-1 zone, as single-family detached development was. The property owner requested a zoning conversion to MX-T to reinstate that use “lost” in the Phase 1 zoning conversion. The surrounding properties, which are interspersed among the 29 non-contiguous properties. will still be zoned MX-L, resulting in what the Planning Commission found would be a patchwork zoning pattern of incompatible land uses.

The EPC’s discussion and findings concluded that the requested zoning conversion conflicted with a preponderance of adopted Comprehensive Plan goals and policies, in particular Policy 5.2.1.k: “Discourage zone changes to detached single-family residential uses on the West Side.”

Criterion 5: Size Thresholds *(Not applicable)*

Conclusion

The EPC recommended approval of the request with findings that support the request for voluntary downzoning of the 7 properties on the east side but that do not support the request for the 29 properties on the west side for conversion from MX-L (a zone that does not allow single-family development) to MX-T (a zone that does allow single-family development).

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CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

October 10, 2019

City of Albuquerque
Planning Department
Urban Design & Development
600 2nd St. NW, 3rd Floor
Albuquerque, NM 87102

Project #2018-001843
RZ-2019-00058 – Text Amendment to the IDO

LEGAL DESCRIPTION:

The above action for Phase II, Batch 3, IDO zoning conversion.
City-wide.
Staff Planner: Russell Brito and Mikaela Renz-Whitmore

On October 10, 2019 the Environmental Planning Commission (EPC) voted to Forward a PO Box 1293 recommendation of Approval to the City Council of Project 2018-001843/RZ-2019-00058, Text Amendment to the IDO, based on the following findings:

FINDINGS:

Albuquerque

NM 87103

www.cabq.gov

1. This is a request for legislative adoption of zoning conversion rules for 36 properties located Citywide whose owners have voluntarily opted into the Phase 2 zoning conversion process established by Council Resolution 18-29 (Enactment No. R-2018-019).
2. The request is analogous to an amendment to the Integrated Development Ordinance (IDO) Text and will be processed according to the procedural requirements in Section 14-16-6-7(D) of the IDO.
3. The criteria for review and decision for this Phase 2 zoning conversion process as established in City Council Resolution 18-29 is whether the proposed zoning conversions are consistent with the Comprehensive Plan and the IDO implementation goals, citywide, for properties that fall within at least one of the following 5 categories outlined in Resolution 18-29:
 - A. **Nonconforming Use:** The zoning conversion will remedy a nonconforming use of the property.
 - B. **Voluntary Downzone:** The zoning conversion will result in a less intense or less dense IDO zone district in an Area of Consistency that is compatible in scale and

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October 10, 2019

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intensity with the existing land use at the site and surrounding development patterns.

- C. **Floating Zone Line:** The zoning conversion will remedy a boundary that does not correspond to a lot line in either the Bernalillo County Assessor's data or Albuquerque Geographic Information Systems (AGIS) City parcel data (i.e. a "floating zone line").
 - D. **Prior Special Use or R-D Zoning:** The zoning conversion is for undeveloped property previously regulated by the Residential and Related Uses Zone, Developing Area (R-D), or by special use zoning (SU-1, SU-2, or SU-3), and an IDO zone designation other than what was assigned through the Phase 1 conversion process will be more appropriate for the site.
 - E. **Size Thresholds:** The zoning conversion is for property converted to Planned Development (PD) or Non-residential Business Park (NR-BP) zone districts that does not meet size thresholds set by the IDO for those zone districts.
- 4. The Phase 2 zoning conversion rules support existing uses, allow new uses compatible with surrounding development, and encourage desirable development in appropriate locations in the city.
 - 5. This Phase 2 zoning conversion process is intended to address issues not resolved by the adoption of the IDO, in which approximately 1,200 zone districts were converted to one of 20 new zone districts established by the IDO via 1 of 3 sets of Phase 1 zoning conversion rules: "base zones" from the Zoning Code, SU-1 or R-D zones, and SU-2/SU-3 zones from adopted Sector Development Plans.
 - 6. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
 - 7. Throughout Albuquerque, many platted parcels mapped by AGIS differ from ownership parcels mapped by the Bernalillo County Assessor. For the Phase 2 zoning conversion process, the City will convert zoning to match platted parcels.
 - 8. Regarding the 7 properties that meet **Criterion #2 (Voluntary Downzone)**, the request furthers the following applicable goals and policies from the Comprehensive Plan:
 - A. Goal 4.1-Character: Enhance, protect, and preserve distinct communities.
 - Policy 4.1.1-Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

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

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

The request will establish zone districts that better match existing land uses and lot sizes and will promote the protection and enhancement of neighborhood character by establishing zoning conversions that allow appropriate and contextual land uses. The proposed zoning conversions are compatible with surrounding land uses and zoning patterns, which will reinforce established character and protect identity and cohesiveness in developed neighborhoods.

- B. Goal 4.2-Process: Engage communities to identify and plan for their distinct character and needs.

Policy 4.2.2-Community Engagement: Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.

An extensive public outreach effort to engage communities is part of the request. This effort engaged communities and individuals to better understand zoning and land use, and thereby identify and plan for the distinct character and needs of their property and area (Goal 4.2). Staff worked with individuals and neighborhoods to facilitate meaningful engagement opportunities to address residents' needs (Policy 4.2.2).

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

Policy 5.2.1.c: Maintain the characteristics of distinct communities through zoning and design standards that are consistent with long-established residential development patterns.

The request will maintain the characteristics of distinct communities through establishing zoning that is consistent with established residential development patterns.

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

Policy 5.6.3-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.

For the 7 properties located in existing neighborhoods that qualify based on the voluntary downzone criterion (Criterion #2), the proposed zoning conversions will

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October 10, 2019

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establish appropriate zone districts that protect, reinforce, and enhance the character of existing single-family neighborhoods in Areas of Consistency.

- E. Goal 5.7-Implementation Processes: Employ procedures and processes to effectively and equitably implement the Comp Plan.

The IDO's procedures and processes work to effectively and equitably implement the Comprehensive Plan. The proposed zoning conversions are a necessary follow-up procedure to address mismatches of land use and zoning and create greater zoning and land use compatibility between properties in neighborhoods, which will support efforts to effectively and equitably implement the Comprehensive Plan.

- F. Action 5.7.2.16: Work with property owners to identify mismatches between existing land uses, zoning, and the Comp Plan vision and recommend City-sponsored zone changes for the future.

The above action was specifically added to the 2017 Comprehensive Plan to recognize existing issues regarding mismatches of land use and zoning and the intended regulatory updates needed to address them. From the outset, the Phase 2 zoning conversion process established by R-18-29 was explicitly intended to accomplish regulatory alignment beyond what was accomplished in Phase 1.

9. Regarding the 29 properties that meet **Criterion # 4 (Undeveloped Prior SU-1 & RD)**, the request conflicts with the following applicable goals and policies from the Comprehensive Plan:

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

Policy 4.1.1-Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

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

The request could encourage development that is consistent with the single-family residential uses of surrounding neighborhoods; however, the existing lot sizes and platting pattern are likely to result in a development that is inconsistent with the character of surrounding communities in terms of platting and site access. This development is subdivided as a large-lot commercial area; residential uses are likely to be developed with multiple cul-de-sacs that serve each 1-acre lot. Further, establishing a checkerboard zoning pattern for this undeveloped subdivision is likely to create a less cohesive development in the future as multi-family and non-residential uses are constructed, which is inconsistent with Goal 4.1, Policy 4.1.1, and Policy 4.1.2.

- 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.

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Policy 5.2.1.c: Maintain the characteristics of distinct communities through zoning and design standards that are consistent with long-established residential development patterns.

Policy 5.2.1.h: Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The request is not likely to contribute to creating healthy, sustainable, and distinct communities because it will establish an irregular, patchwork zoning pattern in this undeveloped subdivision among lots that allow single-family dwellings and those that do not. This is inconsistent with long-established residential development patterns that are created when an area has a uniform zone. Infill development will be encouraged on lots with MX-T zoning that is inconsistent in form and scale with the development and uses allowed on the abutting MX-L zoning. The request is inconsistent with Policy 5.2.1.

- C. Policy 5.2.1.k: Discourage zone changes to detached single-family residential uses on the West Side.

For the 29 properties in an undeveloped subdivision on the West Side, the requested conversion would allow a new land use, single-family residential dwellings, which is not allowed by the existing MX-L zoning. The request conflicts with Policy 5.2.1.k.

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

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

Batch 3 of the Phase 2 Zoning Conversion process contains 3 properties in an Area of Change, which are incompatible with the remainder of the surrounding subdivision, which is Area of Consistency. The proposed zoning conversions for these 3 properties would be a downzone and would thus direct less intense development in this area where more intense development is encouraged. The request conflicts with Policy 5.6.2.

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.

The request does not protect and enhance the character of areas outside of Centers and Corridors because it would establish an irregular, patchwork zoning pattern in this undeveloped subdivision among lots that allow single-family dwellings and those that do not. This is generally inconsistent with typical zoning approaches that would create a uniform development character and pattern. The request conflicts with Policy 5.6.3.

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10. Regarding the criteria of Resolution 18-29, the request meets the intent of the Community Identity chapter of the Comprehensive Plan as follows:
 - A. **Voluntary Downzones:** For the 7 properties that qualify as voluntary downzones, these zoning conversions will establish zone districts that better match existing land uses and lot sizes.
 - B. **Undeveloped Prior SU-1 & RD:** For the 29 properties that qualify based on undeveloped prior SU-1 or RD zoning, these zoning conversions will not establish a zone district appropriate for the context for undeveloped properties, even though the IDO zone does not match prior entitlements.

11. Regarding the criteria of Resolution 18-29, the request meets the intent of Areas of Change in the Land Use chapter of the Comprehensive Plan as follows:
 - A. **Undeveloped Prior SU or RD:** For the 3 properties in Areas of Change that qualify based on prior special use zoning, the zoning conversions would allow development of low-density residential development in an area otherwise designated for higher intensity residential uses, mixed uses, and non-residential development.

12. Regarding the criteria of Resolution 18-29, the request meets the intent of Areas of Consistency in the Land Use chapter of the Comprehensive Plan as follows:
 - A. **Voluntary Downzones:** For the 7 properties in Areas of Consistency that qualify based on the voluntary downzone criterion, these zoning conversions will establish zone districts that align with existing land uses and match surrounding lot sizes, particularly in areas with predominantly single-family residential uses.
 - B. **Undeveloped Prior SU-1 & RD:** For the 23 properties in Areas of Consistency that qualify based on prior special use zoning, these zoning conversions would not establish a zone district appropriate for the context for undeveloped properties, even though the IDO zone does not match prior entitlements.

17. As directed by Resolution 18-29, Staff developed an extensive outreach strategy to let the public know about the voluntary zoning conversion process, including advertisements, meetings, presentations, mailed inserts, and direct mailing to property owners of properties likely to be eligible for the process.

18. The required notice for an Amendment to IDO Text is published, mailed, and posted on the web. The City published notice of the EPC hearing in the ABQ Journal legal ads. First class mailed notice was sent to the two representatives of each neighborhood organization registered with the Office of Neighborhood Coordination (ONC). Notice was posted on the Planning Department website and on the project website.

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19. Additional notification consisted of an article published in the Neighborhood News in June and July 2019 and email notice sent to approximately 10,000 subscribers to the ABC-Z project update email list on June 3, 2019.

20. Though a neighborhood meeting is not required for an Amendment to IDO Text, Staff met with area residents at 13 neighborhood association (NA) meetings by request: Wells Park NA, Bear Canyon NA, University Heights NA, Near North Valley NA, District 8 Coalition, Supper Rock NA, Academy Estates East NA, Huning Highland NA, Silver Hills NA, Santa-Barbara Martineztown Work Group, Raynolds Addition NA, Santa Barbara-Martineztown NA, and Nob Hill NA.

21. As of this writing, Staff has not received any comments about Batch 3 properties. There is no known support or opposition to the request.

Sincerely,


for Brennon Williams
Planning Director

Mikaela Renz-Whitmore

BW/RB

cc: COA Planning Department, Attn: Mikaela Renz-Whitmore, 600 2nd St. NW, 3rd Fl., ABQ, NM 87102
Mohammad Taha, 5016 Ermemin Ave NW, ABQ, NM 87114
Sharif Rabadi, 11201 San Antonio Dr NE, ABQ, NM 87122
See attachment for list of Neighborhood Association Representatives who will receive this notice via mail or email.

The following individuals are Neighborhood Association (NA) Representatives and will receive the Notice of Decision for Project #2018-001843 RZ-2019-00058 – Text Amendment to the IDO (Phase 3 Zoning Conversion) via the email address on file with the Office of Neighborhood Coordination (ONC). This list includes all NA Representatives who received official notice when the application was submitted, as well as any new or updated NA Representatives since that date. This list included general email addresses for NAs; in this case, the NA name is listed in both columns of the table.

Name	Neighborhood Association Name
Jonathan Abdalla	La Luz Landowners Assn
Academy North NA	Academy North NA
Acequia Jardin HOA	Acequia Jardin HOA
Colin Adams	Altura Addition NA
Kathy Adams	La Luz Landowners Assn
Vivienne Affat	Oso Grande NA
Fred Aiken	Academy Acres North NA
Vanessa Alarid	Quaker Heights NA
Zabdiel Aldaz	South San Pedro NA
Ruben Aleman	Parkway NA
Michael Alexander	Cibola NA
Deborah Allen	Huning Castle NA
Elisha Allen	Summit Park NA
Harrison (Tai) Alley	Vecinos Del Bosque NA
Altura Park NA	Altura Park NA
Alvarado Gardens NA	Alvarado Gardens NA
Alvarado Park NA	Alvarado Park NA
Carol Ambabo	North ABQ Acres Community Assn
Amberglen HOA Inc	Amberglen HOA Inc
Lucy Anchondo	Avalon NA
Tom Anderson	Paradise Hills Civic Assn
Bonnie Anderson	Huning Highland Historic District Assn
Anderson Hills NA	Anderson Hills NA
James Andrews	East Gateway Coalition
Joseph Anguiano	High Desert Residential Owners Assn
Antelope Run NA	Antelope Run NA
Andy Apple	South Guadalupe Trail NA
Matthew Archuleta	Westgate Heights NA
Allan Armenta	Story Rock HOA
Frances Armijo	South Broadway NA
Bruce Armstrong	Santa Fe Village NA
Tom Arnold	Academy Ridge East NA
Jeanette Baca	Alamosa NA
Jane Baechle	Santa Fe Village NA
Johanna Bair	Mile Hi NA
Barelas NA	Barelas NA
Charles Bates	Wildflower Area NA
Curtis Bayer	Nob Hill NA
Bear Canyon NA	Bear Canyon NA
Patsy Beck	Bear Canyon NA
Paul Beck	Comanche Foothills NA
BelAir NA	BelAir NA
Christine Benavidez	North Edith Commercial Corridor Assn
Steven Beresh	Casa Pacifica Condo HOA Inc
Gary Beyer	Enchanted Park NA
Bob Borgeson	Countrywood Area NA
Thomas Borst	Tres Volcanes NA

Name	Neighborhood Association Name
Khadijah Bottom	South San Pedro NA
Karon Boutz	Los Poblanos NA
Lloyd William Bower	Aliso Nob Hill HOA Inc
Michael Brasher	East Gateway Coalition
Heather Brislen	South Guadalupe Trail NA
Erin Brizuela	Embudo Canyon HOA; Story Rock HOA; Torretta Oeste HOA
Tiffany Broadous	South Broadway NA
Ed Browitt	Comanche Foothills NA
Clark Brown	Highland Business and NA Inc
Kimberly Brown	Kirtland Community Assn
Robert Brown	San Jose NA
Karen Buccola	Ladera West NA
Harvey Buchalter	Huning Castle NA
Steven Budenski	West Mesa NA
Euca Burrows White	Vista Montecito HOA Inc
Christy Burton	Heritage Hills NA
Julie Bush	Keystone Park HOA
Darcy Bushnell	Alvarado Park NA
Isabel Cabrera	Clayton Heights Lomas del Cielo NA
Campus NA	Campus NA
Gloria Carol	Lafayette Place Condo Assn Inc
Nanci Carriveau	North Wyoming NA
Ann Carson	Huning Highland Historic District Assn
Ronald Casias	Silver Platinum Downtown NA
Larry Caudill	Wildflower Area NA
Camelou Cavalier	Oso Park Condo Assn Inc
Rosemary Chabala	Casa Pacifica Condo HOA Inc; Montecito Estates Community Assn; Quivera Estates HOA
Daniel Champine	Arroyo Del Oso North NA
Michael Chase	Ocotillo HOA
Alicia Chavez	Barelas NA
Donna Chavez	Little Turtle HOA Inc; Richland Hills HOA; Villa Del Rio HOA
Dorothy Chavez	Barelas NA
Phyllis Chavez	Ostate NA
Tony Chavez	Skyview West NA
Sunny Chirieleison	Campus NA
C. Brooke Cholka	Parkland Hills NA
Cielito Lindo NA	Cielito Lindo NA
Citizens Information Committee of Martineztown	Citizens Information Committee of Martineztown
Jim Clark	Downtown Neighborhoods Assn
Peggy Clark	Highlands North NA
Gil Clarke	West Old Town NA
Classic Uptown NA	Classic Uptown NA
Doug Cloud	North ABQ Acres Community Assn

Name	Neighborhood Association Name
James Cochran	Four Hills Village HOA
Catherine Cochrane	Juan Tabo Hills NA
John Coffman	Trementina HOA
Ian Colburn	Santa Barbara Martineztown NA
Steven Collins	Ladera West NA
Comanche Foothills NA	Comanche Foothills NA
Frank Comfort	Laurelwood NA
Conchas Park NA	Conchas Park NA
Tim Conklin	Las Casitas Del Rio HOA
Matthew Connelly	Glenwood Hills NA
Jackie Cooke	The Courtyards NA
Doug Cooper	Los Volcanes NA
Jack Corder	7 Bar North HOA; Vista De La Luz HOA
Patricia Cotterell	Mossman South NA
Cottonwood Trails HOA	Cottonwood Trails HOA
Donald Couchman	Academy Hills Park NA; District 8 Coalition of NAs
Debra Cox	Rancho Sereno NA
Patricia Cream	Del Bosque HOA Inc
Crestview Bluff Neighbors Assn	Crestview Bluff Neighbors Assn
Marissa Crollett	Las Casitas Del Rio Unit 2 Subdivision HOA
Chris Crum	Vista Del Mundo NA
Shelly Curatolo	ABQ Meadows Residents Assn
Alan Curry	Coronado Terrace HOA
Chris Davis	Sonora HOA
Christine Davis	Molten Rock NA
Kathleen Davis	Del Bosque HOA Inc
Richard Davis	Villa Del Rio HOA
Tim Davis	North Campus NA
Susan Deese-Roberts	Piedras Marcadas NA
Del Norte NA	Del Norte NA
Del Webb Mirehaven NA	Del Webb Mirehaven NA
Marianne Dickinson	Acequia Jardin HOA
Rob Dickson	EDo NA Inc
Vince DiGregory	EDo NA Inc
Tillery Dingler	Stardust Skies North NA
District 4 Coalition of NAs	District 4 Coalition of NAs
Cynthia Doe	Riverview Heights NA
Antoinette Dominguez	Valley Gardens NA
Downtown Neighborhoods Assn	Downtown Neighborhoods Assn
Max Dubroff	Arroyo Del Oso North NA
Patricia Duda	Cielito Lindo NA
Don Dudley	Los Alamos Addition NA
Ellen Dueweke	Cherry Hills Civic Assn
Omar Durant	Highland Business and NA Inc
Brian Eagan	Loma Del Rey NA
Eastrange Piedra Vista NA	Eastrange Piedra Vista NA
Giezell Edison	Anderson Heights Master Assn Inc; Anderson Hills HOA; Orchards at Anderson Heights SubAssn Inc; San Antonio Condo HOA

Name	Neighborhood Association Name
Jay Edwards	BelAir NA
Glen Effertz	West Old Town NA
Erin Engelbrecht	Victory Hills NA
Timothy Engelmann	Holiday Park NA
Diane Exline	Vista Montecito HOA Inc
Regan Eyerman	Cottonwood Trails HOA
Gary Eyster	Nob Hill NA
Fair West NA	Fair West NA
Jeannette Fantl	Academy Estates East NA
Eric Faull	Westgate Heights NA
Elaine Faust	West Park NA
Paul Fava	Route 66 West NA
Peter Feibelman	Spruce Park NA
Evelyn Feltner	Inez NA
Lawrence Fendall	Piedras Marcadas NA
Paul Ferioli	Amberglen HOA Inc
Marcia Fernandez	South Valley Coalition of NAs
Jeff Figiel	Heritage East Assn of Residents
Deborah Fincke	The Terraces at Peppertree HOA Inc
Kip Fischer	San Blas HOA
James Fisk	La Luz Del Sol NA
Four Hills Village HOA	Four Hills Village HOA
Joseph Freedman	Cibola NA
John Freisinger	EDo NA Inc
Kim Fusselman	Gardens on the Rio Grande HOA
Rick Gallagher	Tres Volcanes NA
Jerry Gallegos	Alamosa NA; South West Alliance of Neighborhoods (SWAN Coalition)
Michael Gallegos	Southeast Heights NA
Lee Gamelsky	Los Duranes NA
William Gannon	Netherwood Park NA
Laura Garcia	Snow Heights NA
Leon Garcia	Silver Platinum Downtown NA
Raul Garcia	Oxbow Village HOA
Robyn Garcia-Romero	Sonora HOA
Mardon Gardella	Sycamore NA
Gardens on the Rio Grande HOA	Gardens on the Rio Grande HOA
Brenda Gebler	Sandia Vista NA
Verrity Gershin	Eastridge NA
Carl Gervais	Stonebrooke Estates HOA Inc
Dan Getz	Monticello NA
Connie Gilman	Rinconada Point Assn Inc
David Gilpin	Loma Del Rey NA
Dawn Gokee	Cactus Ridge NA
Ron Goldsmith	Jerry Cline Park NA
Orlando Gonzales	Rio Oeste HOA
James Grage	La Cuentista Subdivision Unit 1 HOA Inc
Emily Gray	ABQ Meadows Residents Assn
Greater Gardner & Monkbridge NA	Greater Gardner & Monkbridge NA
Jill Greene	The Enclave at Oxbow HOA
Geraldine Griego	McKinley NA

Name	Neighborhood Association Name
Nancy Griego	Las Lomitas NA
Jim Griffee	Nor Este NA
Berent Groth	Vista Grande NA
Tracy Guidry	North Wyoming NA
Deidra Gurule-Armijo	Vista Magnifica Assn
Daniel Gutierrez	Downtown Neighborhoods Assn
Robert Habiger	Alvarado Park NA
Denise Hammer	Altura Addition NA
Don Hancock	University Heights NA
Evelyn Harris	North Edith Commercial Corridor Assn
Sharon Harrison	El Camino Hermoso HOA
Wendell Harrison	Oxbow Village HOA
Ellen Harvey	Keystone Park HOA
Bret Haskins	Gavilan Addition NA
Karl Hattler	Cielito Lindo NA
David Haughawout	Classic Uptown NA; District 7 Coalition of NAs
Mary Hawley	Stardust Skies North NA
Debra Heath	Altura Park NA
Harry Hendriksen	Tuscany NA; Westside Coalition of NAs
Julie Henss	Sawmill Area NA
Heritage East Assn of Residents	Heritage East Assn of Residents
Heritage Hills NA	Heritage Hills NA
William Herring	Los Duranes NA
Brandy Hetherington	Montecito West Community Assn Inc; The Manors at Mirehaven Community Assn Inc
Kathy Hiatt	Historic Old Town Property Owners Assn
High Desert Residential Owners Assn	High Desert Residential Owners Assn
Highland Business and NA Inc	Highland Business and NA Inc
Sue Hilts	John B Robert NA
Hodgin NA	Hodgin NA
Hoffmantown NA	Hoffmantown NA
Audra Horschel	Oakland Estates HOA
Rene Horvath	Taylor Ranch NA; Westside Coalition of NAs
Lorna Howerton	North Domingo Baca NA
Louann Huber	New Vistas Subdivision HOA Inc
Susan Hudson	Highlands North NA
Huning Castle NA	Huning Castle NA
Diana Hunt	Alvarado Gardens NA
Mark Hyland	McDuffie Twin Parks NA
T. Alyce Ice	Trumbull Village Assn
Craig Ilg	Del Norte NA
Gary Illingworth	The Lofts @ 610 Central SW Owners Assn inc
John Jackson	La Sala Grande NA Inc
Robert Jackson	Altura Park NA
Christopher James	Windmill Manor Place Subdivision HOA

Name	Neighborhood Association Name
Lori Jameson	Mossman NA
Jaime Jaramillo	Symphony HOA Inc
Eileen Jessen	South Los Altos NA
Paul Jessen	Heritage East Assn of Residents
Rebecca Jimenez	Sunstar NA
Barb Johnson	BelAir NA
Paul Jones	The Paloma Del Sol NA
Rondall Jones	Thomas Village NA
Marian Jordan	Elder Homestead NA
Julie Karl	The Estates at Mirehaven Community Assn Inc
Patty Keane	Fair West NA
Julie Kidder	University Heights NA
Donald Kiger	New Vistas Subdivision HOA Inc
Doyle Kimbrough	North Valley Coalition; Rio Grande Boulevard NA
Ann King	Rio Grande Compound HOA
Christee King	Academy North NA
Kenneth King	San Antonio Condo HOA
Michael Kious	Sandia High School Area NA
Richard Kirschner	Grande Heights Assn
Edy Klein	Stonebrooke Estates HOA Inc
Kathy Kleyboecker	Hodgin NA
Donna Knezek	Lee Acres NA
Stephen Koehler	Montecito Estates Community Assn
Sara Koplik	North Campus NA
Elise Kraf	North Hills NA
Timothy Krier	Nor Este NA
Mary Kurkjian	District 8 Coalition of NAs
La Luz Landowners Assn	La Luz Landowners Assn
La Mesa Community Improvement Assn	La Mesa Community Improvement Assn
Athena La Roux	Los Altos Civic Assn
Ladera West NA	Ladera West NA
Robert Lah	Classic Uptown NA
Andrea Landaker	Quintessence NA
Joanne Landry	Trumbull Village Assn
Dorlienna Lane	7 Bar North HOA
Jan & Larry LaPitz	Anderson Hills HOA; Anderson Hills NA
Las Terrazas NA	Las Terrazas NA
Laurelwood NA	Laurelwood NA
Susan Law	Monte Largo Hills NA
Larry Leahy	Del Webb Mirehaven NA
Julita Ann Leavell-Ilg	Del Norte NA
Michelle LeBlanc	The Presidio HOA
Jason Lechtenberg	Embudo Canyon NA
Idalia Lechuga-Tena	La Mesa Community Improvement Assn
Robert Leming	Parkland Hills NA
Tamela Lewis	Amberglen HOA Inc
Chris Christy & Linda Trujillo	El Camino Real NA
Shirley Lockyer	ABQ Park NA
Barbara Lohbeck	Mark Twain NA

Name	Neighborhood Association Name
Michelle Lombard	Symphony HOA Inc
Margaret Lopez	Raynolds Addition NA
Los Alamos Addition NA	Los Alamos Addition NA
Los Duranes NA	Los Duranes NA
Los Poblanos NA	Los Poblanos NA
Mary Loughran	Parkway NA
Terri Lovato	Mesa Ridge HOA Inc
Kim Love	Yale Village NA
Kim Lovely-Peake	Stardust Skies Park NA
Allan & Marie Ludi	Ladera Heights NA; St Josephs Townhouse Assn
Richard Lujan	Juan Tabo Hills NA
Glen Magee	The Terraces at Peppertree HOA Inc
Rod Mahoney	Vecinos Del Bosque NA
Alex Maller	Laurelwood NA
Sarah Mandala	West Park NA
Angela Manzanedo	The Estates at Mirehaven Community Assn Inc
Heidi Marchand	San Blas HOA
John Marco	Rancho Encantado HOA
Dayna Mares	La Mesa Community Improvement Assn
Jill Marley Berry	Silver Hill NA
David Marsh	Palomas Park NA
Jo Martin	North Eastern Assn of Residents
Lynne Martin	District 7 Coalition of NAs; Indian Moon NA
Richard Martinez	Citizens Information Committee of Martineztown
Rosalie Martinez	Martineztown Work Group
Samantha Martinez	Willow Wood NA
Bob Martinson	Coronado Terrace HOA
Ed Mascarenas	Sandia High School Area NA
Laura Mason	Oxbow Bluff HOA
McDuffie Twin Parks NA	McDuffie Twin Parks NA
Bob McElearney	The Paloma Del Sol NA
Courtney McKelvey	Knapp Heights NA
Doreen McKnight	Wells Park NA
Kristi McNair	Anderson Hills NA
Melinda McWenie	Arroyo Del Sol Condo Assn Inc
Nancy Mead	Academy North NA
Michelle Measles	The Trails at 7 Bar South HOA Inc
Elizabeth Meek	Vineyard Estates NA
Christine Messersmith	Countrywood Area NA
Catherine Mexal	Wells Park NA
Pamela Meyer	Bosque Montano HOA Inc; Willow Wood NA; Windmill Manor Place Subdivision HOA
Richard Meyners	Thomas Village NA
David Michalski	Pueblo Alto NA
Mile Hi NA	Mile Hi NA
Tom Miles	Eastrange Piedra Vista NA
Cindy Miller	Monterey Manor NA
Judith Minks	Embudo Canyon NA

Name	Neighborhood Association Name
Eloisa Molina-Dodge	Clayton Heights Lomas del Cielo NA
James Montalbano	Silver Hill NA
Gina Montoya	Torretta Oeste HOA
Julian Morales	SR Marmon NA
Carol Morris	McDuffie Twin Parks NA
Russell Morris	Monterey Manor NA
James Morrow	Villa De Villagio HOA
Mossman NA	Mossman NA
Ava Mueller	Lafayette Place Condo Assn Inc; Oakland Estates HOA; Ocotillo HOA; The Trails at 7 Bar South HOA Inc
Russell Munk	Pueblo Alto NA
Lucia Muñoz	Sandia Vista NA
Jim Munroe	Academy Ridge East NA
Loretta Naranjo Lopez	Martineztown Work Group; Santa Barbara Martineztown NA
Bob Nashwinter	Oxbow Park HOA
Joseph Nastav	The Presidio HOA
Peggy Neff	West La Cueva NA
Patsy Nelson	Alban Hills NA
Netherwood Park NA	Netherwood Park NA
Don Newman	Los Poblanos NA
Julie Nielsen	Snow Heights NA
Nob Hill NA	Nob Hill NA
North ABQ Acres Community Assn	North ABQ Acres Community Assn
North Campus NA	North Campus NA
North Eastern Assn of Residents	North Eastern Assn of Residents
North Valley Coalition; Rio Grande Boulevard NA	North Valley Coalition; Rio Grande Boulevard NA
North Wyoming NA	North Wyoming NA
Peggy Norton	North Valley Coalition
Sandra Nunn	Spanish Walk NonProfit Corporation
Chris Ocksrider	Academy Park HOA
Stephanie O'Guin	Hoffmantown NA
Ken O'Keefe	Supper Rock NA
Eric Olivas	Quigley Park NA
Brenda Oliver	Sun North Estates Property Owners' Assn Inc
Ostate NA	Ostate NA
Judy Ortiz-Aragon	Rio Oeste HOA
Sara Osborne	Campus NA
Oso Grande NA	Oso Grande NA
Andrea Otero-Looney	Oxbow Park HOA
Forest Owens	Glenwood Hills NA
Marjorie Padilla	McKinley NA
Eloy Padilla Jr.	Stinson Tower NA
Palomas Park NA	Palomas Park NA
Alfred Papillon	Embudo Canyon HOA
Paradise Hills Civic Assn	Paradise Hills Civic Assn
Parkland Hills NA	Parkland Hills NA
Parkway NA	Parkway NA
John Pate	Southeast Heights NA

Name	Neighborhood Association Name
Jerri Paul-Seaborn	Spanish Walk NonProfit Corporation
Rick Paulsen	Eastrange Piedra Vista NA
Fran Pawlak	Villa De Paz HOA Inc; Western Trails Estates HOA
Judie Pellegrino	North Domingo Baca NA
Carmen Pennington	Elder Homestead NA
Dominic Peralta	District 6 Coalition of NAs
Dianne Peterson	Conchas Park NA
Kathy Pierson	Siesta Hills NA
Samantha Pina	Avalon NA
Lita Pino	Vista Magnifica Assn
Bryan Pletta	MidTown A&E Merchant Assn
Ed Plunkett	Enchanted Park NA
Bob Pohlman	The Quail Springs NA
Jeff Pointer	La Cuentista Subdivision Unit 1 HOA Inc
Daniel Poli	Monticello NA
Larry Pope	Academy Estates East NA
Robert Poyourow	Alvarado Gardens NA
William Pratt	Academy Park HOA
Nancy Pressley-Naimark	North Eastern Assn of Residents
Michael Pridham	District 4 Coalition of NAs
Pueblo Alto NA	Pueblo Alto NA
Cherise Quezada	Route 66 West NA; South West Alliance of Neighborhoods (SWAN Coalition)
Quigley Park NA	Quigley Park NA
Alicia Quinones	Oso Grande NA
Quintessence NA	Quintessence NA
Rancho Sereno NA	Rancho Sereno NA
Gail Rasmussen	Eastridge NA
Daniel Regan	District 4 Coalition of NAs; Knapp Heights NA
Doris Rhodes	El Camino Hermoso HOA
Rio Grande Compound HOA	Rio Grande Compound HOA
Rio Oeste HOA	Rio Oeste HOA
Rorik Rivenburgh	Del Webb Mirehaven NA
Dennis Roach	Vista Del Mundo NA
Julie Roberson	Big Bend NA
Regina Robertson	Cottonwood Trails HOA
Lynnette Rodriguez	High Desert Residential Owners Assn
Roberto Roibal	South Valley Coalition of NAs
Jody Roman	Montecito West Community Assn Inc; The Manors at Mirehaven Community Assn Inc
Connie Romero	Gavilan Addition NA
Michelle Romero	Trementina HOA;Western Trails Estates HOA
Christine Roy	Villa De Paz HOA Inc
Ralph Roybal	Sawmill Area NA
Sander Rue	Rancho Sereno NA
Sharon Ruiz	Ostate NA
Mark Rupert	Alameda North Valley Assn

Name	Neighborhood Association Name
Marijo Rymer	Vista De La Luz HOA
Joe Sabatini	Near North Valley NA
William Sabatini	Stronghurst Improvement Assn Inc
San Jose NA	San Jose NA
Paul Sanchez	District 6 Coalition of NAs
Santa Barbara Martineztown NA	Santa Barbara Martineztown NA
Santa Fe Village NA	Santa Fe Village NA
Sawmill Area NA	Sawmill Area NA
Richard Schaefer	Vista Grande NA
Karl Scheuch	Bear Canyon NA
Kathleen Schindler-Wright	Supper Rock NA
Cheri Schlagel	Peppertree Royal Oak Residents Assn
Ron Schlecht	Oxbow Bluff HOA
Colette Schobbins	Las Casitas Del Rio Unit 2 Subdivision HOA
Jan Schuetz	Summit Park NA
Marya Sena	Mossman NA
Monnet Serafin	SR Marmon NA
Cynthia Serna	Mile Hi NA
Diana Shea	Taylor Ranch NA
Eric Shirley	Jerry Cline Park NA
Dee Silva	West Mesa NA
Silver Hill NA	Silver Hill NA
Singing Arrow NA	Singing Arrow NA
David Skowran	Las Lomitas NA
William Slauson	Big Bend NA
Susie Sollien	Los Vigils HOA Inc;Villa De Villagio HOA
Dan Sosa III	Stinson Tower NA
Darrell Spreen	The Estates at Tanoan HOA
SR Marmon NA	SR Marmon NA
David Steidley	Las Terrazas NA
Stinson Tower NA	Stinson Tower NA
Goldialu Stone	The Quail Springs NA
Dawn Stracener	Los Altos Civic Assn
Matt Stratton	Stardust Skies Park NA
Chris Sylvan	Greater Gardner & Monkbridge NA
William Tallman	Academy Hills Park NA
Taylor Ranch NA	Taylor Ranch NA
The Courtyards NA	The Courtyards NA
James Thompson	Mesa Del Sol NA
Rhonda Thurston	Little Turtle HOA Inc
Bob Tilley	Raynolds Addition NA
Carolyn Tobias	MidTown A&E Merchant Assn
James Tolbert	Spruce Park NA
Cyrus Toll	Riverview Heights NA
Kimberlee Tolon McCandless	West Bluff NA
Tamaya Toulouse	Siesta Hills NA
Tres Volcanes NA	Tres Volcanes NA
Ruth Troyer	Sun North Estates Property Owners' Assn Inc
Ted Trujillo	Los Volcanes NA

Name	Neighborhood Association Name
Marit Tully	Near North Valley NA
Katherine Turner	Fair West NA
Tuscany NA	Tuscany NA
Joni Ulibarri	Rinconada Point Assn Inc
University Heights NA	University Heights NA
Dr. Joe Valles	Grande Heights Assn
Valley Gardens NA	Valley Gardens NA
Karin van der Gaarden	The Lofts @ 610 Central SW Owners Assn Inc
Melinda Van Stone	Quivera Estates HOA
Erica Vasquez	West La Cueva NA
Vecinos Del Bosque NA	Vecinos Del Bosque NA
Art Verardo	Peppertree Royal Oak Residents Assn
Victory Hills NA	Victory Hills NA
John Vigil	Rancho Encantado HOA
Richard Vigliano	Sycamore NA
Vineyard Estates NA	Vineyard Estates NA
Robert Virden	Los Vigils HOA Inc
Stephan Von Kalben	Rio Oeste HOA
Don Voth	Las Terrazas NA
Ann Wagner	Palomas Park NA
Eleanor Walther	Rio Grande Boulevard NA
Maria Warren	Paradise Hills Civic Assn
Robert Warrick	North Edith Commercial Corridor Assn
Kathryn Watkins	La Sala Grande NA Inc
Lise Watkins	Conchas Park NA
Joan Weissman	Aliso Nob Hill HOA Inc
Lars Wells	John B Robert NA

Name	Neighborhood Association Name
Wells Park NA	Wells Park NA
Steve Wentworth	Alameda North Valley Assn
Judd West	Rio Grande Compound HOA
West Bluff NA	West Bluff NA
West La Cueva NA	West La Cueva NA
West Old Town NA	West Old Town NA
West Park NA	West Park NA
Westgate Heights NA	Westgate Heights NA
Lisa Whalen	Quigley Park NA
Danielle Wierengo	Las Casitas Del Rio HOA
Jeremy Wilcox	Los Alamos Addition NA
Kevin Wilcox	Mesa Ridge HOA Inc
Ken Williams	Sunstar NA
Dean Willingham	Antelope Run NA
Patricia Willson	Victory Hills NA
Jim Wolcott	Alban Hills NA
Mary Ann Wolf-Lyerla	Molten Rock NA
David Wood	Greater Gardner & Monkbridge NA
Arthur Woods	La Luz Del Sol NA
John Woods	Heritage Hills NA
Joel Wooldridge	Mark Twain NA
Herb Wright	Four Hills Village HOA
Yale Village NA	Yale Village NA
Donna Yetter	Inez NA
Judy Young	Singing Arrow NA
David Zarecki	Vineyard Estates NA
Ronald Zawistoski	Indian Moon NA
Mary Zeremba	Acequia Jardin HOA
Joy Ziener	Mesa Del Sol NA

The following individuals are Neighborhood Association (NA) Representatives who do not have an email address on file with the Office of Neighborhood Coordination (ONC) and will receive the Notice of Decision for Project #2018-001843 RZ-2019-00046 – Text Amendment to the IDO (IDO Annual Update) via a mailed letter. This list includes NA Representatives who received official notice when the application was submitted, as well as any new NA Representatives on file with ONC since that date. An asterisk (*) indicates individuals who are new or whose contact information or the NA they represent may have changed since the application for this project was submitted.

Name	Neighborhood Association Name	Address	City	State	Zip
Elizabeth Aikin	Kirtland Community Assn	1524 Alamo Avenue SE	ABQ	NM	87106
Jayne Aubele	The Courtyards NA	2919 Monument Drive NW	ABQ	NM	87120
Lucy Barabe	The Estates at Tanoan HOA	7025 Moon Glow Court NE	ABQ	NM	87111
Tom Burkhalter	Monte Largo Hills NA	13104 Summer Place NE	ABQ	NM	87112
Christine Burrows	Lee Acres NA	901 Solar Road NW	ABQ	NM	87107
Arina Caster	Anderson Heights Master Assn Inc; Orchards at Anderson Heights Subassociation Inc	8700A Education Boulevard NW	ABQ	NM	87114
Gil Clarke	Gardens on the Rio Grande HOA	2630 Aloysia Lane NW	ABQ	NM	87104
Bobby Cordova	Las Casitas Del Rio Unit 2 Subdivision HOA	6191 Deergrass Circle NW	ABQ	NM	87120
Patrisha Dyea	West Bluff NA	5012 Bridges Avenue NW	ABQ	NM	87120
Stephanie Gilbert	Crestview Bluff Neighbors Association	908 Alta Vista SW	ABQ	NM	87105
Jim Hoffsis	Historic Old Town Property Owners Assn	2012 South Plaza Street NW	ABQ	NM	87104
Janelle Johnson & James Souter	Tuscany NA; Vista Del Norte Alliance	PO Box 6270	ABQ	NM	87197
John & Virginia Kinney	Winrock South NA	7110 Constitution Avenue NE	ABQ	NM	87110
Mark Lines	Stronghurst Improvement Assn Inc	3010 Arno Street NE	ABQ	NM	87107
Donald Love	Yale Village NA	2125 Stanford Drive SE	ABQ	NM	87106
Rob MacIvor	Cherry Hills Civic Assn	6904 Red Sky Road NE	ABQ	NM	87111
Frank Martinez	Citizens Information Committee of Martineztown	501 Edith Boulevard NE	ABQ	NM	87102
Orlando Martinez	Quaker Heights NA	5808 Jones Place NW	ABQ	NM	87120
Sara Mills	Netherwood Park NA	2629 Cutler Avenue NE	ABQ	NM	87106
Irene Minke	Academy Acres North NA	6504 Dungan Avenue NE	ABQ	NM	87109
Christine Neal	Hodgin NA	4301 San Andres NE	ABQ	NM	87110
Jack O'Guinn	Holiday Park NA	11516 Golden Gate Avenue NE	ABQ	NM	87111
Allen Osborn	South Los Altos NA	245 Espejo Street NE	ABQ	NM	87123
Alfred Otero	Crestview Bluff Neighbors Assn	414 Crestview Drive SW	ABQ	NM	87105
Pamela Pettit	Hoffmantown NA	2710 Los Arboles Place NE	ABQ	NM	87112
Robert Price	Valley Gardens NA	2700 Desert Garden Lane SW	ABQ	NM	87105
Olivia Price Greathouse	San Jose NA	408 Bethel Drive SE	ABQ	NM	87102
Beatrice Purcella	Skyview West NA	201 Claire Lane SW	ABQ	NM	87121
Steve Randall	ABQ Park NA	7424 Arvada NE	ABQ	NM	87110
Alex Robinson	Antelope Run NA	12033 Ibex Avenue NE	ABQ	NM	87111
Karen Vedara	Cactus Ridge NA	4712 Silver Hair NW	ABQ	NM	87114
Gayle Vickers	North Hills NA	7653 Browning Road NE	ABQ	NM	87109
Elizabeth Aikin	Kirtland Community Assn	1524 Alamo Avenue SE	ABQ	NM	87106
Jayne Aubele	The Courtyards NA	2919 Monument Drive NW	ABQ	NM	87120
Lucy Barabe	The Estates at Tanoan HOA	7025 Moon Glow Court NE	ABQ	NM	87111

The following individuals are Neighborhood Association (NA) Representatives (organized in order of the NA name) and will receive the Notice of Decision for Project #2018-001843 RZ-2019-00058 – Text Amendment to the IDO (Phase 3 Zoning Conversion) via the email address on file with the Office of Neighborhood Coordination (ONC). This list includes all NA Representatives who received official notice when the application was submitted, as well as any new or updated NA Representatives since that date. This list includes general email addresses for NAs; in this case, the NA name is listed in both columns of the table.

Name	Neighborhood Association Name
Shirley Lockyer	ABQ Park NA
Fred Aiken	Academy Acres North NA
Jeannette Fantl	Academy Estates East NA
Larry Pope	Academy Estates East NA
William Tallman	Academy Hills Park NA
Donald Couchman	Academy Hills Park NA; District 8 Coalition of NAs
Christee King	Academy North NA
Nancy Mead	Academy North NA
Academy North NA	Academy North NA
Chris Ocksrider	Academy Park HOA
William Pratt	Academy Park HOA
Tom Arnold	Academy Ridge East NA
Jim Munroe	Academy Ridge East NA
Marianne Dickinson	Acequia Jardin HOA
Mary Zeremba	Acequia Jardin HOA
Acequia Jardin HOA	Acequia Jardin HOA
Mark Rupert	Alameda North Valley Assn
Steve Wentworth	Alameda North Valley Assn
Jeanette Baca	Alamosa NA
Jerry Gallegos	Alamosa NA; South West Alliance of Neighborhoods (SWAN Coalition)
Patsy Nelson	Alban Hills NA
Jim Wolcott	Alban Hills NA
Shelly Curatolo	Albuquerque Meadows Residents Assn
Emily Gray	Albuquerque Meadows Residents Assn
Lloyd William Bower	Aliso Nob Hill HOA Inc
Joan Weissman	Aliso Nob Hill HOA Inc
Colin Adams	Altura Addition NA
Denise Hammer	Altura Addition NA
Debra Heath	Altura Park NA
Robert Jackson	Altura Park NA
Altura Park NA	Altura Park NA
Diana Hunt	Alvarado Gardens NA
Robert Poyourow	Alvarado Gardens NA
Alvarado Gardens NA	Alvarado Gardens NA
Darcy Bushnell	Alvarado Park NA
Robert Habiger	Alvarado Park NA
Alvarado Park NA	Alvarado Park NA
Paul Ferioli	Amberglen HOA Inc
Tamela Lewis	Amberglen HOA Inc
Amberglen HOA Inc	Amberglen HOA Inc
Giezell Edison	Anderson Heights Master Assn Inc; Anderson Hills HOA; Orchards at Anderson Heights SubAssn Inc; San Antonio Condo HOA

Name	Neighborhood Association Name
Jan & Larry LaPitz	Anderson Hills HOA; Anderson Hills NA
Kristi McNair	Anderson Hills NA
Anderson Hills NA	Anderson Hills NA
Dean Willingham	Antelope Run NA
Antelope Run NA	Antelope Run NA
Daniel Champine	Arroyo Del Oso North NA
Max Dubroff	Arroyo Del Oso North NA
Melinda McWenle	Arroyo Del Sol Condo Assn Inc
Lucy Anchondo	Avalon NA
Samantha Pina	Avalon NA
Alicia Chavez	Barelas NA
Dorothy Chavez	Barelas NA
Barelas NA	Barelas NA
Patsy Beck	Bear Canyon NA
Karl Scheuch	Bear Canyon NA
Bear Canyon NA	Bear Canyon NA
Jay Edwards	BelAir NA
Barb Johnson	BelAir NA
BelAir NA	BelAir NA
Julie Roberson	Big Bend NA
William Slauson	Big Bend NA
Pamela Meyer	Bosque Montano HOA Inc; Willow Wood NA; Windmill Manor Place Subdivision HOA
Dawn Gokee	Cactus Ridge NA
Sunny Chirieleison	Campus NA
Sara Osborne	Campus NA
Campus NA	Campus NA
Steven Beresh	Casa Pacifica Condo HOA Inc
Rosemary Chabala	Casa Pacifica Condo HOA Inc; Montecito Estates Community Assn; Quivera Estates HOA
Ellen Dueweke	Cherry Hills Civic Assn
Michael Alexander	Cibola NA
Joseph Freedman	Cibola NA
Patricia Duda	Cielito Lindo NA
Karl Hattler	Cielito Lindo NA
Cielito Lindo NA	Cielito Lindo NA
Richard Martinez	Citizens Information Committee of Martineztown
Citizens Information Committee of Martineztown	Citizens Information Committee of Martineztown
Robert Lah	Classic Uptown NA
Classic Uptown NA	Classic Uptown NA
David Haughawout	Classic Uptown NA; District 7 Coalition of NAs
Isabel Cabrera	Clayton Heights Lomas del Cielo NA

Name	Neighborhood Association Name
Eloisa Molina-Dodge	Clayton Heights Lomas del Cielo NA
Paul Beck	Comanche Foothills NA
Ed Browitt	Comanche Foothills NA
Comanche Foothills NA	Comanche Foothills NA
Dianne Peterson	Conchas Park NA
Lise Watkins	Conchas Park NA
Conchas Park NA	Conchas Park NA
Alan Curry	Coronado Terrace HOA
Bob Martinson	Coronado Terrace HOA
Regan Eyeran	Cottonwood Trails HOA
Regina Robertson	Cottonwood Trails HOA
Cottonwood Trails HOA	Cottonwood Trails HOA
Bob Borgeson	Countrywood Area NA
Christine Messersmith	Countrywood Area NA
Crestview Bluff Neighbors Assn	Crestview Bluff Neighbors Assn
Patricia Cream	Del Bosque HOA Inc
Kathleen Davis	Del Bosque HOA Inc
Craig Ilg	Del Norte NA
Julita Ann Leavell-Ilg	Del Norte NA
Del Norte NA	Del Norte NA
Larry Leahy	Del Webb Mirehaven NA
Rorik Rivenburgh	Del Webb Mirehaven NA
Del Webb Mirehaven NA	Del Webb Mirehaven NA
Michael Pridham	District 4 Coalition of NAs
District 4 Coalition of NAs	District 4 Coalition of NAs
Daniel Regan	District 4 Coalition of NAs; Knapp Heights NA
Dominic Peralta	District 6 Coalition of NAs
Paul Sanchez	District 6 Coalition of NAs
Lynne Martin	District 7 Coalition of NAs; Indian Moon NA
Mary Kurkjian	District 8 Coalition of NAs
Jim Clark	Downtown Neighborhoods Assn
Daniel Gutierrez	Downtown Neighborhoods Assn
Downtown Neighborhoods Assn	Downtown Neighborhoods Assn
James Andrews	East Gateway Coalition
Michael Brasher	East Gateway Coalition
Tom Miles	Eastrange Piedra Vista NA
Rick Paulsen	Eastrange Piedra Vista NA
Eastrange Piedra Vista NA	Eastrange Piedra Vista NA
Verrity Gershin	Eastridge NA
Gail Rasmussen	Eastridge NA
Rob Dickson	EDo NA Inc
Vince DiGregory	EDo NA Inc
John Freisinger	EDo NA Inc
Sharon Harrison	El Camino Hermoso HOA
Doris Rhodes	El Camino Hermoso HOA
Chris Christy & Linda Trujillo	El Camino Real NA
Marian Jordan	Elder Homestead NA
Carmen Pennington	Elder Homestead NA
Alfred Papillon	Embudo Canyon HOA

Name	Neighborhood Association Name
Erin Brizuela	Embudo Canyon HOA; Story Rock HOA; Torretta Oeste HOA
Jason Lechtenberg	Embudo Canyon NA
Judith Minks	Embudo Canyon NA
Gary Beyer	Enchanted Park NA
Ed Plunkett	Enchanted Park NA
Patty Keane	Fair West NA
Katherine Turner	Fair West NA
Fair West NA	Fair West NA
James Cochran	Four Hills Village HOA
Herb Wright	Four Hills Village HOA
Four Hills Village HOA	Four Hills Village HOA
Kim Fusselman	Gardens on the Rio Grande HOA
Gardens on the Rio Grande HOA	Gardens on the Rio Grande HOA
Bret Haskins	Gavilan Addition NA
Connie Romero	Gavilan Addition NA
Matthew Connelly	Glenwood Hills NA
Forest Owens	Glenwood Hills NA
Richard Kirschner	Grande Heights Assn
Dr. Joe Valles	Grande Heights Assn
Chris Sylvan	Greater Gardner & Monkbridge NA
David Wood	Greater Gardner & Monkbridge NA
Greater Gardner & Monkbridge NA	Greater Gardner & Monkbridge NA
Jeff Figiel	Heritage East Assn of Residents
Paul Jessen	Heritage East Assn of Residents
Heritage East Assn of Residents	Heritage East Assn of Residents
Christy Burton	Heritage Hills NA
John Woods	Heritage Hills NA
Heritage Hills NA	Heritage Hills NA
Joseph Anguiano	High Desert Residential Owners Assn
Lynnette Rodriguez	High Desert Residential Owners Assn
High Desert Residential Owners Assn	High Desert Residential Owners Assn
Clark Brown	Highland Business and NA Inc
Omar Durant	Highland Business and NA Inc
Highland Business and NA Inc	Highland Business and NA Inc
Peggy Clark	Highlands North NA
Susan Hudson	Highlands North NA
Kathy Hiatt	Historic Old Town Property Owners Assn
Kathy Kleyboecker	Hodgin NA
Hodgin NA	Hodgin NA
Stephanie O'Guin	Hoffmantown NA
Hoffmantown NA	Hoffmantown NA
Timothy Engelmann	Holiday Park NA
Deborah Allen	Huning Castle NA
Harvey Buchalter	Huning Castle NA
Huning Castle NA	Huning Castle NA
Bonnie Anderson	Huning Highland Historic District Assn

Name	Neighborhood Association Name
Ann Carson	Huning Highland Historic District Assn
Ronald Zawistoski	Indian Moon NA
Evelyn Feltner	Inez NA
Donna Yetter	Inez NA
Ron Goldsmith	Jerry Cline Park NA
Eric Shirley	Jerry Cline Park NA
Sue Hilts	John B Robert NA
Lars Wells	John B Robert NA
Catherine Cochrane	Juan Tabo Hills NA
Richard Lujan	Juan Tabo Hills NA
Julie Bush	Keystone Park HOA
Ellen Harvey	Keystone Park HOA
Kimberly Brown	Kirtland Community Assn
Courtney McKelvey	Knapp Heights NA
James Grage	La Cuentista Subdivision Unit 1 HOA Inc
Jeff Pointer	La Cuentista Subdivision Unit 1 HOA Inc
James Fisk	La Luz Del Sol NA
Arthur Woods	La Luz Del Sol NA
Jonathan Abdalla	La Luz Landowners Assn
Kathy Adams	La Luz Landowners Assn
La Luz Landowners Assn	La Luz Landowners Assn
Idalia Lechuga-Tena	La Mesa Community Improvement Assn
Dayna Mares	La Mesa Community Improvement Assn
La Mesa Community Improvement Assn	La Mesa Community Improvement Assn
John Jackson	La Sala Grande NA Inc
Kathryn Watkins	La Sala Grande NA Inc
Allan & Marie Ludi	Ladera Heights NA; St Josephs Townhouse Assn
Karen Buccola	Ladera West NA
Steven Collins	Ladera West NA
Ladera West NA	Ladera West NA
Gloria Carol	Lafayette Place Condo Assn Inc
Ava Mueller	Lafayette Place Condo Assn Inc; Oakland Estates HOA; Ocotillo HOA; The Trails at 7 Bar South HOA Inc
Tim Conklin	Las Casitas Del Rio HOA
Danielle Wierengo	Las Casitas Del Rio HOA
Marissa Crollett	Las Casitas Del Rio Unit 2 Subdivision HOA
Colette Schobbins	Las Casitas Del Rio Unit 2 Subdivision HOA
Nancy Griego	Las Lomitas NA
David Skowran	Las Lomitas NA
David Steidley	Las Terrazas NA
Don Voth	Las Terrazas NA
Las Terrazas NA	Las Terrazas NA
Frank Comfort	Laurelwood NA
Alex Maller	Laurelwood NA
Laurelwood NA	Laurelwood NA
Donna Knezek	Lee Acres NA

Name	Neighborhood Association Name
Rhonda Thurston	Little Turtle HOA Inc
Donna Chavez	Little Turtle HOA Inc; Richland Hills HOA; Villa Del Rio HOA
Brian Eagan	Loma Del Rey NA
David Gilpin	Loma Del Rey NA
Don Dudley	Los Alamos Addition NA
Jeremy Wilcox	Los Alamos Addition NA
Los Alamos Addition NA	Los Alamos Addition NA
Athena La Roux	Los Altos Civic Assn
Dawn Stracener	Los Altos Civic Assn
Lee Gamelsky	Los Duranes NA
William Herring	Los Duranes NA
Los Duranes NA	Los Duranes NA
Karon Boutz	Los Poblanos NA
Don Newman	Los Poblanos NA
Los Poblanos NA	Los Poblanos NA
Robert Virden	Los Vigils HOA Inc
Susie Sollien	Los Vigils HOA Inc; Villa De Villagio HOA
Doug Cooper	Los Volcanes NA
Ted Trujillo	Los Volcanes NA
Barbara Lohbeck	Mark Twain NA
Joel Wooldridge	Mark Twain NA
Rosalie Martinez	Martineztown Work Group
Loretta Naranjo Lopez	Martineztown Work Group; Santa Barbara Martineztown NA
Mark Hyland	McDuffie Twin Parks NA
Carol Morris	McDuffie Twin Parks NA
McDuffie Twin Parks NA	McDuffie Twin Parks NA
Geraldine Griego	McKinley NA
Marjorie Padilla	McKinley NA
James Thompson	Mesa Del Sol NA
Joy Ziener	Mesa Del Sol NA
Terri Lovato	Mesa Ridge HOA Inc
Kevin Wilcox	Mesa Ridge HOA Inc
Bryan Pletta	MidTown A&E Merchant Assn
Carolyn Tobias	MidTown A&E Merchant Assn
Johanna Bair	Mile Hi NA
Cynthia Serna	Mile Hi NA
Mile Hi NA	Mile Hi NA
Christine Davis	Molten Rock NA
Mary Ann Wolf-Lyerla	Molten Rock NA
Susan Law	Monte Largo Hills NA
Stephen Koehler	Montecito Estates Community Assn
Brandy Hetherington	Montecito West Community Assn Inc; The Manors at Mirehaven Community Assn Inc
Jody Roman	Montecito West Community Assn Inc; The Manors at Mirehaven Community Assn Inc
Cindy Miller	Monterey Manor NA
Russell Morris	Monterey Manor NA
Dan Getz	Monticello NA
Daniel Poli	Monticello NA
Lori Jameson	Mossman NA

Name	Neighborhood Association Name
Marya Sena	Mossman NA
Mossman NA	Mossman NA
Patricia Cotterell	Mossman South NA
Joe Sabatini	Near North Valley NA
Marit Tully	Near North Valley NA
William Gannon	Netherwood Park NA
Netherwood Park NA	Netherwood Park NA
Louann Huber	New Vistas Subdivision HOA Inc
Donald Kiger	New Vistas Subdivision HOA Inc
Curtis Bayer	Nob Hill NA
Gary Eyster	Nob Hill NA
Nob Hill NA	Nob Hill NA
Jim Griffee	Nor Este NA
Timothy Krier	Nor Este NA
Carol Ambabo	North Albuquerque Acres Community Assn
Doug Cloud	North Albuquerque Acres Community Assn
North Albuquerque Acres Community Assn	North Albuquerque Acres Community Assn
Tim Davis	North Campus NA
Sara Koplik	North Campus NA
North Campus NA	North Campus NA
Lorna Howerton	North Domingo Baca NA
Judie Pellegrino	North Domingo Baca NA
Jo Martin	North Eastern Assn of Residents
Nancy Pressley-Naimark	North Eastern Assn of Residents
North Eastern Assn of Residents	North Eastern Assn of Residents
Christine Benavidez	North Edith Commercial Corridor Assn
Evelyn Harris	North Edith Commercial Corridor Assn
Robert Warrick	North Edith Commercial Corridor Assn
Elise Kraf	North Hills NA
Peggy Norton	North Valley Coalition
Doyle Kimbrough	North Valley Coalition; Rio Grande Boulevard NA
North Valley Coalition; Rio Grande Boulevard NA	North Valley Coalition; Rio Grande Boulevard NA
Nanci Carriveau	North Wyoming NA
Tracy Guidry	North Wyoming NA
North Wyoming NA	North Wyoming NA
Audra Horschel	Oakland Estates HOA
Michael Chase	Ocotillo HOA
Phyllis Chavez	Ostate NA
Sharon Ruiz	Ostate NA
Ostate NA	Ostate NA
Vivienne Affat	Oso Grande NA
Alicia Quinones	Oso Grande NA
Oso Grande NA	Oso Grande NA
Camelou Cavalier	Oso Park Condo Assn Inc
Laura Mason	Oxbow Bluff HOA
Ron Schlecht	Oxbow Bluff HOA

Name	Neighborhood Association Name
Bob Nashwinter	Oxbow Park HOA
Andrea Otero-Looney	Oxbow Park HOA
Raul Garcia	Oxbow Village HOA
Wendell Harrison	Oxbow Village HOA
David Marsh	Palomas Park NA
Ann Wagner	Palomas Park NA
Palomas Park NA	Palomas Park NA
Tom Anderson	Paradise Hills Civic Assn
Maria Warren	Paradise Hills Civic Assn
Paradise Hills Civic Assn	Paradise Hills Civic Assn
C. Brooke Cholka	Parkland Hills NA
Robert Leming	Parkland Hills NA
Parkland Hills NA	Parkland Hills NA
Ruben Aleman	Parkway NA
Mary Loughran	Parkway NA
Parkway NA	Parkway NA
Cheri Schlagel	Peppertree Royal Oak Residents Assn
Art Verardo	Peppertree Royal Oak Residents Assn
Susan Deese-Roberts	Piedras Marcadas NA
Lawrence Fendall	Piedras Marcadas NA
David Michalski	Pueblo Alto NA
Russell Munk	Pueblo Alto NA
Pueblo Alto NA	Pueblo Alto NA
Vanessa Alarid	Quaker Heights NA
Eric Olivas	Quigley Park NA
Lisa Whalen	Quigley Park NA
Quigley Park NA	Quigley Park NA
Andrea Landaker	Quintessence NA
Quintessence NA	Quintessence NA
Melinda Van Stone	Quivera Estates HOA
John Marco	Rancho Encantado HOA
John Vigil	Rancho Encantado HOA
Debra Cox	Rancho Sereno NA
Sander Rue	Rancho Sereno NA
Rancho Sereno NA	Rancho Sereno NA
Margaret Lopez	Raynolds Addition NA
Bob Tilley	Raynolds Addition NA
Connie Gilman	Rinconada Point Assn Inc
Joni Ulibarri	Rinconada Point Assn Inc
Eleanor Walther	Rio Grande Boulevard NA
Ann King	Rio Grande Compound HOA
Judd West	Rio Grande Compound HOA
Rio Grande Compound HOA	Rio Grande Compound HOA
Orlando Gonzales	Rio Oeste HOA
Judy Ortiz-Aragon	Rio Oeste HOA
Stephan Von Kalben	Rio Oeste HOA
Rio Oeste HOA	Rio Oeste HOA
Cynthia Doe	Riverview Heights NA
Cyrus Toll	Riverview Heights NA
Paul Fava	Route 66 West NA

Name	Neighborhood Association Name
Cherise Quezada	Route 66 West NA; South West Alliance of Neighborhoods (SWAN Coalition)
Kenneth King	San Antonio Condo HOA
Kip Fischer	San Blas HOA
Heidi Marchand	San Blas HOA
Robert Brown	San Jose NA
San Jose NA	San Jose NA
Michael Kious	Sandia High School Area NA
Ed Mascarenas	Sandia High School Area NA
Brenda Gebler	Sandia Vista NA
Lucia Muñoz	Sandia Vista NA
Ian Colburn	Santa Barbara Martineztown NA
Santa Barbara Martineztown NA	Santa Barbara Martineztown NA
Bruce Armstrong	Santa Fe Village NA
Jane Baechle	Santa Fe Village NA
Santa Fe Village NA	Santa Fe Village NA
Julie Henss	Sawmill Area NA
Ralph Roybal	Sawmill Area NA
Sawmill Area NA	Sawmill Area NA
Dorlienna Lane	7 Bar North HOA
Jack Corder	7 Bar North HOA; Vista De La Luz HOA
Kathy Pierson	Siesta Hills NA
Tamaya Toulouse	Siesta Hills NA
Jill Marley Berry	Silver Hill NA
James Montalbano	Silver Hill NA
Silver Hill NA	Silver Hill NA
Ronald Casias	Silver Platinum Downtown NA
Leon Garcia	Silver Platinum Downtown NA
Singing Arrow NA	Singing Arrow NA
Judy Young	Singing Arrow NA
Tony Chavez	Skyview West NA
Laura Garcia	Snow Heights NA
Julie Nielsen	Snow Heights NA
Chris Davis	Sonora HOA
Robyn Garcia-Romero	Sonora HOA
Frances Armijo	South Broadway NA
Tiffany Broadous	South Broadway NA
Andy Apple	South Guadalupe Trail NA
Heather Brislen	South Guadalupe Trail NA
Eileen Jessen	South Los Altos NA
Zabdiel Aldaz	South San Pedro NA
Khadijah Bottom	South San Pedro NA
Marcia Fernandez	South Valley Coalition of NAs
Roberto Roibal	South Valley Coalition of NAs
Michael Gallegos	Southeast Heights NA
John Pate	Southeast Heights NA
Sandra Nunn	Spanish Walk NonProfit Corp
Jerri Paul-Seaborn	Spanish Walk NonProfit Corp
Peter Feibelman	Spruce Park NA
James Tolbert	Spruce Park NA
Julian Morales	SR Marmon NA
Monnet Serafin	SR Marmon NA

Name	Neighborhood Association Name
SR Marmon NA	SR Marmon NA
Tillery Dingler	Stardust Skies North NA
Mary Hawley	Stardust Skies North NA
Kim Lovely-Peake	Stardust Skies Park NA
Matt Stratton	Stardust Skies Park NA
Eloy Padilla Jr.	Stinson Tower NA
Dan Sosa III	Stinson Tower NA
Stinson Tower NA	Stinson Tower NA
Carl Gervais	Stonebrooke Estates HOA Inc
Edy Klein	Stonebrooke Estates HOA Inc
Allan Armenta	Story Rock HOA
William Sabatini	Stronghurst Improvement Assn Inc
Elisha Allen	Summit Park NA
Jan Schuetz	Summit Park NA
Brenda Oliver	Sun North Estates Property Owners' Assn Inc
Ruth Troyer	Sun North Estates Property Owners' Assn Inc
Rebecca Jimenez	Sunstar NA
Ken Williams	Sunstar NA
Ken O'Keefe	Supper Rock NA
Kathleen Schindler-Wright	Supper Rock NA
Mardon Gardella	Sycamore NA
Richard Vigliano	Sycamore NA
Jaime Jaramillo	Symphony HOA Inc
Michelle Lombard	Symphony HOA Inc
Diana Shea	Taylor Ranch NA
Taylor Ranch NA	Taylor Ranch NA
Rene Horvath	Taylor Ranch NA; Westside Coalition of NAs
Jackie Cooke	The Courtyards NA
The Courtyards NA	The Courtyards NA
Jill Greene	The Enclave at Oxbow HOA
Julie Karl	The Estates at Mirehaven Community Assn Inc
Angela Manzanedo	The Estates at Mirehaven Community Assn Inc
Darrell Spreen	The Estates at Tanoan HOA
Gary Illingworth	The Lofts @ 610 Central SW Owners Assn Inc
Karin van der Gaarden	The Lofts @ 610 Central SW Owners Assn Inc
Paul Jones	The Paloma Del Sol NA
Bob McElearney	The Paloma Del Sol NA
Michelle LeBlanc	The Presidio HOA
Joseph Nastav	The Presidio HOA
Bob Pohlman	The Quail Springs NA
Goldialu Stone	The Quail Springs NA
Deborah Fincke	The Terraces at Peppertree HOA Inc
Glen Magee	The Terraces at Peppertree HOA Inc
Michelle Measles	The Trails at 7 Bar South HOA Inc
Rondall Jones	Thomas Village NA
Richard Meyners	Thomas Village NA

Name	Neighborhood Association Name
Gina Montoya	Torretta Oeste HOA
John Coffman	Trementina HOA
Michelle Romero	Trementina HOA;Western Trails Estates HOA
Thomas Borst	Tres Volcanes NA
Rick Gallagher	Tres Volcanes NA
Tres Volcanes NA	Tres Volcanes NA
T. Alyce Ice	Trumbull Village Assn
Joanne Landry	Trumbull Village Assn
Tuscany NA	Tuscany NA
Harry Hendriksen	Tuscany NA; Westside Coalition of NAs
Don Hancock	University Heights NA
Julie Kidder	University Heights NA
University Heights NA	University Heights NA
Antoinette Dominguez	Valley Gardens NA
Valley Gardens NA	Valley Gardens NA
Harrison (Tai) Alley	Vecinos Del Bosque NA
Rod Mahoney	Vecinos Del Bosque NA
Vecinos Del Bosque NA	Vecinos Del Bosque NA
Erin Engelbrecht	Victory Hills NA
Patricia Willson	Victory Hills NA
Victory Hills NA	Victory Hills NA
Christine Roy	Villa De Paz HOA Inc
Fran Pawlak	Villa De Paz HOA Inc; Western Trails Estates HOA
James Morrow	Villa De Villagio HOA
Richard Davis	Villa Del Rio HOA
Elizabeth Meek	Vineyard Estates NA
David Zarecki	Vineyard Estates NA
Vineyard Estates NA	Vineyard Estates NA
Marijo Rymer	Vista De La Luz HOA
Chris Crum	Vista Del Mundo NA
Dennis Roach	Vista Del Mundo NA

Name	Neighborhood Association Name
Berent Groth	Vista Grande NA
Richard Schaefer	Vista Grande NA
Deidra Gurule-Armijo	Vista Magnifica Assn
Lita Pino	Vista Magnifica Assn
Euca Burrows White	Vista Montecito HOA Inc
Diane Exline	Vista Montecito HOA Inc
Doreen McKnight	Wells Park NA
Catherine Mexal	Wells Park NA
Wells Park NA	Wells Park NA
Kimberlee Tolon	West Bluff NA
McCandless	
West Bluff NA	West Bluff NA
Peggy Neff	West La Cueva NA
Erica Vasquez	West La Cueva NA
West La Cueva NA	West La Cueva NA
Steven Budenski	West Mesa NA
Dee Silva	West Mesa NA
Gil Clarke	West Old Town NA
Glen Effertz	West Old Town NA
West Old Town NA	West Old Town NA
Elaine Faust	West Park NA
Sarah Mandala	West Park NA
West Park NA	West Park NA
Matthew Archuleta	Westgate Heights NA
Eric Faull	Westgate Heights NA
Westgate Heights NA	Westgate Heights NA
Charles Bates	Wildflower Area NA
Larry Caudill	Wildflower Area NA
Samantha Martinez	Willow Wood NA
Christopher James	Windmill Manor Place Subdivision HOA
Kim Love	Yale Village NA
Yale Village NA	Yale Village NA

The following individuals are Neighborhood Association (NA) Representatives (organized in order of the NA name) who do not have an email address on file with the Office of Neighborhoodhood Coordination (ONC) and will receive the Notice of Decision for Project #2018-001843 RZ-2019-00058 – Text Amendment to the IDO (Phase 3 Zoning Conversion) via a mailed letter. This list includes NA Representatives who received official notice when the application was submitted, as well as any new NA Representatives on file with ONC since that date.

Name	Neighborhood Association Name	Address	City	State	Zip
Steve Randall	ABQ Park NA	7424 Arvada NE	ABQ	NM	87110
Irene Minke	Academy Acres North NA	6504 Dungan Avenue NE	ABQ	NM	87109
Arina Caster	Anderson Heights Master Assn Inc; Orchards at Anderson Heights Subassociation Inc	8700A Education Boulevard NW	ABQ	NM	87114
Alex Robinson	Antelope Run NA	12033 Ibex Avenue NE	ABQ	NM	87111
Karen Vedara	Cactus Ridge NA	4712 Silver Hair NW	ABQ	NM	87114
Rob MacIvor	Cherry Hills Civic Assn	6904 Red Sky Road NE	ABQ	NM	87111
Frank Martinez	Citizens Information Committee of Martineztown	501 Edith Boulevard NE	ABQ	NM	87102
Stephanie Gilbert	Crestview Bluff Neighbors Assn	908 Alta Vista SW	ABQ	NM	87105
Alfred Otero	Crestview Bluff Neighbors Assn	414 Crestview Drive SW	ABQ	NM	87105
Gil Clarke	Gardens on the Rio Grande HOA	2630 Aloysia Lane NW	ABQ	NM	87104
Jim Hoffsis	Historic Old Town Property Owners Assn	2012 South Plaza Street NW	ABQ	NM	87104
Christine Neal	Hodgin NA	4301 San Andres NE	ABQ	NM	87110
Pamela Pettit	Hoffmantown NA	2710 Los Arboles Place NE	ABQ	NM	87112
Jack O'Guinn	Holiday Park NA	11516 Golden Gate Avenue NE	ABQ	NM	87111
Elizabeth Aikin	Kirtland Community Assn	1524 Alamo Avenue SE	ABQ	NM	87106
Bobby Cordova	Las Casitas Del Rio Unit 2 Subdivision HOA	6191 Deergrass Circle NW	ABQ	NM	87120
Christine Burrows	Lee Acres NA	901 Solar Road NW	ABQ	NM	87107
Tom Burkhalter	Monte Largo Hills NA	13104 Summer Place NE	ABQ	NM	87112
Sara Mills	Netherwood Park NA	2629 Cutler Avenue NE	ABQ	NM	87106
Gayle Vickers	North Hills NA	7653 Browning Road NE	ABQ	NM	87109
Orlando Martinez	Quaker Heights NA	5808 Jones Place NW	ABQ	NM	87120
Olivia Price Greathouse	San Jose NA	408 Bethel Drive SE	ABQ	NM	87102
Beatrice Purcella	Skyview West NA	201 Claire Lane SW	ABQ	NM	87121
Allen Osborn	South Los Altos NA	245 Espejo Street NE	ABQ	NM	87123
Mark Lines	Stronghurst Improvement Assn Inc	3010 Arno Street NE	ABQ	NM	87107
Jayne Aubele	The Courtyards NA	2919 Monument Drive NW	ABQ	NM	87120
Lucy Barabe	The Estates at Tanoan HOA	7025 Moon Glow Court NE	ABQ	NM	87111
Janelle Johnson & James Souter	Tuscany NA; Vista Del Norte Alliance	PO Box 6270	ABQ	NM	87197
Robert Price	Valley Gardens NA	2700 Desert Garden Lane SW	ABQ	NM	87105
Patrisha Dyea	West Bluff NA	5012 Bridges Avenue NW	ABQ	NM	87120
John & Virginia Kinney	Winrock South NA	7110 Constitution Avenue NE	ABQ	NM	87110
Donald Love	Yale Village NA	2125 Stanford Drive SE	ABQ	NM	87106

Elizabeth Aikin
1524 Alamo Avenue SE
Albuquerque, NM 87106

Jayne Aubele
2919 Monument Drive NW
Albuquerque, NM 87120

Lucy Barabe
7025 Moon Glow Court NE
Albuquerque, NM 87111

Tom Burkhalter
13104 Summer Place NE
Albuquerque, NM 87112

Christine Burrows
901 Solar Road NW
Albuquerque, NM 87107

Arina Caster
8700A Education Boulevard NW
Albuquerque, NM 87114

Gil Clarke
2630 Aloysia Lane NW
Albuquerque, NM 87104

Bobby Cordova
6191 Deergass Circle NW
Albuquerque, NM 87120

Patrisha Dyea
5012 Bridges Avenue NW
Albuquerque, NM 87120

Stephanie Gilbert
908 Alta Vista SW
Albuquerque, NM 87105

Jim Hoffsis
2012 South Plaza Street NW
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Janelle Johnson & James Souter
PO Box 6270
Albuquerque, NM 87197

John & Virginia Kinney
7110 Constitution Avenue NE
Albuquerque, NM 87110

Mark Lines
3010 Arno Street NE
Albuquerque, NM 87107

Donald Love
2125 Stanford Drive SE
Albuquerque, NM 87106

Rob MacIvor
6904 Red Sky Road NE
Albuquerque, NM 87111

Frank Martinez
501 Edith Boulevard NE
Albuquerque, NM 87102

Orlando Martinez
5808 Jones Place NW
Albuquerque, NM 87120

Sara Mills
2629 Cutler Avenue NE
Albuquerque, NM 87106

Irene Minke
6504 Dungan Avenue NE
Albuquerque, NM 87109

Christine Neal
4301 San Andres NE
Albuquerque, NM 87110

Jack O'Guinn
11516 Golden Gate Avenue NE
Albuquerque, NM 87111

Allen Osborn
245 Espejo Street NE
Albuquerque, NM 87123

Alfred Otero
414 Crestview Drive SW
Albuquerque, NM 87105

Pamela Pettit
2710 Los Arboles Place NE
Albuquerque, NM 87112

Robert Price
2700 Desert Garden Lane SW
Albuquerque, NM 87105

Olivia Price Greathouse
408 Bethel Drive SE
Albuquerque, NM 87102

Beatrice Purcella
201 Claire Lane SW
Albuquerque, NM 87121

Steve Randall
7424 Arvada NE
Albuquerque, NM 87110

22

Alex Robinson
12033 Ibex Avenue NE
Albuquerque, NM 87111

Karen Vedara
4712 Silver Hair NW
Albuquerque, NM 87114

Gayle Vickers
7653 Browning Road NE
Albuquerque, NM 87109



**Environmental
Planning
Commission**

**Agenda Number: 01
Project #: 2018-001843
Case #: RZ-2019-00058
Hearing Date: October 10, 2019**

Staff Report

Agent City of Albuquerque
Applicant City of Albuquerque
Request Text Amendments to the Integrated Development Ordinance (IDO) to adopt zoning conversion rules for 36 properties submitted to the Phase 2 zoning conversion process
Location Citywide

Staff Recommendation

That a recommendation of APPROVAL of case #RZ-2019-00058, based on the Findings beginning on p. 20, be forwarded to the City Council.

Staff Planners

**Russell Brito, Division Manager
Mikaela Renz-Whitmore, Manager**

Summary of Analysis

The request is for a legislative amendment to the text of the IDO to adopt zoning conversion rules for 36 properties that were submitted to the Phase 2 zoning conversion process. These properties, known collectively as Batch 3, meet at least 1 of 5 criteria for a voluntary zoning conversion that the City Council established for property owners via Resolution 18-29. Details regarding each property are found in the summary tables attached to this Staff report.

The request furthers several applicable goals and policies in the Comprehensive Plan that pertain to community identity and land use.

As directed by Resolution 18-29, Staff developed an extensive outreach strategy to let the public know about the voluntary zoning conversion process, including advertisements, meetings, presentations, mailed inserts, and direct mailing to property owners of properties likely to be eligible for the process.

As of this writing, Staff has not received any substantive comments about Batch 3 properties and is not aware of any opposition. Staff recommends that a recommendation of approval be forwarded to the City Council.

Map – Citywide



Interactive map available online:
<https://tinyurl.com/batch3zc-map>



This is a legislative action to adopt IDO Zoning Conversion Rules for the properties identified in the map above and described in detail in tables included in the attachments.

The map above is available online here: <https://tinyurl.com/batch3zc-map>.

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I. INTRODUCTION

Request

This is a request for a legislative amendment to the Integrated Development Ordinance (IDO) text to adopt zoning conversion rules for 36 properties that have been submitted to the Phase 2 zoning conversion process and that meet the criteria for a voluntary zoning conversion, as directed by City Council via Resolution 18-29 (Enactment No. R-018-019). (See attachment.)

If the City Council ultimately adopts the legislation (i.e. the zoning conversion rules for the 36 properties), the properties will be converted to the recommended zone districts, and the Official Zoning Map will be revised accordingly. This is a citywide action.

The request is being processed according to the procedural requirements in IDO Section 14-16-6-7(D) – Amendment to IDO Text. The review and decision criteria will be those identified in Council Resolution 18-29. (See attachment – PRT Meeting Notes.)

These Phase 2 zoning conversions are intended to resolve issues not addressed by the adoption of the IDO in November 2017 via Ordinance 17-49 (Enactment No. O-2017-025) and amended via Ordinance 18-11 (Enactment No. O-2018-009).

Batch 3 includes 36 properties whose owners have opted into this process. Staff received these requests by May 17, 2019, the deadline to submit requests per Resolution 18-29 (Enactment No. R-018-019), but seven were inadvertently omitted from Batch 2, leading to the need for a Batch 3. Another 29 were deemed eligible for the process, but not included in Batch 2 on the basis that the requested zone did not meet the intent of R-18-29. Staff has analyzed these zoning conversion requests to confirm eligibility based on at least one of the five conversion criteria identified in R-18-29.

Organization

The attached document “Rules for Zoning Conversion – Batch 3 Properties” is an itemized list of properties for consideration for conversion to a different IDO zone district. The list of properties includes the pre-IDO zoning, IDO zone district, the zoning conversion requested by the property owner, the zoning conversion recommended by Staff, and the applicable eligibility criteria. The list also includes a brief description of Staff’s recommendation.

The first table is organized according to the Form ID number, which is a unique identifying number for each property for which the City received a Request and Agreement Form from a property owner. (See attachments.)

The 36 properties in Batch 3 are also organized into tables based on each eligibility criterion. (See attachments.) Only two of the five criterion were used for the properties in Batch 3. Within all categories other than Voluntary Downzone (which includes properties in Areas of Consistency exclusively), properties are grouped according to City Development Area (i.e. into Areas of Consistency or Areas of Change).

EPC Role

The EPC is hearing this case pursuant to IDO Subsection 14-16-6-7(D), Amendment to IDO Text.

As a recommending body for this legislative process, the EPC is tasked with reviewing the proposed zoning conversions and making a recommendation to the City Council, which will make the final decision.

The EPC should base its recommendation on whether the proposed Phase 2 zoning conversion rules are consistent with the ABC Comprehensive Plan (Comp Plan) and the citywide IDO implementation goals for properties that meet at least 1 of the 5 eligibility criteria outlined in Resolution 18-29.

History/Background

The City Council adopted the IDO via Ordinance 17-49 (Enactment No. O-2017-025), and the IDO became effective May 17, 2018. The IDO was enacted as part of a citywide effort to update and replace the City's 40-year-old, 1970s-era Comprehensive Zoning Code with a new regulatory tool to implement the Comprehensive Plan for land within the municipal boundaries of the City of Albuquerque. The intent of the IDO was to update the City's land use and zoning framework for future development without eliminating the ability for lawful, existing land uses to continue after the IDO's adoption.

The IDO established new zone districts and converted approximately 1,200 individual zones into one of the 20 new zone districts through the application of zoning conversion rules. This Phase 1 zoning conversion matched permissive uses as closely as possible from the pre-existing zoning districts to the new IDO zone districts. The Phase 1 zoning conversions went into effect on May 17, 2018, following 6-month amendments adopted via Ordinance 18-11 (Enactment No. O-2018-009).

Five issues known at the time of IDO adoption were not addressed through the Phase 1 conversion effort, but were included as criteria in Resolution 18-29 (Enactment No. R-2018-019), adopted by the City Council at the same time as the IDO 6-month amendments. Resolution 18-29 directed the Planning Department to create a voluntary process for property owners to resolve these five issues on properties throughout the City. (See attachment.) The five issues are described briefly here and in more detail in Section IV of this report.

1. **Nonconforming Use:** The zoning conversion will remedy a nonconforming use of the property.
2. **Voluntary Downzone:** The zoning conversion will result in a less intense or less dense IDO zone district in an Area of Consistency that is compatible in scale and intensity with the existing land use at the site and surrounding development patterns.

3. **Floating Zone Line:** The zoning conversion will remedy a boundary that does not correspond to a lot line in either the Bernalillo County Assessor's data or in Albuquerque Geographic Information Systems (AGIS) City parcel data (i.e. a "floating zone line").
4. **Prior Special Use or R-D Zoning:** The zoning conversion is for undeveloped property previously regulated by the Residential and Related Uses Zone, Developing Area (R-D), or by special use zoning (SU-1, SU-2, or SU-3), and an IDO zone designation other than what was assigned through the Phase 1 conversion process will be more appropriate for the site.
5. **Size Thresholds:** The zoning conversion is for property converted to Planned Development (PD) or Non-residential Business Park (NR-BP) zone districts, but the property does not meet size thresholds IDO established for those zone districts.

Process

Property owners opted into the zoning conversion process by signing a Phase 2 Zoning Conversion Request and Agreement Form. (See attachment.) If there were multiple owners, each owner submitted a signed form for the same property. Staff confirmed the eligibility of the property pursuant to the five criteria in R-18-29 and recommended a zone conversion based on the owner's request, appropriate resolution of the issue identified in R-18-29, and compatibility with the surrounding land use and zoning patterns.

In most cases, Staff recommended the same zoning conversion that the property owner requested. Where they differ, Staff recommended a different zoning conversion because that zone district allows existing uses on the property, resolves any issues identified in R-18-29, and is more compatible with surrounding land use and zoning patterns than what the property owner requested.

After staff submitted Batch 2 on May 30, 2019, forms for several properties that had been submitted prior to the May 17th 2019 deadline were found to have been omitted from Batch 2. Of these, seven are in neighborhoods where multiple property owners submitted forms to be included in the process and were omitted inadvertently. The other 29 are individual parcels within an undeveloped subdivision owned by a single individual. These properties were deemed eligible for the process, but not included in Batch 2 on the basis that the requested zone did not meet the intent of R-18-29.

Property owners can remove their properties from the zoning conversion process at any time before the City Council takes final action on this legislation.

If City Council approves the zoning conversion rules, the Official Zoning Map will be updated as soon as possible once the Ordinance adopting the zoning conversion rules becomes effective.

II. ANALYSIS OF APPLICABLE PLANS, POLICIES, AND ORDINANCES

Integrated Development Ordinance (IDO)

The request was submitted subsequent to the IDO's effective date of May 17, 2018, and therefore is subject to its applicable standards and processes.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

The request for an amendment to IDO text to adopt zoning conversion rules for 36 properties that will be reflected on the Official Zoning Map furthers the following, applicable Comprehensive Plan Goals and Policies:

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

Policy 4.1.1-Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

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

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

Regarding each criterion in R-18-29:

- **Criterion #2: Voluntary Downzone**

For the 7 properties that qualify as voluntary downzones, these zoning conversions would establish zone districts that better match existing land uses and lot sizes. If approved, the request would promote the protection and enhancement of neighborhood character by establishing zoning conversions that allow appropriate and contextual land uses. The proposed zoning conversions are compatible with surrounding land uses and zoning patterns, which would act to reinforce established character and protect identity and cohesiveness in developed neighborhoods (Policy 4.1.2). The request furthers Policy 4.1.1-Distinct Communities, Policy 4.1.2-Identity and Design, and Policy 4.1.4-Neighborhoods.

- **Criterion #4: Undeveloped Prior SU-1 & RD**

For the 29 properties that qualify based on undeveloped prior SU-1 or RD zoning, these zoning conversions could establish a zone district that is more appropriate for the context of these undeveloped properties. Allowing single-family residential uses in this area would be compatible with surrounding development; however, the parcels included in the request are not contiguous and are distributed throughout the subdivision. If this request is approved, the remaining 25 parcels within this development will have a different character because single-family residential is not allowed in MX-L. Those parcels could develop with townhouse or multi-family residential, office, institutional, and/or commercial uses.

If approved, the request to convert the vacant land would encourage development that is consistent with the single-family residential uses of surrounding neighborhoods; however, the existing lot sizes and platting pattern are likely to result in a development that is inconsistent with the character of surrounding communities (Policy 4.1.1). This development is subdivided as a large-lot commercial area; residential uses are likely to be developed with multiple cul-de-sacs that serve each 1-acre lot. Further, establishing a checkerboard zoning pattern for this undeveloped subdivision is likely to create a less cohesive development in the future as multi-family and non-residential uses are constructed. The request partially furthers and partially conflicts with Policy 4.1.1-Distinct Communities, Policy 4.1.2-Identity and Design, and Policy 4.1.4-Neighborhoods.

Goal 4.2-Process: Engage communities to identify and plan for their distinct character and needs.

Policy 4.2.2- Community Engagement: Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.

An extensive public outreach effort to engage communities is part of the request. (See also Section III of this report.) The outreach focused on helping residents learn what their IDO zoning designation is and determine if the existing use is allowed. This effort engaged communities and individuals to better understand zoning and land use, and thereby identify and plan for the distinct character and needs of their property and area (Goal 4.2). Staff worked with individuals and neighborhoods to facilitate meaningful engagement opportunities to address residents' needs (Policy 4.2.2). The request furthers Goal 4.2-Process and Policy 4.2.2-Community Engagement.

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

- c) Maintain the characteristics of distinct communities through zoning and design standards that are consistent with long-established residential development patterns.
- h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

Regarding each criterion in R-18-29:

- **Criterion #2: Voluntary Downzone**

For the 7 properties that qualify as voluntary downzones, the request would maintain the characteristics of distinct communities through establishing zoning that is consistent with established residential development. The request furthers Policy 5.2.1-Land Uses.

- **Criterion #4: Undeveloped Prior SU-1 & RD**

The request is not likely to contribute to creating healthy, sustainable, and distinct communities because it will establish an irregular, patchwork zoning pattern in

this undeveloped subdivision among lots that allow single-family dwellings and those that do not. This is inconsistent with long-established residential development patterns that are created when an area has a uniform zone. Infill development will be encouraged on lots with MX-T zoning that is inconsistent in form and scale with the development and uses allowed on the abutting MX-L zoning. The request is inconsistent with Policy 5.2.1-Land Uses.

k) Discourage zone changes to detached single-family residential uses on the West Side.

Regarding criterion #4 in R-18-29:

For the 29 properties in an undeveloped subdivision on the West Side, the requested conversion would allow a new land use, single-family residential dwellings, which is not allowed by the existing MX-L zoning. This portion of the request conflicts with Policy 5.2.1.k.

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.

For the 29 properties in an undeveloped subdivision on the West Side, the requested conversion would allow single-family residential development in an area that was previously intended for commercial uses, as demonstrated by the prior "SU-1 for C-1 Uses" zoning. The IDO converted the property to MX-L, which allows multi-family development, office, and small retail uses. The intent of this requested conversion is to allow more single-family residential development, which is inconsistent with Goal 5.4 Jobs-Housing Balance.

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

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

Batch 2 of the Phase 2 Zoning Conversion process contains 3 properties in an Area of Change, as shown in the map below. These 3 properties are inconsistent with the rest of the undeveloped subdivision – the rest of the subdivision is Area of Consistency. If approved, the proposed zoning conversions would be a downzone and would thus direct less intense development in this area where more intense development is encouraged. The request does not further Goal 5.6-City Development Areas and Policy 5.6.2-Areas of Change.

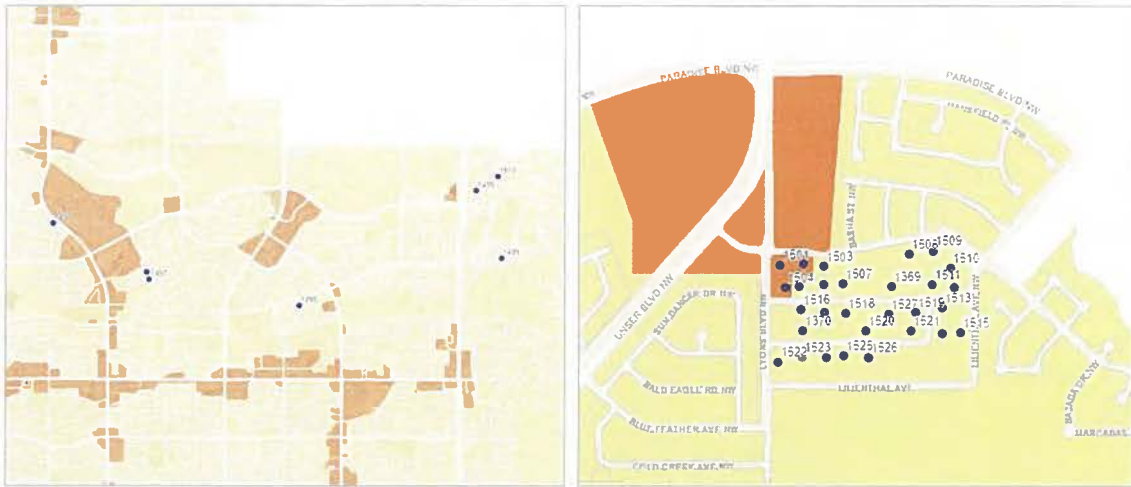


Batch 2 Properties in Areas of Change in Orange (3 of 36 properties)

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.

Batch 3 of the Phase 2 Zoning Conversion process contains 33 properties in an Area of Consistency, as shown in the map below. For the 7 properties located in existing neighborhoods that qualify based on the voluntary downzone criterion (Criterion #2), the proposed zoning conversions would establish appropriate zone districts that protect, reinforce, and enhance the character of existing single-family neighborhoods in Areas of Consistency. The request furthers Policy 5.6.3-Areas of Consistency.

For the 26 properties that are undeveloped and qualify based on the former SU and R-D criterion (Criterion #4), the proposed zoning conversions would be a downzone that would allow for less dense or intense development. Because the surrounding area contains largely single-family subdivisions, the conversion could result in future development on that portion of the subdivision that is consistent with other nearby single-family residential developments. The request could be considered consistent with Policy 5.6.3-Areas of Consistency. Alternately, the request does not protect and enhance the character of areas outside of Centers and Corridors because it would establish an irregular, patchwork zoning pattern in this undeveloped subdivision among lots that allow single-family dwellings and those that do not. This is generally inconsistent with typical zoning approaches that would create a uniform development character and pattern. The request could be considered in conflict with Policy 5.6.3.



Batch 2 Properties in Areas of Consistency in yellow (33 of 36 properties)

Goal 5.7-Implementation Processes: Employ procedures and processes to effectively and equitably implement the Comp Plan.

The IDO's procedures and processes work to effectively and equitably implement the Comprehensive Plan. The proposed zoning conversions are a necessary follow-up procedure to address mismatches of land use and zoning and create greater zoning and land use compatibility between properties in neighborhoods. If adopted, the zoning conversions would support efforts to effectively and equitably implement the Comprehensive Plan. The request furthers Goal 5.7-Implementation Processes.

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

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

If approved, the request would serve to update a regulatory framework by establishing legislative conversion rules that apply zoning districts that are appropriate for existing uses and contextually compatible with the area surrounding them. In addition to supporting desired growth and economic development, this request would move the City's zoning system away from one-off approaches for individual properties to a regulatory code that includes appropriate mixes of land uses in base zones and predictable standards to facilitate high-quality development. The request furthers Policy 5.7.2-Regulatory Alignment.

Action 5.7.2.16: Work with property owners to identify mismatches between existing land uses, zoning, and the Comp Plan vision and recommend City-sponsored zone changes for the future.

The above action was specifically added to the 2017 Comprehensive Plan to recognize existing issues regarding mismatches of land use and zoning and the intended regulatory updates needed to address them. From the outset, the Phase 2 zoning conversion process established by R-18-29 was explicitly intended to accomplish regulatory alignment beyond what was accomplished in Phase I. The request implements Action 5.7.2.16.

Regarding criterion #2 in R-18-29:

Voluntary Downzones: For the 7 properties that qualify as voluntary downzones, these zoning conversions will establish zone districts that match existing land uses.

II. Public Outreach

City Council Resolution 18-29 directed the Planning Department to do outreach and advertising citywide to alert property owners of the opportunity to participate in the Phase 2 zoning conversion process. (See attachments.) Consequently, the Planning Department developed an extensive and robust public outreach strategy.

Free Advertising

Free advertising included Constant Contact emails sent to a distribution list of more than 10,000 people, including all Neighborhood Association representatives with email addresses on file with the Office of Neighborhood Coordination. Monthly articles or advertisements about the zoning conversion process appeared in the City's Neighborhood News monthly beginning in June 2018 and continuing through July 2019. A slider with information appeared at the top of the ABC Libraries webpage in September and October 2018 and February 2019. (See attachments.)

Since adoption of the IDO, the Planning Department has also used social media, including Facebook and NextDoor, to post information about this process. From September to November 2018, the social media campaign focused on the Phase 2 conversion effort.

Paid Media Advertising

Paid print advertising included ads in the *Albuquerque Journal* on September 10, 22, and 24, 2018; October 6, 2018; and February 2, 4, 16, and 18, 2019. Paid print ads appeared in the *Weekly Alibi* on September 13 and 27, 2018; February 18-24; and March 4-10. Print ads appeared in *Albuquerque Business First* from February through April 2019.

Radio ads aired on I Heart Media stations from September 10-16, 2018; September 24-30; February 18-24, 2019; and March 4-10, 2019. Radio ads aired in Spanish on February 4-March 29 on KANW and Univision Spanish Radio. Advertisements were placed on City buses from September 2018 through February 2019.

Mailed Outreach

Every property owner in Albuquerque received information about this process in English and Spanish via an insert in their Property Tax bill from the Bernalillo County Treasurer

in early November 2018. In addition, property owners received information via an insert in their water bill in December 2018.

A direct mailing was sent to property owners whose property was likely to be eligible for this zoning conversion process based on 1 or more of the 5 criteria. The Planning Department performed an analysis using GIS to identify over 30,000 properties that were likely to be eligible based on based on pre-IDO zoning, current zoning, lot size, and/or land use category according to existing City records.

- For owners with fewer than 5 eligible properties, postcards were mailed to the property owner identified in the Bernalillo County Assessor's records for each property.
- For owners with over 5 eligible properties, the Planning Department sent letters to those individuals, businesses, or agencies to minimize the postage costs.

Most of the postcards and letters were mailed in December 2018, notifying owners of approximately 21,000 properties; a smaller second mailing was completed in March 2019, notifying owners of approximately 10,000 properties.

Meetings and Presentations

Since adoption of the IDO, the Planning Department has met with, or presented to, approximately 800 people. These events included public meetings, neighborhood association or coalition presentations, office hour appointments, and tabling at various community events.

Between August and October 2018, Staff tabled and distributed information at nine community events, including the Downtown Growers' Market, the Rail Yards Market, the Mile-Hi Market, and the International Festival.

Planning Staff was invited to either present at, or be available for one-on-one questions with area residents at, 13 neighborhood association (NA) meetings: Wells Park NA, Bear Canyon NA, University Heights NA, Near North Valley NA, District 8 Coalition, Supper Rock NA, Academy Estates East NA, Huning Highland NA, Silver Hills NA, Santa-Barbara Martineztown Work Group, Reynolds Addition NA, Santa Barbara-Martineztown NA, and Nob Hill NA. Outreach also included presenting to several groups by request, including UNM, the Apartment Association of New Mexico, and Greater Albuquerque Area Realtors.

Approximately 40 individuals and neighborhood association groups attended office hours.

III. R-18-29 CRITERIA FOR ZONING CONVERSIONS

Criterion 1: Nonconforming Use

None of the properties in Batch 3 qualify based on Criterion 1.

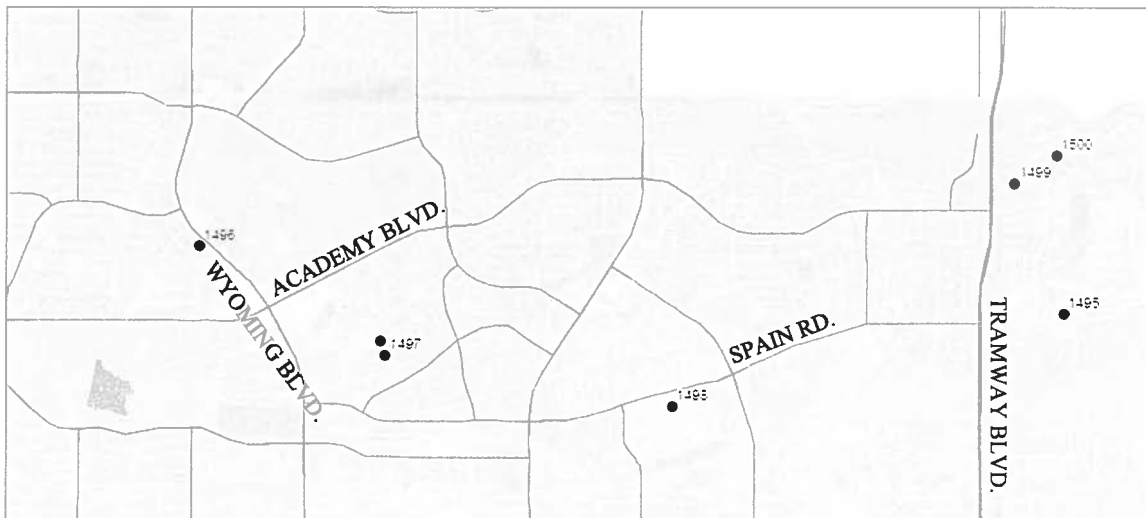
Criterion 2: Voluntary Downzone (7 of 36 properties)

The second criterion adopted by City Council in R-18-29 is for properties where “[the] zoning conversion would result in a less intense or less dense IDO zone district in an Area of Consistency that is compatible in scale and intensity with the existing land use at the site and surrounding development patterns.”

The IDO establishes protections for certain residential zone districts that are intended only for low-density residential development, which includes single-family detached houses, duplexes, manufactured home communities, and townhouses. Many properties throughout Albuquerque developed with low-density residential uses, even though the zone district allowed higher-density uses. For example, some areas are zoned R-ML (which allows duplexes, townhouses, and multi-family uses) but developed with single-family land uses. Property owners in these areas may prefer the R-1 zone district, which more closely matches their land use pattern and may provide additional protections.

The Comprehensive Plan establishes Areas of Consistency, where the character, scale, and pattern of the built environment is to be protected and reinforced over time. This Phase 2 zoning conversion process provides the opportunity to convert the zoning on properties in Areas of Consistency from a higher-density to a lower-density zone district that still allows the existing use on the property.

There are 7 properties in an Area of Consistency whose owners have opted in to the voluntary zoning conversion process for a voluntary downzone, as shown in the map below. (See attachment – Rules for Zoning Conversion – Batch 3 Properties, Criteria 2: Voluntary Downzone.)



Batch 3 Properties – Voluntary Downzone Criterion (7 of 36 properties)

There are several neighborhood associations where most or all of the properties in an area have a zone district that allows multiple dwellings per lot (i.e. R-T, R-ML, R-MH, or MX-T) but are developed with low-density residential development. In these areas, many property owners would prefer a less dense Residential zone district that would better match the pattern of surrounding development and would provide additional protections for the low-density residential development. In these neighborhoods, residents organized to inform their neighbors of the Phase 2 zoning conversion process and helped collect Property Owner Request and Agreement forms to participate. Staff agrees that these conversions are appropriate as voluntary downzones. These include (described from west to east):

- 1 property in the Bear Canyon neighborhood near Wyoming and Burlison that is zoned R-MH. Staff recommended that these properties convert to R-T to reflect the mixed pattern of low-density residential development in this area.
- 2 properties in the Lamplighter Estates area near Moon and Academy that are zoned R-ML and the property owner requested R-1. Staff recommended that these properties convert to R-1B based on the average lot size in this neighborhood.
- 1 property in the Oso Grande area near Spain and Juan Tabo that is zoned R-T and the property owner requested R-1 zoning. Staff recommended R-1A due to the lot sizes and dwellings that are generally built on one of the side lot lines.
- 3 properties in the High Desert area near Tramway and Spain that are zoned R-T and the property owner requested R-1. For different subdivisions within High Desert, staff recommended a “flavor” of R-1 (R-1A, B, or C) depending on the average lot size of the portion of the subdivision.

Criterion 3: Floating Zone Line

None of the properties in Batch 3 qualify based on Criterion 1.

Criterion 4: Prior Special Use or RD Zoning (29 of 36 properties)

The fourth criterion adopted by City Council in R-18-29 is for properties where “[the] zoning conversion is for undeveloped property previously regulated by the Residential and Related Uses Zone, Developing Area (R-D), or by special use zoning (SU-1, SU-2, or SU-3), and an IDO zone designation other than what was assigned through the Phase 1 conversion process would be more appropriate for the site.”

Many of the City's previous zone districts established allowable uses and development standards for each property through a site development plan (including 23,525 properties zoned SU-1 or R-D) and/or Sector Development Plan (including over 400 unique SU-2 zones). Together, almost 40% of the acreage in the City was controlled by one-off regulations outside of the Zoning Code for individual sites or small geographic areas.

For the Phase 1 conversion, Staff reviewed the title/descriptor of the SU-1, SU-2, or SU-3 zone district and matched the bundle of uses as closely as possible to a new IDO zone

district that allowed the same uses in a set of conversion rules adopted by the City Council.

Some SU zone districts established allowable uses by referencing a base zone from the Zoning Code and identifying additional uses. The Phase 1 zoning conversion matched the base zone to the closest corresponding IDO zone district, potentially eliminating additional allowable uses. For example, “SU-1 for C-1 Uses” converted to MX-L, which is the corresponding base zone for C-1 throughout the city. However, SU-1 for C-1 Uses was interpreted to allow all C-1 uses (permissive or conditional) permissively, so some uses may have gone from being allowed permissively to being conditional or not allowed at all.

For undeveloped properties formerly zoned SU or RD, the Phase 2 conversion allows a zoning conversion to an IDO zone district that reflects the intentions of the property owner for future development, whether to restore a use allowed under the prior SU or RD zone or to establish allowable uses by the conversion to a base zone district for properties that never had an approved site development plan to define allowable uses. This Phase 2 zoning conversion process provides the opportunity to determine a more appropriate zone district for such properties based on existing entitlements and surrounding context.

There are 29 properties that are undeveloped land with prior SU-1 zoning, as shown in the map below. Three of these are in an Area of Change, and 26 are in an Area of Consistency. (See attachment – Rules for Zoning Conversion – Batch 3 Properties, Criteria 4: Prior SU or RD Zoning.)



Batch 3 Properties – Prior SU or RD Zoning Criterion (29 of 36 properties).

29 properties are in an undeveloped subdivision near Paradise Blvd. and Unser Blvd. NW where the previous zoning was SU-1 for C-1 Uses. The property owner requesting this conversion owns about half of the properties in this subdivision, which are generally not contiguous (see map above). If approved, this conversion would create a mix of MX-L and MX-T zoning.

The requested conversion is from MX-L to MX-T, which would allow for the development of single-family detached dwellings. Although the prior SU-1 zone refers to the C-1 zone, which was generally intended to be a commercial zone, the general interpretation of the title of the zone, “SU-1 for C-1 Uses,” was that it allowed all of the conditional uses permissively. Based on that interpretation, single-family detached dwellings would have been allowed under the previous zoning. But also, some uses that are more intense would have also been allowed permissively. In whole, the “SU-1 for C-1 Uses” zoning resulted in a more diverse and intense set of allowable uses than would have been allowed with C-1 zoning. Uses such as kennels, mortuaries, outdoor storage,

fueling stations, would have been allowed alongside single-family and multi-family land uses, resulting in a potentially more intense and mixed land use pattern. The IDO intentionally changed the land use entitlements to create zones that only allowed uses that are compatible in scale and intensity in each zone. Further, the Comprehensive Plan discourages single-family development on the West Side. It would be more appropriate for the EPC to review this request as a Zoning Map Amendment to determine whether such a change is appropriate given based on the zone change criteria.

Criterion 5: Size Thresholds

None of the properties in Batch 3 qualify based on Criterion 1.

IV. NOTICE

Required Notice for the EPC Hearing

The required notice for an Amendment to IDO Text is published, mailed, and posted on the web. (See Table 6-1-1: Summary of Development Review Procedures.) A neighborhood meeting is not required for an Amendment to IDO Text. The City published notice of the EPC hearing on June 19, 2019 in the ABQ Journal legal ads. (See attachment.)

First class mailed notice was sent to the two representatives of each Neighborhood Association and Coalition that is registered with the Office of Neighborhood Coordination according to the requirements of IDO Subsection 6-4(K)(2)(a). (See attachment for the full list of notified Neighborhood Association representatives.)

The City posted notice of the EPC hearing on the Planning Department website at this address: <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>.

The City also posted notice of the application and EPC hearing on the project website at this address: <https://www.abc-zone.com/post-ido-voluntary-zone-conversion-process>.

Additional Notice Provided for the EPC Hearing

An article about this voluntary zoning conversion process and the EPC hearing was published in the Office of Neighborhood Coordination Neighborhood News in June and July 2019. (See attachment – Neighborhood News article.)

Email notice about the application and the EPC hearing was sent to approximately 10,000 subscribers to the ABC-Z project update email list on June 3, 2019. (See attachment – Email Notice).

V. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

There were no agency comments received for Batch 3. Because of the similarity of this request to the first two Batches of the Phase 2 Zoning Conversion, those comments were carried forward into this staff report.

Agencies that commented noted “no comment” or “no objection” regarding the request. Long-Range Planning provided a comment that briefly explains the request and applicable procedure. Agency comments begin on p. 28.

Neighborhood/Public

Mailed and email notice was sent to every neighborhood organization registered with the Office of Neighborhood Coordination. As of this writing, Staff has not received any comments. There is no known support or opposition to the request.

VI. CONCLUSION

The request is for a legislative amendment to the IDO text to adopt zoning conversion rules for 36 properties that have been submitted to the Phase 2 zoning conversion process and that meet the criteria for a voluntary zoning conversion found in Resolution 18-29 (Enactment No. R-018-019). If approved, the properties will convert to the recommended zone districts, and the Official Zoning Map will be revised accordingly.

These 36 properties are the third of three batches of Phase 2 IDO zoning conversions submitted to the EPC for review and recommendation to City Council. Seven of the 36 proposed conversions support existing uses and help maintain existing development patterns. The other 29 proposed conversions could be seen as compatible with surrounding development, but may also be considered inappropriate conversions given the intent of the existing zoning and given that the requested zone conflicts with Comprehensive Plan policies.

Staff developed an extensive and robust public outreach strategy, as directed by Resolution R-18-29, to alert property owners of the opportunity to participate in the Phase 2 zoning conversion process. The City notified neighborhood associations and published notice as required. Staff has not received any comments in support or opposition to the request. Staff recommends that a recommendation of approval be forwarded to the City Council.

FINDINGS – RZ: 2019-00035, October 10, 2019 – Text Amendment to the IDO

1. This is a request for legislative adoption of zoning conversion rules for 36 properties located Citywide whose owners have voluntarily opted into the Phase 2 zoning conversion process established by Council Resolution 18-29 (Enactment No. R-2018-019).
2. The request is analogous to an amendment to the Integrated Development Ordinance (IDO) Text and will be processed according to the procedural requirements in Section 14-16-6-7(D) of the IDO.
3. The criteria for review and decision for this Phase 2 zoning conversion process as established in City Council Resolution 18-29 is whether the proposed zoning conversions are consistent with the Comprehensive Plan and the IDO implementation goals, citywide, for properties that fall within at least one of the following 5 categories outlined in Resolution 18-29:
 - A. **Nonconforming Use:** The zoning conversion will remedy a nonconforming use of the property.
 - B. **Voluntary Downzone:** The zoning conversion will result in a less intense or less dense IDO zone district in an Area of Consistency that is compatible in scale and intensity with the existing land use at the site and surrounding development patterns.
 - C. **Floating Zone Line:** The zoning conversion will remedy a boundary that does not correspond to a lot line in either the Bernalillo County Assessor’s data or Albuquerque Geographic Information Systems (AGIS) City parcel data (i.e. a “floating zone line”).
 - D. **Prior Special Use or R-D Zoning:** The zoning conversion is for undeveloped property previously regulated by the Residential and Related Uses Zone, Developing Area (R-D), or by special use zoning (SU-1, SU-2, or SU-3), and an IDO zone designation other than what was assigned through the Phase 1 conversion process will be more appropriate for the site.
 - E. **Size Thresholds:** The zoning conversion is for property converted to Planned Development (PD) or Non-residential Business Park (NR-BP) zone districts that does not meet size thresholds set by the IDO for those zone districts.
4. The Phase 2 zoning conversion rules support existing uses, allow new uses compatible with surrounding development, and encourage desirable development in appropriate locations in the city.
5. This Phase 2 zoning conversion process is intended to address issues not resolved by the adoption of the IDO, in which approximately 1,200 zone districts were converted to one of 20 new zone districts established by the IDO via 1 of 3 sets of Phase 1 zoning conversion

rules: “base zones” from the Zoning Code, SU-1 or R-D zones, and SU-2/SU-3 zones from adopted Sector Development Plans.

6. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
7. Throughout Albuquerque, many platted parcels mapped by AGIS differ from ownership parcels mapped by the Bernalillo County Assessor. For the Phase 2 zoning conversion process, the City will convert zoning to match platted parcels.
8. Regarding the 7 properties that meet **Criterion #2 (Voluntary Downzone)**, the request furthers the following applicable goals and policies from the Comprehensive Plan:

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

Policy 4.1.1-Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

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

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

The request will establish zone districts that better match existing land uses and lot sizes and will promote the protection and enhancement of neighborhood character by establishing zoning conversions that allow appropriate and contextual land uses. The proposed zoning conversions are compatible with surrounding land uses and zoning patterns, which will reinforce established character and protect identity and cohesiveness in developed neighborhoods.

B. Goal 4.2-Process: Engage communities to identify and plan for their distinct character and needs.

Policy 4.2.2-Community Engagement: Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.

An extensive public outreach effort to engage communities is part of the request. This effort engaged communities and individuals to better understand zoning and land use, and thereby identify and plan for the distinct character and needs of their property and area (Goal 4.2). Staff worked with individuals and neighborhoods to facilitate meaningful engagement opportunities to address residents’ needs (Policy 4.2.2).

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

Policy 5.2.1.c: Maintain the characteristics of distinct communities through zoning and design standards that are consistent with long-established residential development patterns.

The request will maintain the characteristics of distinct communities through establishing zoning that is consistent with established residential development patterns.

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

Policy 5.6.3-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.

For the 7 properties located in existing neighborhoods that qualify based on the voluntary downzone criterion (Criterion #2), the proposed zoning conversions will establish appropriate zone districts that protect, reinforce, and enhance the character of existing single-family neighborhoods in Areas of Consistency.

- E. Goal 5.7-Implementation Processes: Employ procedures and processes to effectively and equitably implement the Comp Plan.

The IDO's procedures and processes work to effectively and equitably implement the Comprehensive Plan. The proposed zoning conversions are a necessary follow-up procedure to address mismatches of land use and zoning and create greater zoning and land use compatibility between properties in neighborhoods, which will support efforts to effectively and equitably implement the Comprehensive Plan.

- F. Action 5.7.2.16: Work with property owners to identify mismatches between existing land uses, zoning, and the Comp Plan vision and recommend City-sponsored zone changes for the future.

The above action was specifically added to the 2017 Comprehensive Plan to recognize existing issues regarding mismatches of land use and zoning and the intended regulatory updates needed to address them. From the outset, the Phase 2 zoning conversion process established by R-18-29 was explicitly intended to accomplish regulatory alignment beyond what was accomplished in Phase 1.

9. [O.1] Regarding the 29 properties that meet **Criterion # 4 (Undeveloped Prior SU-1 & RD)**, the request is consistent with the following applicable goals and policies from the Comprehensive Plan:

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

Policy 5.2.1.h: Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The request will contribute to creating healthy, sustainable, and distinct communities

with a mix of uses because the proposed zoning conversions are compatible with surrounding development patterns, which will support the community while facilitating a contextually-appropriate mix of uses. Infill development will be encouraged because prior zoning entitlements will be more accurately reflected in zoning that is more contextually appropriate and subject to standards that create high-quality development.

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

Policy 5.6.3-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.

For the 26 properties that are undeveloped and qualify based on the former SU and R-D criterion (Criterion #4), the proposed zoning conversions would be a downzone that would allow for less dense or intense development. Because the surrounding area contains largely single-family subdivisions, the conversion could result in future development on that portion of the subdivision that is consistent with other nearby single-family residential developments.

- C. Goal 5.7-Implementation Processes: Employ procedures and processes to effectively and equitably implement the Comp Plan.

The IDO's procedures and processes work to effectively and equitably implement the Comprehensive Plan. The proposed zoning conversions are a necessary follow-up procedure to address mismatches of land use and zoning and create greater zoning and land use compatibility between properties in neighborhoods, which will support efforts to effectively and equitably implement the Comprehensive Plan.

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

Policy 5.7.2.c: Avoid the use of SU-1 as a tool to negotiate design or use standards between stakeholders and limit its application to uses specified in the SU-1 zone.

The request will serve to update a regulatory framework by establishing legislative conversion rules that apply zoning districts that are appropriate for existing uses and contextually compatible with the area surrounding them. In addition to supporting desired growth and economic development, this will move the City's zoning system away from one-off approaches for individual properties to a regulatory code that includes appropriate mixes of land uses in base zones and predictable standards to facilitate high-quality development.

10. [O.2] Regarding the 29 properties that meet **Criterion # 4 (Undeveloped Prior SU-1 & RD)**, the request conflicts with the following applicable goals and policies from the Comprehensive Plan:

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

Policy 4.1.1-Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

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

The request could encourage development that is consistent with the single-family residential uses of surrounding neighborhoods; however, the existing lot sizes and platting pattern are likely to result in a development that is inconsistent with the character of surrounding communities in terms of platting and site access. This development is subdivided as a large-lot commercial area; residential uses are likely to be developed with multiple cul-de-sacs that serve each 1-acre lot. Further, establishing a checkerboard zoning pattern for this undeveloped subdivision is likely to create a less cohesive development in the future as multi-family and non-residential uses are constructed, which is inconsistent with Goal 4.1, Policy 4.1.1, and Policy 4.1.2.

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.

Policy 5.2.1.c: Maintain the characteristics of distinct communities through zoning and design standards that are consistent with long-established residential development patterns.

Policy 5.2.1.h: Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The request is not likely to contribute to creating healthy, sustainable, and distinct communities because it will establish an irregular, patchwork zoning pattern in this undeveloped subdivision among lots that allow single-family dwellings and those that do not. This is inconsistent with long-established residential development patterns that are created when an area has a uniform zone. Infill development will be encouraged on lots with MX-T zoning that is inconsistent in form and scale with the development and uses allowed on the abutting MX-L zoning. The request is inconsistent with Policy 5.2.1.

C. Policy 5.2.1.k: Discourage zone changes to detached single-family residential uses on the West Side.

For the 29 properties in an undeveloped subdivision on the West Side, the requested conversion would allow a new land use, single-family residential dwellings, which is not allowed by the existing MX-L zoning. The request conflicts with Policy 5.2.1.k.

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

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

Batch 3 of the Phase 2 Zoning Conversion process contains 3 properties in an Area of Change, which are incompatible with the remainder of the surrounding subdivision, which is Area of Consistency. The proposed zoning conversions for these 3 properties would be a downzone and would thus direct less intense development in this area where more intense development is encouraged. The request conflicts with Policy 5.6.2.

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.

The request does not protect and enhance the character of areas outside of Centers and Corridors because it would establish an irregular, patchwork zoning pattern in this undeveloped subdivision among lots that allow single-family dwellings and those that do not. This is generally inconsistent with typical zoning approaches that would create a uniform development character and pattern. The request conflicts with Policy 5.6.3.

14. Regarding the criteria of Resolution 18-29, the request meets the intent of the Community Identity chapter of the Comprehensive Plan as follows:
- A. **Voluntary Downzones**: For the 7 properties that qualify as voluntary downzones, these zoning conversions will establish zone districts that better match existing land uses and lot sizes.
 - B. **[O.1] Undeveloped Prior SU-1 & RD**: For the 29 properties that qualify based on undeveloped prior SU-1 or RD zoning, these zoning conversions will establish a zone district appropriate for the context for undeveloped properties where the IDO zone does not match prior entitlements.
 - C. **[O.2] Undeveloped Prior SU-1 & RD**: For the 29 properties that qualify based on undeveloped prior SU-1 or RD zoning, these zoning conversions will not establish a zone district appropriate for the context for undeveloped properties, even though the IDO zone does not match prior entitlements.
15. Regarding the criteria of Resolution 18-29, the request meets the intent of Areas of Change in the Land Use chapter of the Comprehensive Plan as follows:
- A. **[O.1] Undeveloped Prior SU or RD**: For the 3 properties in Areas of Change that qualify based on prior special use zoning, the zoning conversions allow the development

- of non-residential and mixed uses in zone districts compatible with surrounding development.
- B. **[O.2] Undeveloped Prior SU or RD:** For the 3 properties in Areas of Change that qualify based on prior special use zoning, the zoning conversions would allow development of low-density residential development in an area otherwise designated for higher intensity residential uses, mixed uses, and non-residential development.
16. Regarding the criteria of Resolution 18-29, the request meets the intent of Areas of Consistency in the Land Use chapter of the Comprehensive Plan as follows:
- A. **Voluntary Downzones:** For the 7 properties in Areas of Consistency that qualify based on the voluntary downzone criterion, these zoning conversions will establish zone districts that align with existing land uses and match surrounding lot sizes, particularly in areas with predominantly single-family residential uses.
- B. **[O.1] Undeveloped Prior SU-1 & RD:** For the 23 properties in Areas of Consistency that qualify based on prior special use zoning, these zoning conversions will establish a zone district appropriate for the context for undeveloped properties where the IDO zone does not match prior entitlements.
- C. **[O.2] Undeveloped Prior SU-1 & RD:** For the 23 properties in Areas of Consistency that qualify based on prior special use zoning, these zoning conversions would not establish a zone district appropriate for the context for undeveloped properties, even though the IDO zone does not match prior entitlements.
17. As directed by Resolution 18-29, Staff developed an extensive outreach strategy to let the public know about the voluntary zoning conversion process, including advertisements, meetings, presentations, mailed inserts, and direct mailing to property owners of properties likely to be eligible for the process.
18. The required notice for an Amendment to IDO Text is published, mailed, and posted on the web. The City published notice of the EPC hearing in the ABQ Journal legal ads. First class mailed notice was sent to the two representatives of each neighborhood organization registered with the Office of Neighborhood Coordination (ONC). Notice was posted on the Planning Department website and on the project website.
19. Additional notification consisted of an article published in the Neighborhood News in June and July 2019 and email notice sent to approximately 10,000 subscribers to the ABC-Z project update email list on June 3, 2019.
20. Though a neighborhood meeting is not required for an Amendment to IDO Text, Staff met with area residents at 13 neighborhood association (NA) meetings by request: Wells Park

NA, Bear Canyon NA, University Heights NA, Near North Valley NA, District 8 Coalition, Supper Rock NA, Academy Estates East NA, Huning Highland NA, Silver Hills NA, Santa-Barbara Martineztown Work Group, Raynolds Addition NA, Santa Barbara-Martineztown NA, and Nob Hill NA.

21. As of this writing, Staff has not received any comments about Batch 3 properties. There is no known support or opposition to the request.

RECOMMENDATION

That a recommendation of APPROVAL of Project #: 2018-001843, RZ-2019-00058, a request for Text Amendments to the IDO, be forwarded to the City Council based on the preceding Findings.



**Russell Brito
UD&D Manager**



**Mikaela Renz-Whitmore
Project Manager**

Notice of Decision cc list:

List will be finalized subsequent to the EPC hearing on October 10, 2019.

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Office of Neighborhood Coordination

Long Range Planning

This is a request for a legislative action to amend the Official Zone Map for properties that meet the criteria for a voluntary zone conversion, as directed by City Council via Resolution 18-29. Long Range Planning is the applicant for this request.

This request is analogous to a text amendment and will be processed according to the Amendment to IDO Text procedures in IDO Subsection 14-16-6-7(D). The review and decision criteria are identified in Council Resolution 18-29.

CITY ENGINEER

Transportation Development

No objection to the request.

Hydrology Development

New Mexico Department of Transportation (NMDOT)

NMDOT has no comments at this time.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

No comments.

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

WATER UTILITY AUTHORITY

Utility Services

No adverse comment to the proposed amendment.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division-No comment

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT-No comment

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

AMAFCA has no comment.

ALBUQUERQUE PUBLIC SCHOOLS

No adverse impacts. The submission mentions the importance of encouraging development which meets the goals of the Albuquerque Comprehensive Plan, as specified in the Integrated Development Ordinance. This includes ensuring that development in the vicinity of schools should consider, respond to, and provide to meet infrastructural needs associated with schools, including the critical importance of establishing and maintaining safe streets and routes to school.

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

PNM has no comments based on information provided to date.



**PNM Comments
Environmental Planning Commission
Public Hearing to be Held on October 10, 2019**

Russell Brito:

**Conditions for Approval for Project #2018-001843 (RZ-2019-00058) – Text
Amendment to the IDO (Phase II, Batch 3 IDO Zoning Conversion)**

PNM has no comments based on information provided to date.

Attachments

1. History – City Council Resolution 18-29
2. Application Information
 - a. Application
 - c. Project Letter
 - d. PRT Notes
3. Zoning Conversion Rules – Batch 3 Properties
4. Notification & Neighborhood Information
 - a. Letter sent to neighborhood representatives
 - b. One letter sent to those representing more than one organization
 - c. Mailing list/labels of neighborhood representatives notified
 - d. Inquiry to ONC
 - e. List of neighborhood representatives notified
5. Outreach & Advertising
 - Free*
 - a. Neighborhood News articles in June and July 2019
 - b. Email notice – September 4, 2018; October 19, 2018; December 10, 2018; January 3, 2019; February 5, 2019; April 16, 2019; June 3, 2019
 - c. Library website
 - Paid*
 - d. Insert in tax bill
 - e. Insert in water bill
 - f. Bus advertising
 - g. Print media ad



City of Albuquerque

Office of the City Clerk

Timothy M. Keller, Mayor

Trina Gurule, Acting City Clerk

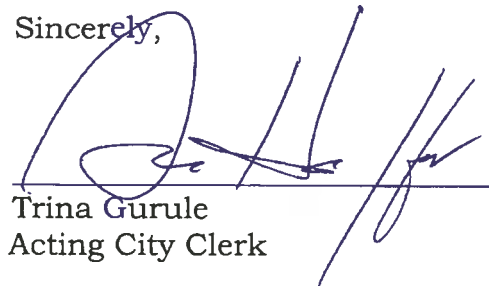
Interoffice Memorandum

May 9, 2018

To: CITY COUNCIL
From: TRINA GURULE, ACTING CITY CLERK
Subject: BILL NO. R-18-29 ENACTMENT NO. R-2018-019

I hereby certify that on May 9, 2018, the Office of the City Clerk received Bill R-18-29 as signed by the president of the City Council, Ken Sanchez. Enactment No. R-2018-019 was passed at the May 7, 2018 City Council meeting. Mayor Keller did not sign the approved Resolution within the 10 days allowed for his signature and did not exercise his veto power. Pursuant to the Albuquerque City Charter Article XI, Section 3, this Resolution is in full effect without Mayor's approval or signature. This memorandum shall be placed in the permanent file for Bill No. R-18-29.

Sincerely,



Trina Gurule
Acting City Clerk

CITY of ALBUQUERQUE

TWENTY THIRD COUNCIL

COUNCIL BILL NO. F/S R-18-29 ENACTMENT NO. R-2018-019

SPONSORED BY: Trudy E. Jones and Isaac Benton

1 RESOLUTION
2 REPEALING AND REPLACING C/S R-17-240; ESTABLISHING A PROCESS FOR
3 IDO-RELATED ZONING CONVERSIONS THAT ARE TO BE PROCESSED BY
4 THE CITY PLANNING DEPARTMENT COMMENCING ON THE EFFECTIVE DATE
5 OF THE IDO, AND CONCLUDING WITHIN ONE YEAR THEREFROM.

6 WHEREAS, the City Council, the governing body of the City of
7 Albuquerque, has the authority to adopt and amend plans for the physical
8 development of areas within the planning and platting jurisdiction of the City
9 authorized by statute, Section 3-19-3, NMSA 1978, and by its home rule
10 powers; and

11 WHEREAS, the City's zoning powers are established by the City Charter, in
12 which Article I, Incorporation and Powers, allows the City to adopt new
13 regulatory structures and processes to implement the Albuquerque-Bernalillo
14 County Comprehensive Plan ("Comp Plan") and help guide future legislation;
15 Article IX, Environmental Protection, empowers the City to adopt regulations
16 and procedures to provide for orderly and coordinated development patterns
17 and encourage conservation and efficient use of water and other natural
18 resources; and Article XVII, Planning, establishes the City Council as the
19 City's ultimate planning and zoning authority; and

20 WHEREAS, the City amended the Comp Plan in 2001 via R-01-343
21 (Enactment No. 171-2001) to identify Community Planning Areas and provide
22 goals and policies to protect and enhance distinct community identity in each
23 area; and

24 WHEREAS, the City Council adopted an updated Comp Plan on March 20,
25 2017 via R-16-108 (Enactment No. R-2017-026), including an updated
26 community vision based on a Centers and Corridors approach to growth,
27 including an updated Centers and Corridors map with boundaries for Centers

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1 and distances from the centerline for Corridors; priority designations for
2 transportation modes on each Corridor; and

3 WHEREAS, the Comp Plan establishes a hierarchy of Centers and
4 Corridors from the most to the least walkable, mixed-use, and dense, with
5 Downtown, Urban Centers, Premium Transit Corridors, and Main Street
6 Corridors all intended to be highly walkable, with a mix of residential and non-
7 residential land uses, and with higher-density and higher-intensity uses; and

8 WHEREAS, the Comp Plan includes goals and policies to protect
9 community health and maintain safe and healthy environments where people
10 can thrive; and

11 WHEREAS, the Comp Plan establishes a complementary set of
12 Development Areas – Areas of Change, where growth is encouraged and
13 higher-density and intensity uses are the most appropriate – and Areas of
14 Consistency, where the existing pattern of uses, density, and intensity is to be
15 maintained and reinforced over time; and

16 WHEREAS, the Integrated Development Ordinance (IDO) was drafted as
17 part of a citywide effort to update and replace the City’s 40-year-old, 1970’s-era
18 Comprehensive Zoning Code, and as the primary regulatory tool to implement
19 the Comp Plan for land within the municipal boundaries of the City of
20 Albuquerque; and

21 WHEREAS, the IDO’s stated purpose is to implement the Comp Plan;
22 ensure that all development in the City is consistent with the intent of other
23 plans and policies adopted by City Council; ensure provision of adequate
24 public facilities and services for new development; protect quality and
25 character of residential neighborhoods; promote economic development and
26 fiscal sustainability of the City; provide efficient administration of City land
27 use and development regulations; protect health, safety, and general welfare
28 of the public; provide for orderly and coordinated development patterns;
29 encourage conservation and efficient use of water and other natural
30 resources; implement a connected system of parks, trails, and open spaces to
31 promote improved outdoor activity and public health; provide reasonable
32 protection from possible nuisances and hazards and to otherwise protect and

1 improve public health; and encourage efficient and connected transportation
2 and circulation systems for motor vehicles, bicycles, and pedestrians; and
3 WHEREAS, the IDO was drafted to be consistent with and implement Comp
4 Plan goals and policies; and

5 WHEREAS, the IDO helps to implement these goals and policies by
6 providing a set of zones (§14-16-2) that range from low intensity to high
7 intensity and designating the appropriate mix of land uses in each zone; and

8 WHEREAS, the City Council adopted an Official Zoning Map (§14-16-1-6)
9 that converted pre-existing zone districts from the City Comprehensive Zoning
10 Code to base zone districts in the IDO according to a set of zoning conversion
11 rules for base zones and Special Use zones (SU-1, SU-2, and SU-3) that
12 matched as closely as possible the permissive uses in each zone; and

13 WHEREAS, this conversion from approximately 1,200 zones to a set of 19
14 zones necessarily involved changes to individual allowable uses in many
15 zones; and

16 WHEREAS, as a result of the conversions some uses that were allowed in
17 the prior zone designations were changed to correspond with the Use Table in
18 the IDO (§14-16-4-2) that indicates land uses as permissive, conditional,
19 accessory, conditional accessory, conditional vacant, or temporary in each
20 zone district of the IDO; and

21 WHEREAS, the Community Planning Area assessment process is intended
22 to provide opportunities on a 5-year cycle to analyze and recommend zone
23 map amendments in specific geographic areas to better implement the Comp
24 Plan, particularly encouraging walkable, higher-density and higher-intensity
25 development in Centers and Corridors; and

26 WHEREAS, the intent of the IDO was to update the City's land use and
27 zoning framework for future development without eliminating or limiting the
28 ability of lawful, existing land uses to continue after the IDO's adoption; and

29 WHEREAS, the City understands that predictability of zoning and
30 compatibility of land use and zoning are essential in order to maintain and
31 strengthen economic value and viability for property owners and businesses,
32 and to ensure appropriate and adequate protections for neighboring
33 properties; and

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1 WHEREAS, the Planning Department has committed to a phase II of the
2 City’s comprehensive zoning conversion process, where such amendments
3 fall within the criteria outlined by this resolution, are accompanied by written
4 participation requests and agreement from property owners, and satisfy
5 conversion rules consistent with the Comprehensive Plan and the IDO
6 implementation goals; and

7 WHEREAS, C/S R-17-240 was adopted by the City Council on November 13,
8 2017 and established the process for zoning conversions related to the phase
9 II IDO conversion; and

10 WHEREAS, C/S R-17-240 erroneously designated the EPC as the final
11 decision maker on zoning conversions under the phase II process where the
12 City Council is required to be the final decision maker in this process, and
13 thus needs to be repealed and replaced to make this correction and related
14 changes.

15 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
16 ALBUQUERQUE:

17 SECTION I. C/S R-17-240 is hereby repealed in its entirety, and replaced
18 with this resolution.

19 SECTION II. The City Planning Department shall administer a zoning
20 conversion process beginning on the effective date of the IDO pursuant to the
21 following:

22 Section 1. Outreach. The City Planning Department shall do outreach and
23 advertising citywide to alert property owners of the opportunity to participate
24 in the zone map amendment process pursuant to this resolution. Outreach
25 efforts shall include coordination with Neighborhood Associations and other
26 relevant organizations to share information about the potential opportunities
27 and implications of zone changes.

28 Section 2. Eligible Properties. The City Planning Department shall evaluate,
29 analyze, process and recommend a phase II zoning conversion per zoning
30 conversion rules consistent with the Comprehensive Plan and the IDO
31 implementation goals, city-wide, for properties that fall within at least one of
32 the following categories:

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1 **A. Nonconforming Use.** The zoning conversion could remedy a
2 nonconforming use of the property;

3 **B. Voluntary Downzone.** The zoning conversion would result in a less
4 intense or less dense IDO zone district in an Area of Consistency that is
5 compatible in scale and intensity with the existing land use at the site and
6 surrounding development patterns;

7 **C. Floating Zone Line.** The zoning conversion could remedy a boundary
8 that does not correspond to a lot line in either the Bernalillo County
9 Assessor's data or Albuquerque Geographic Information Systems (AGIS) City
10 parcel data (i.e. a "floating zone line");

11 **D. Prior Special Use Zoning.** The zoning conversion is for undeveloped
12 property previously regulated by the Residential and Related Uses Zone,
13 Developing Area (R-D), or by special use zoning (SU-1, SU-2 or SU-3), and an
14 IDO zone designation other than what was assigned through the Phase 1
15 conversion process would be more appropriate for the site; or

16 **E. Size Thresholds.** The zoning conversion is for property converted to
17 PD or NR-BP zone districts that does not meet size thresholds set by the IDO
18 for those zone districts.

19 **Section 3. Process.**

20 **A. Request Form; Participation Agreement.** The Planning Department shall
21 create a participation request and agreement form that must be completed by
22 the owner(s) or agent representing the owners of any premises that may be
23 eligible for inclusion in this phase II zoning conversion process;

24 **B. Acceptance.** Such form must be submitted to and accepted as complete
25 by the Planning Department within one year of the IDO becoming effective, but
26 will not be accepted prior to the IDO effective date. For purposes of this
27 section, participation forms will be deemed complete upon submittal of a
28 signed and fully completed participation request and agreement form together
29 with any supplemental material required by the Planning Department. Any
30 professional services costs associated with the preparation of materials
31 required for this submittal shall be borne by the individual property owners;

32 **C. Determination of Eligibility.** The Planning Department shall evaluate
33 each participation request to determine whether it reasonably falls within the

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1 criteria established by Section 2 of this Resolution. In the event that it does
2 not, the Planning Department shall decline to process the associated zoning
3 conversion. However, nothing shall prevent an owner so situated from
4 appealing this administrative determination by the Planning Department
5 through the appeal process established by the IDO, or from otherwise
6 pursuing a zone map amendment request for the subject premise through the
7 regular zone map amendment process established by the IDO;

8 **D. Final Decision Making Authority.** The Phase II zoning conversion called
9 for by this resolution is part of the comprehensive, City-wide rezoning
10 associated with the IDO, and becomes effective only upon a final legislative
11 action by the City Council. Property owners that are not eligible for the
12 process outlined by this resolution, or that are otherwise unsatisfied with the
13 zoning on their respective properties notwithstanding the results of this phase
14 II process, may seek an individual zone map amendment through the relevant
15 IDO zone map amendment process outlined in Section 14-16-6-7.

16 **Section 4. Stay of Enforcement Pending Completion.** The Planning
17 Department shall not enforce the provisions related to nonconforming uses in
18 Subsection 14-16-6-8 of the IDO for premises that are eligible for and
19 participating in the zoning conversion process established by this resolution
20 unless and until the final action on the relevant zoning conversion fails to cure
21 the nonconformity.

22 **Section 5. Use of Consultants.** The City shall engage consultants as
23 necessary to complete this project.

24 **Section 6. Cooperation with Departments.** All relevant City Departments
25 and Divisions, including but not limited to the Legal Department, Municipal
26 Development Department, Parks and Recreation Department, Cultural Services
27 Department, Senior Affairs Department, and the Office of Neighborhood
28 Coordination, shall work with the Planning Department as necessary to
29 coordinate and implement this project.

30
31
32

1 PASSED AND ADOPTED THIS 7th DAY OF May, 2018
2 BY A VOTE OF: 8 FOR 0 AGAINST.

3
4 Excused: Harris

5
6 

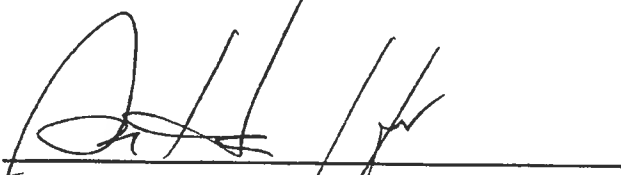
7
8 Ken Sanchez, President
9 City Council

10
11
12
13 APPROVED THIS _____ DAY OF _____, 2018

14
15 Bill No. F/S R-18-29

16
17
18
19
20 _____
21 Timothy M. Keller, Mayor
22 City of Albuquerque

23
24
25 ATTEST:

26 

27
28
29 Trina Gurule, Acting City Clerk

30
31
32
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Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input checked="" type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: City of Albuquerque		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any): City of Albuquerque Planning Department / Urban Design & Development		Phone: 505-924-3860
Address: 600 2nd Street NW, 3rd Floor		Email: abcto@cabq.gov
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: N/A	List <u>all</u> owners: N/A	

BRIEF DESCRIPTION OF REQUEST

Phase 2 IDO Zoning Conversions (Batch 3), city-wide

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: various	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street:	Between:	and:
----------------------	----------	------

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

1001620, 2018-001843

Signature:	Date: August 29, 2019
Printed Name: Mikaela Renz-Whitmore	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting/Hearing Date:				Fee Total:	
Staff Signature:		Date:		Project #	

Form Z: Policy Decisions

Please refer to the EPC hearing schedule for public hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

INFORMATION REQUIRED FOR ALL POLICY DECISIONS (Except where noted)

___ Interpreter Needed for Hearing? no if yes, indicate language: _____

Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

Letter of authorization from the property owner if application is submitted by an agent, **Council R-18-29, Authorization Forms**

N/A Traffic Impact Study (TIS) form (*not required for Amendment to IDO Text*)

N/A Zone Atlas map with the entire site/plan amendment area clearly outlined and labeled (*not required for Amendment to IDO Text*) NOTE: For Annexation of Land, the Zone Atlas must show that the site is contiguous to City limits.

ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN

ADOPTION OR AMENDMENT OF FACILITY PLAN

___ Plan, or part of plan, to be amended with changes noted and marked

___ Letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-7(A)(3) or 14-16-6-7(B)(3), as applicable

___ Required notices with content per IDO Section 14-16-6-4(K)(6)

___ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing

___ Proof of emailed notice to affected Neighborhood Association representatives

___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

AMENDMENT TO IDO (TEXT) – Phase 2 IDO Zoning Conversions (Batch 2) per R-18-29

N/A Section(s) of the Integrated Development Ordinance to be amended with changes noted and marked

Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(D)(3) **R-18-29**

Required notices with content per IDO Section 14-16-6-4(K)(6)

Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing

N/A Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

ZONING MAP AMENDMENT – EPC

ZONING MAP AMENDMENT – COUNCIL

___ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)

___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(F)(3) or Section 14-16-6-7(G)(3), as applicable

___ Required notices with content per IDO Section 14-16-6-4(K)(6)

___ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing

___ Proof of emailed notice to affected Neighborhood Association representatives

___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

___ Sign Posting Agreement



ANNEXATION OF LAND

___ Application for Zoning Map Amendment *Establishment of zoning must be applied for simultaneously with Annexation of Land.*

___ Petition for Annexation Form and necessary attachments

___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(E)(3)

___ Board of County Commissioners (BCC) Notice of Decision

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.	
Signature: 	Date: August 29, 2019
Printed Name: Mikaela Renz-Whitmore	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	

CITY OF ALBUQUERQUE



Planning Department
Brennon Williams, Interim Director
(505) 924-3454

August 29, 2019

Dan Serrano, Chair
Environmental Planning Commission
c/o City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Dear Chair Serrano,

The Planning Department is pleased to submit the third of three batches of proposed zoning conversions for the Environmental Planning Commission's (EPC) review and recommendation to the City Council. There were 36 properties that were submitted prior to the application deadline but were inadvertently omitted from the second batch; hence, a third and final batch is to be heard by the EPC. These Phase 2 zoning conversions are intended to resolve issues not addressed by the adoption of the Integrated Development Ordinance (IDO) in November 2017 via Ordinance 17-49 (Enactment No. O-2017-025).

PO Box 1293

The City Council's adoption of the IDO established new zone districts and converted approximately 1,200 individual zones into one of the 20 new zone districts via a set of conversion rules. This Phase 1 zoning conversion matched permissive uses as closely as possible from the pre-existing zoning districts to the new IDO zone districts. These Phase 1 zoning conversions went into effect on May 17, 2018, following 6-month amendments adopted via Ordinance 18-11 (Enactment No. O-2018-009) (Exhibit 1).

Albuquerque

NM 87103

There were five issues known at the time of the IDO adoption and the 6-month amendments that were not addressed through the Phase 1 conversion but that were included as criteria in Resolution 18-29, adopted by the City Council at the same time as the IDO 6-month amendments. Resolution 18-29 (Enactment No. R-2018-019) directed the Planning Department to create a voluntary process for property owners to resolve the following five zoning issues on properties throughout the city. These five issues are described here.

www.cabq.gov

1. **Nonconforming Use:** The zoning conversion would remedy a nonconforming use of the property.
2. **Voluntary Downzone:** The zoning conversion would result in a less intense or less dense IDO zone district in an Area of Consistency that is compatible in scale and intensity with the existing land use at the site and surrounding development patterns.
3. **Floating Zone Line:** The zoning conversion would remedy a boundary that does not correspond to a lot line in either the Bernalillo County Assessor's data or Albuquerque Geographic Information Systems (AGIS) City parcel data (i.e. a "floating zone line").

4. **Prior Special Use or R-D Zoning:** The zoning conversion is for undeveloped property previously regulated by the Residential and Related Uses Zone, Developing Area (R-D), or by special use zoning (SU-1, SU-2, or SU-3), and an IDO zone designation other than what was assigned through the Phase 1 conversion process would be more appropriate for the site.
5. **Size Thresholds:** The zoning conversion is for property converted to Planned Development (PD) or Non-residential Business Park (NR-BP) zone districts that does not meet size thresholds set by the IDO for those zone districts.

This batch includes 36 properties whose owners have opted into this process. City staff has analyzed these requests to confirm eligibility via at least one of the criteria above.

The EPC is a recommending body for this legislative process to review the requests per the Phase 2 zoning conversion rules for these properties. The EPC is to review the proposed zoning conversions and make a recommendation to the City Council for final decision. The criteria for decision are based on whether the proposed Phase 2 zoning conversion rules are consistent with the ABC Comprehensive Plan and the IDO implementation goals, city-wide, for properties that fall within at least one of the five categories outlined in Resolution 18-29.

Please see the attached list of properties for consideration by the EPC for conversion to a different IDO zone district (Exhibit 2). The list of properties includes the eligibility criteria, former zone, IDO zone, the zoning conversion requested by the property owner, and the zoning conversion recommended by staff. All of the properties in Batch 3 qualify based on either criterion 2, voluntary downzone, or criterion 4, former SU or R-D land.

Justification of Phase 2 Zoning Conversions (Batch 3) under the Criteria in R-18-29

Voluntary Downzone (Criterion #2) – 7 properties

Zone districts allow residential uses that range in density from multi-family (i.e. higher density) to single-family (i.e. lower density) dwellings. The IDO establishes protections in residential zone districts for low-density residential development, which includes single-family detached houses, duplexes, manufactured home communities, and townhouses. Many properties throughout Albuquerque developed with low-density residential uses, even though the zone district allowed high-density uses. For example, some property owners with single-family land uses and R-T zoning (which may allow townhouses and duplexes as well as single-family detached homes) want the R-1 zone district, which more closely matches their land use.

The ABC Comprehensive Plan establishes Areas of Consistency, where the character, scale, and pattern of the built environment is to be protected and reinforced over time.

This voluntary zoning conversion process provides the opportunity to convert the zoning on properties in Areas of Consistency from a higher-density to a lower-density zone district that still allows the existing use on the property.

ABC Comprehensive Plan policies that support this criterion for new zoning conversion rules and action that the Phase 2 zoning conversion helps implement include the following:

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

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

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

- c) Maintain the characteristics of distinct communities through zoning and design standards that are consistent with long-established residential development patterns.

Goal 5.6 City Development Areas

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

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

- b) Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.
- d) In areas with predominantly single-family residential uses, support zone changes that help align the appropriate zone with existing land uses.

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

Action 5.7.2.16 Work with property owners to identify mismatches between existing land uses, zoning, and the Comp Plan vision and recommend City-sponsored zone changes for the future.

Former SU and R-D (Criterion #4) – 29 properties

Many of the City's previous zone districts established allowable uses and development standards for each property through a site plan and/or sector development plan. As of June 2017, there were approximately 23,525 properties zoned SU-1 or R-D. There were approximately 400 unique SU-2 zones established by an adopted sector development plan. Together, almost 40% of the acreage in the City was controlled by one-off regulations outside of the Zoning Code.

The Phase 1 conversion looked at the title/descriptor of the SU-1, SU-2, or SU-3 zone district and matched the bundle of uses as closely as possible to a new IDO zone district that allowed the same uses in a set of conversion rules adopted by the City Council. Where the development entitlements were unclear in the zone district title/descriptor, the property was converted to Planned Development (PD) – the IDO zone district that is site-plan controlled – to maintain the existing entitlements. This

Phase 2 conversion allows more detailed contextual and site-specific research to determine the most appropriate conversion.

Some SU zone districts established allowable uses by referencing a base zone from the Zoning Code and identifying additional uses. The Phase 1 zoning conversion matched the base zone to the closest corresponding IDO zone district, potentially eliminating the additional allowable uses. For example, "SU-1 for C-1 and drive-through restaurant" converted to MX-L, which is the corresponding base zone for C-1 throughout the city.

Some SU zone districts established unique ranges of uses. The Phase 1 zoning conversion matched the uses as closely as possible, but some individual uses were not allowed in the IDO zone district that was assigned for the conversion. This Phase 2 conversion allows property owners intending to use one of the allowable uses from an SU zone to convert to an IDO zone district that allows that use.

For undeveloped properties formerly zoned SU or R-D that have never had a site plan approved to further define allowable uses, this Phase 2 conversion allows a zoning conversion to a different IDO zone district than was assigned in the Phase 1 zoning conversion that is appropriate in that location and that reflects the intentions of the property owner for future development.

This voluntary zoning conversion process provides the opportunity to convert the zoning on these properties to an IDO zone district that better matches the intended future development on the property and that is compatible with the surrounding land uses and zone districts.

ABC Comprehensive Plan policies that support this criterion for new zoning conversion rules and actions that the Phase 2 zoning conversion helps implement include the following:

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

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

Action 5.7.2.5 Minimize the use of Planned Developments and Special Use Permits by establishing by-right zoning for uses that implement the Centers and Corridors vision, with clear design standards for high-quality development and adequate transitions and buffers between uses of different intensity and scale.

Action 5.7.2.17 Minimize the use of Planned Development zones by encouraging an appropriate mix of permissive land uses in residential, mixed-use, and non-residential zones.

Action 5.7.2.18 Limit the list of uses allowed in the SU-1 zone to those that are unique, infrequently occurring, and not adequately addressed by other zones.

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.
- d) Encourage higher-density housing and mixed-use development as appropriate land uses that support transit and commercial and retail uses.
- e) Encourage job creation in business and industrial parks, near freight routes, and where adequate transitions and buffers can be provided to protect abutting residential uses.
- g) Encourage development where adequate infrastructure and community services exist.

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

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

Public Outreach

The Planning Department has done substantial advertising and outreach for this process as required by the language in R-18-29. Free advertising included Constant Contact emails sent to a distribution list of more than 10,000 people, including all Neighborhood Association representatives. Monthly articles appeared in the City's **Neighborhood News**. A slider with information appeared at the top of the ABC Libraries webpage from early September through early November.

Paid advertising in September and October included ads in the **Albuquerque Journal** and the **Weekly Alibi**, radio ads on several I Heart Radio stations, and bus ads on City buses. Every property owner in Albuquerque received information about this process in English and Spanish via an insert in their tax bill from the Bernalillo County Treasurer in early November 2018. The Planning Department identified 29,000 properties that were potentially eligible for this process based on mapped data and mailed postcards to individual property owners and sent letters to owners of multiple properties.

Outreach included presenting to several neighborhood groups by request, as well as to the Apartment Association of New Mexico. Between August and October, staff

distributed information at the Downtown Growers' Market, the Rail Yards Market, the Mile-Hi Market, and the International Festival. Staff offered weekly office hours for property owners and small groups.

Conclusion

These proposed zoning conversions support existing uses, allow new uses compatible with surrounding development, and encourage desirable development in appropriate locations in Albuquerque. The Planning Department is proud to submit the second batch of properties for Phase 2 IDO zoning conversions to the Environmental Planning Commission for consideration, as the first step of the review and approval process.

Sincerely,



Brennon Williams, Interim Director
Planning Department
City of Albuquerque

PRE-APPLICATION REVIEW TEAM (PRT) MEETING REQUEST

Pre-application Review Team (PRT) Meetings are available to help applicants identify and understand the allowable uses, development standards, and processes that pertain to their request. PRT Meetings are for informational purposes only; they are non-binding and do not constitute any type of approval. Any statements regarding zoning at a PRT Meeting are not certificates of zoning. The interpretation of specific uses allowed in any zone district is the responsibility of the Zoning Enforcement Officer (ZEO). When you submit PRT notes to meet a Pre-application Meeting requirement in Table 6-1-1, you will be charged a \$50 PRT fee.

PA#: <u>19-244</u>	<small>Official Use only</small> Received By: <u>C. Delgado</u>	Date: <u>8-7-19</u>
APPOINTMENT DATE & TIME: <u>Aug. 13 2019 @ 3pm</u>		

Applicant Name: CABQ PLANNING DEPT Phone#: 924-3844 Email: ABC1DZ@CABQ.GOV

PROJECT INFORMATION:

For the most accurate and comprehensive responses, please complete this request as fully as possible and submit any relevant information, including site plans, sketches, and previous approvals.

Size of Site: Citywide Existing Zoning: VARIOUS Proposed Zoning: VARIOUS

Previous case number(s) for this site: _____

Applicable Overlays or Mapped Areas: _____

Residential – Type and No. of Units: _____

Commercial – Estimated building square footage: _____ No. of Employees: _____

Mixed-use – Project specifics: _____

LOCATION OF REQUEST:

Physical Address: CITYWIDE Zone Atlas Page (Please identify subject site on the map and attach) _____

BRIEFLY DESCRIBE YOUR REQUEST (What do you plan to develop on this site?)

BATCH 3 ZONE CONVERSION
TEXT AMENDMENT TO THE IDO

QUESTIONS OR CONCERNS (Please be specific so that our staff can do the appropriate research)

CLARIFY THE PROCESS THROUGH EPC

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-244 Date: 13 Aug 2019 Time: 3:00pm

Address: city-wide

AGENCY REPRESENTATIVES AT MEETING:

Planning: Russell Brito

Code Enforcement: _____

Fire Marshall: _____

Transportation: _____

Other: _____

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.

Additional research may be necessary to determine the exact type of application and/or process needed. Factors unknown at this time and/or thought of as minor could become significant as the case progresses.

REQUEST: Text amendment to IDD - batch 3 of Phase 2 conversion

SITE INFORMATION:

Zone: _____ Size: _____

Use: _____ Overlay Zone: _____

Comp Plan Area Of: _____ Comp Plan Corridor: _____

Comp Plan Center: _____ MPOS or Sensitive Lands: _____

Parking: _____ MR Area: _____

Landscaping: _____ Street Trees: _____

Use Specific Standards: _____

Dimensional Standards: _____

*Neighborhood Organization/s: _____

**This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods/resources.*

PROCESS:

Type of Action: Text amendment

Review and Approval Body: EPC → Council Is this PRT a requirement? yes

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# _____ Date: _____ Time: _____

Address: _____

NOTES:

Per Table 6-4-1

• Amendment to IDO text

- published

- mailed

- web posting

- review by City staff

- recommendation by EPC

- decision by Council

• Process per 6-7(D)

• Submittal deadline for EPC

is last Thursday of each
month, Noon

• Application to EPC

- justification

- review and decision criteria

RULES FOR ZONING CONVERSION - BATCH 3 PROPERTIES
Organized by Criterion

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Criteria					Staff Notes
										1	2	3	4	5	
1494	5512 Aniston St. NE	102006117747820160	LT 51-P1 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1830 AC M/L OR 7,971 SQ FT M/L	FORNEY LARRY L & JOYCE L	CONSISTENCY	R-2	R-ML	R-1	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
1495	5609 Valerian Pl. NE	102306219004430460	LT 45P1 PLAT OF SOLTERRA SUBDIVISION UNIT 2 AT HIGH DESERTCONT 0.23110 AC	REULE DOLORES A	CONSISTENCY	HD/R-T	R-T	R-1A	R-1C	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1C is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1C development pattern.
1496	6120 Rio Hondo Dr. NE	101906228216940635	* 018 003A REPLAT OF THE SECOND PORTION OF TRACT M OF UNIT # 2 BEAR CANYON VILLAGE	BUICK KIRSTEN PAI	CONSISTENCY	R-3	R-MH	N/A	R-T	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. R-T is an appropriate zoning conversion because this area has a mix of attached and detached dwellings.
1497	8812 New Hampton Rd. NE	102006118844420111	LOT 2 BLK 1 CORRECTED PLAT OF LAMPLIGHTER ESTATES CONT 0.1641 AC M/L OR 7,148 SQ FT M/L	GONZALES SHANE & ANGELA	CONSISTENCY	R-2	R-ML	R-1B	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1B lot size, R-1B is an appropriate zone conversion.
1498	10439 Cueva del Oso NE	102106133232911710	* 21 3 OSO GRANDE SUBD UNIT #2 CONT 0.101 AC	LORD ROBERTA L	CONSISTENCY	SU-1/PRD	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone. Because the majority of properties in this neighborhood match the R-1A lot size, and many of the houses are built on the lot line, which is only allowed in the R-1A 'flavor' of R-1, R-1A is an appropriate zone conversion.
1499	12709 Sandia Ridge Pl. NE	102306207334620446	LT 43 PLAT OF CHAMISA TRAIL AT HIGH DESERT CONT 0.1288 AC M/L OR 5,611 SF M/L	INGALLS HENRY A & DONNA L	CONSISTENCY	HD/R-T	R-T	R-1A	R-1B	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1B is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1B development pattern.
1500	12923 Sunrise Trail Pl. NE	102306217341220621	LT 83 PLAT OF SUNSET RIDGE AT HIGH DESERT CONT 0.2314 AC	RAYMAN BRETT D & SUSAN J	CONSISTENCY	HD/R-T	R-T	R-1A	R-1A	No	Yes	No	No	No	This property is eligible for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zone conversion because this subdivision consists of all detached single-family dwellings and the lot sizes are consistent with the R-1A development pattern.

RULES FOR ZONING CONVERSION - BATCH 3 PROPERTIES
Organized by Criterion

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Criteria					Staff Notes
										1	2	3	4	5	
1369	ZEIDMAN AVE NW ALBUQUERQUE NM 87114	101106529113740128	LT 12B OF UNIT 1 PARADISE HILLS INVEST PROPERTIES OF PARADISE HILLS DEVELO	RABADI SHARIF A & SAMIA S TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1370	GLUCKMAN AVE NW ALBUQUERQUE NM 87114	101106522910630102	*26B UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	MERKEL DANIEL L & SUE J TRUSTEES MERKEL RVT	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1501	BUGLO AVE NW ALBUQUERQUE NM 87114	101106521315040122	*07A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & SAMIA S TRUSTEES STAR TRUST	CHANGE	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1502	LILENTHAL AVE NW ALBUQUERQUE NM 87114	101106522815040121	*08A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & SAMIA S TRUSTEES STAR TRUST	CHANGE	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1503	LILENTHAL AVE NW ALBUQUERQUE NM 87114	101106524415040120	*09A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & SAMIA S TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1504	ZEIDMAN AVE NW ALBUQUERQUE NM 87114	101106521313640123	*07B UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF & SAMIA TRUSTEES STAR TRUST	CHANGE	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1505	ZEIDMAN AVE NW ALBUQUERQUE NM 87114	101106522813840124	*08B UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & SAMIA S TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.

RULES FOR ZONING CONVERSION - BATCH 3 PROPERTIES
Organized by Criterion

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Criteria					Staff Notes
										1	2	3	4	5	
1506	ZEIDMAN AVE NW ALBUQUERQUE NM 87114	101106524313640125	*09B UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & RABADI SAMIA S TRUSTEES OF THE STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1507	BEIDMAN AVE NW ALBUQUERQUE NM 87114	101106525913840126	*10B UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & SAMIA S TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1508	LILENTHAL AVE NW ALBUQUERQUE NM 87114	101106530615640116	*13A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF & SAMIA TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1509	LILENTHAL AVE NW ALBUQUERQUE NM 87114	101106532215840115	*14A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	STAR TRUST (THE) C/O SHARIF RABADI	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1510	LILENTHAL AVE NW ALBUQUERQUE NM 87114	101106533214840114	*14B UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	STAR TRUST (THE) C/O SHARIF RABADI	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1511	ZEIDMAN AVE NW ALBUQUERQUE NM 87114	101106532013640130	*14C UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & SAMIA TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1512	LILENTHAL AVE NW ALBUQUERQUE NM 87114	101106533613240113	*15A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & SAMIA S TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.

RULES FOR ZONING CONVERSION - BATCH 3 PROPERTIES
Organized by Criterion

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Criteria					Staff Notes
										1	2	3	4	5	
1513	ZEIDMAN AVE NW ALBUQUERQUE NM 87114	101106532512140131	*15B UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	STAR TRUST (THE) C/O SHARIF RABADI	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1514	GLUCKMAN AVE NW ALBUQUERQUE NM 87114	101106532510240132	*16A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	STAR TRUST (THE) C/O SHARIF RABADI	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1515	LILENTHAL AVE NW ALBUQUERQUE NM 87114	101106533810240111	*16B UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	STAR TRUST (THE) C/O SHARIF RABADI	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1516	BEIDMAN AVE NW ALBUQUERQUE NM 87114	101106522811730113	*26A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	STAR TRUST SHARIF A & SAMIA S RABADI TRUSTEES	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1517	ZEIDMAN AVE NW ALBUQUERQUE NM 87114	101106524411730112	*27A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & SAMIA TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1518	ZEIDMAN AVE NW ALBUQUERQUE NM 87114	101106525911830111	*28A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & SAMIA S TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1519	ZEIDMAN AVE NW ALBUQUERQUE NM 87114	101106530611630108	*031A UNIT NO 1 OF PARADISE HILLS INVESTMENT PROPERTIES - PARADISE HILLS DEVELOP	RABADI SHARIF A & SAMIA TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.

RULES FOR ZONING CONVERSION - BATCH 3 PROPERTIES
Organized by Criterion

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Criteria					Staff Notes
										1	2	3	4	5	
1520	GLUCKMAN AVE NW ALBUQUERQUE NM 87114	101106527510630105	*29B UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & SAMIA CO- TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1521	GLUCKMAN AVE NW ALBUQUERQUE NM 87114	101106530510630107	*031B UNIT NO 1 OF PARADISE HILLS INVESTMENT PROPERTIES - PARADISE HILLS DEVELOP	RABADI SHARIF A & SAMIA TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1522	GLUCKMAN AVE NW ALBUQUERQUE NM 87114	101106521208840140	*24A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	STAR TRUST C/O SHARIF RABADI	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1523	GLUCKMAN AVE NW ALBUQUERQUE NM 87114	101106522808640139	*23A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & SAMIA S TRUSTEE STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1524	GLUCKMAN AVE NW ALBUQUERQUE NM 87114	101106524308640138	*22A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & RABADI SAMIA S TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1525	GLUCKMAN AVE NW ALBUQUERQUE NM 87114	101106525908740137	*21A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & SAMIA S TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.
1526	GLUCKMAN AVE NW ALBUQUERQUE NM 87114	101106527408640136	*20A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIF A & RABADI SAMIA S TRUSTEES STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.

RULES FOR ZONING CONVERSION - BATCH 3 PROPERTIES
Organized by Criterion

Form ID	Property Address	UPC	Legal Description	Owner Name	Development Area	Pre-IDO Zone	IDO Zone	Requested Zone	Recommended Zone	Criteria					Staff Notes
										1	2	3	4	5	
1527	ZEIDMAN AVE NW ALBUQUERQUE NM 87114	101106529011830109	*30A UNIT 1 OF PARADISE HILLS INVESTMENT PROPERTIES OF PARADISE HILLS DEVELOPME	RABADI SHARIFF A & SAMIA S TR STAR TRUST	CONSISTENCY	SU-1/C-1 USES	MX-L	MX-T	MX-T	No	No	No	Yes	No	This undeveloped property was previously zoned SU-1 for C-1 uses, so it qualifies for a zoning conversion (Criterion #4 applies). MX-T is a transitional zone district that is appropriate among the surrounding MX-L zones and the nearby Residential zones.

79

Barkhurst, Kathryn Carrie

From: Reed, Terra L.
Sent: Monday, June 17, 2019 8:38 AM
To: 'startrustofnm@yahoo.com'; 'mntahat10@gmail.com'
Cc: City of Albuquerque Planning Department; Gould, Maggie S.
Subject: Zoning Conversion requests

Mr. Rabadi,

Thank you for providing additional information about the properties for which you are requesting a zoning conversion. While the parcels that you own in the area around Bulgo and Lyons qualify for a Zoning Conversion, this process is intended to convert properties to appropriate zone districts. Because of the other MX-L properties in this subdivision, it would be inappropriate to downzone the parcels you own to MX-L through this process. There is an overabundance of single-family development on the West Side, and the decision to change an area from a zone that does not allow single-family to a zone that allows single-family should be made through the regular Zoning Map Amendment process, with a hearing before the Environmental Planning Commission (EPC).

The same is true for the property in Volcano Cliffs, which was zoned for Village Center in the Volcano Cliffs Sector Development Plan. The existing zoning for this property is a more appropriate zone for the type of development that was intended for this area. Again, if you would like to change the zoning of this property, you should do so through the regular Zoning Map Amendment process with a hearing before the EPC.

Thank you,



TERRA L REED
long range planner
o 505.924.3475
e treed@cabq.gov
cabq.gov/planning

August 20, 2019

Authorized Representative
City of Albuquerque Recognized or Registered Neighborhood Association



Dear Neighborhood Association Representative,

On August 29, 2019, the Planning Department will submit into the City's review and decision process the third of three batches of Phase 2 zoning conversions to address issues not resolved with the Phase 1 zoning conversions that were approved by City Council with the adoption in November 2017 of the Integrated Development Ordinance (IDO), the City's new zoning code, which went into effect on May 17, 2018. There were 36 properties that were submitted prior to the application deadline but were inadvertently omitted from the second batch; hence, a third and final batch is to be heard by the EPC.

This third batch of proposed zoning conversions includes 36 properties. The property owners have opted into the process by signing a form, and City staff has confirmed that the properties qualify for the process via at least one of the following five criteria established by City Council in Resolution 18-29:

1. **Nonconforming Use:** The zoning conversion would remedy a nonconforming use of the property.
2. **Voluntary Downzone:** The zoning conversion would result in a less intense or less dense IDO zone district in an Area of Consistency that is compatible in scale and intensity with the existing land use at the site and surrounding development patterns.
3. **Floating Zone Line:** The zoning conversion would remedy a boundary that does not correspond to a lot line in either the Bernalillo County Assessor's data or Albuquerque Geographic Information Systems (AGIS) City parcel data (i.e. a "floating zone line").
4. **Prior Special Use or R-D Zoning:** The zoning conversion is for undeveloped property previously regulated by the Residential and Related Uses Zone, Developing Area (R-D), or by special use zoning (SU-1, SU-2, or SU-3), and an IDO zone designation other than what was assigned through the Phase 1 conversion process would be more appropriate for the site.
5. **Size Thresholds:** The zoning conversion is for property converted to Planned Development (PD) or Non-residential Business Park (NR-BP) zone districts that does not meet size thresholds set by the IDO for those zone districts.

This zoning conversion process is a legislative action and will be heard by the Environmental Planning Commission (EPC) for review and recommendation to the City Council. (See date and time of the public hearing below.) The City Council's Land Use, Planning, and Zoning (LUPZ) committee will review and recommend the zoning conversions to the full City Council, and the City Council will make the final decision. Each step in this process includes public hearings that you can attend and where you can sign up to speak. Written comments will also become part of the public record and will be considered throughout the process.

Batch 3 properties will be identified in a list and an online map available on the project website: <https://tinyurl.com/IDOzoninglookup>. The public file is also available for viewing at the Planning Department, 3rd Floor, during office hours.

EPC Hearing: Thursday, October 10, 2019, 8:30 am in the Plaza del Sol Hearing Room, Basement.

The agenda and staff report that will include details about the third batch of properties will be posted on the EPC webpage on October 3, 2019: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

Send **written comments** to the Environmental Planning Commission:

email: EPC Chair Dan Serrano
c/o Planning Department
abcto2@cabq.gov

regular mail: EPC Chair Dan Serrano
c/o COA Planning Department, Third Floor
600 Second Street NW
Albuquerque NM 87102

- To be included in the staff report for EPC consideration, send comments by **9 a.m. on Monday, September 30, 2019.**
- To submit limited, clarifying materials for EPC consideration, send comments by **9 a.m. on Tuesday, October 8, 2019.**

Written comments received after these deadlines will be forwarded to City Council for consideration at the next step in the review/decision process.

The Planning Department has done substantial advertising and outreach for this process, including emails to Neighborhood Association representatives and a distribution list of more than 10,000 people; monthly articles in the Neighborhood News; ads in the Albuquerque Journal, Weekly Alibi, local radio stations, the ABC Library webpage; and an insert in English and Spanish in tax bills sent to every property owner in Albuquerque in early November 2018. The Planning Department identified 29,000 properties that were potentially eligible for this process based on mapped data and mailed postcards to individual property owners and sent letters to owners of multiple properties. Between August and October, staff distributed information at the Downtown Growers' Market, the Rail Yards Market, the Mile-Hi Market, and the International Festival and presented to several neighborhood groups by request, as well as to the Apartment Association of New Mexico. Staff offered weekly office hours for property owners and small groups.

Please contact any of the following members of Planning Department staff, if you have any questions about this application or the EPC process:

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Long Range Manager
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mrenz-whitmore@cabq.gov

Carrie Barkhurst
Long Range Senior Planner
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kcbarkhurst@cabq.gov

Sincerely,



Mikaela Renz-Whitmore, Long Range Manager
Urban Design & Development (UD&D) Division
City of Albuquerque Planning Department

Aug 12, 2019

Re: Amendment to Integrated Development Ordinance (IDO) Map – Phase 2 Zoning Conversions (Batch 3)

Public Notice – Mailed Notice to Neighborhood Assoc. Representatives

For information, the following neighborhood representatives represent multiple Neighborhood Associations and received one copy of the notification letter:

<i>First Name</i>	<i>Last Name</i>	<i>Association Name</i>
Erin	Brizuela	Embudo Canyon HOA
		Story Rock HOA
		Torretta Oeste HOA
Arina	Caster	Anderson Heights Master Association Incorporated
		Orchards at Anderson Heights Subassociation Incorporated
Rosemary	Chabala	Casa Pacifica Condominium HOA Incorporated
		Montecito Estates Community Association
		Quivera Estates HOA
Donna	Chavez	Little Turtle HOA Incorporated
		Richland Hills HOA
		Villa Del Rio HOA
Chris Linda	Christy Trujillo	El Camino Real NA
Jack	Corder	Seven Bar North HOA
		Vista De La Luz HOA
Donald	Couchman	Academy Hills Park NA
		District 8 Coalition of Neighborhood Associations
Giezell	Edison	Anderson Heights Master Association Incorporated
		Anderson Hills HOA
		Orchards at Anderson Heights Subassociation Incorporated
		San Antonio Condominium HOA
Jerry	Gallegos	Alamosa NA
		South West Alliance of Neighborhoods (SWAN Coalition)
David	Haughawout	Classic Uptown NA
		District 7 Coalition of Neighborhood Associations
Harry	Hendriksen	Tuscany NA
		Westside Coalition of Neighborhood Associations
Brandy	Hetherington	Montecito West Community Association Incorporated
		The Manors at Mirehaven Community Association Incorporated
Rene	Horvath	Taylor Ranch NA
		Westside Coalition of Neighborhood Associations
Craig Julita Ann	Ilg Leavell-Ilg	Del Norte NA
Eileen	Jessen	District 6 Coalition of Neighborhood Associations
		South Los Altos NA
Janelle James	Johnson Souter	Tuscany NA Vista Del Norte Alliance

Doyle	Kimbrough	North Valley Coalition Rio Grande Boulevard NA
John & Virginia	Kinney	Winrock South NA
Larry & Jan	LaPitz	Anderson Hills HOA Anderson Hills NA
Allan & Marie	Ludi	Ladera Heights NA St Joseph's Townhouse Association
Lynne	Martin	District 7 Coalition of Neighborhood Associations Indian Moon NA
Pamela	Meyer	Bosque Montano HOA Incorporated Willow Wood NA Windmill Manor Place Subdivision HOA
Ava	Mueller	Lafayette Place Condominium Association Incorporated Oakland Estates HOA Ocotillo HOA The Trails at Seven Bar South HOA Incorporated
Loretta	Naranjo-Lopez	Martineztown Work Group Santa Barbara Martineztown NA
Fran	Pawlak	Villa De Paz HOA Incorporated Western Trails Estates HOA
Cherise	Quezada	Route 66 West NA South West Alliance of Neighborhoods (SWAN Coalition)
Daniel	Regan	District 4 Coalition of Neighborhood Associations Knapp Heights NA
Jody	Roman	Montecito West Community Association Incorporated The Manors at Mirehaven Community Association Incorporated
Michelle	Romero	Trementina HOA Western Trails Estates HOA
Susie	Sollien	Los Vigils HOA Incorporated Villa De Villagio HOA

Terra Reed

Terra Reed
Planner/Long Range
CABQ Planning Department

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Albuquerque, NM 87105

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Albuquerque, NM 87105

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Albuquerque, NM 87106

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Albuquerque, NM 87120

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Albuquerque, NM 87120

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Albuquerque, NM 87106

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Albuquerque, NM 87114

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Albuquerque, NM 87114

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Albuquerque, NM 87120

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Albuquerque, NM 87120

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3901 Tundra Swan Court NW
Albuquerque, NM 87120

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Albuquerque, NM 87120

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Albuquerque, NM 87120

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Albuquerque, NM 87120

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9124 Laura Lee Place NW
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Albuquerque, NM 87110

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Goldialu Stone
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Kim Love
2122 Cornell Drive SE
Albuquerque, NM 87106

Barkhurst, Kathryn Carrie

From: Quevedo, Vicente M.
Sent: Thursday, August 8, 2019 3:19 PM
To: Reed, Terra L.
Subject: Public Notice Inquiry_Phase 2 IDO Zoning Conversion (Batch 3) - a legislative process_City Project
Attachments: Public Notice Inquiry_Phase 2 IDO Zoning Conversion (Batch 3) - a legislative process_City Project.xlsx

Follow Up Flag: Follow up
Flag Status: Flagged

Terra,

See list of associations below and attached regarding your City Project submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email
ABQ Park NA	Steve	Randall	srandall52@comcast.net
ABQ Park NA	Shirley	Lockyer	shirleylockyer@gmail.com
Academy Acres North NA	Irene	Minke	
Academy Acres North NA	Fred	Aiken	faaiken@aol.com
Academy Estates East NA	Larry	Pope	lepope@msn.com
Academy Estates East NA	Jeannette	Fantl	fantl2@cs.com
Academy Hills Park NA	William	Tallman	w.tallman5909@comcast.
Academy Hills Park NA	Donald	Couchman	dhc@zianet.com
Academy North NA	Christee	King	kingchristee@gmail.com
Academy North NA	Nancy	Mead	nanmead@msn.com
Academy Park HOA	Chris	Ocksrider	chris@ocksriderlawfirm.cc
Academy Park HOA	William	Pratt	prattsalwm@yahoo.com
Academy Ridge East NA	Tom	Arnold	arnoldtom@yahoo.com
Academy Ridge East NA	Jim	Munroe	jimmun@gmail.com
Acequia Jardin HOA	Marianne	Dickinson	mdickinson50@icloud.cor
Acequia Jardin HOA	Mary	Zeremba	mary.zaremba@gmail.com
Alameda North Valley Association	Mark	Rupert	mwr505@hotmail.com
Alameda North Valley Association	Steve	Wentworth	anvanews@aol.com
Alamosa NA	Jerry	Gallegos	jgallegoswccd@gmail.co
Alamosa NA	Jeanette	Baca	jetbac@aol.com
Alban Hills NA	Jim	Wolcott	wolcott@swcp.com
Alban Hills NA	Patsy	Nelson	patsyncnelson@msn.com
Albuquerque Meadows Residents Association	Emily	Gray	danalore@msn.com
Albuquerque Meadows Residents Association	Shelly	Curatolo	shelmcu@yahoo.com
Aliso Nob Hill HOA Incorporated	Joan	Weissman	joan@joanweissman.com
Aliso Nob Hill HOA Incorporated	Lloyd William	Bower	lwbower@runbox.com
Altura Addition NA	Denise	Hammer	archhero@aol.com

Association Name	First Name	Last Name	Address Line 1	Address Line 2	City	State	Zip
ABQ Park NA	Shirley	Lockyer	7501 Sky Court Circle NE		Albuquerque	NM	87110
ABQ Park NA	Steve	Randall	7424 Arvada NE		Albuquerque	NM	87110
Academy Acres North NA	Fred	Aiken	P O Box 90181		Albuquerque	NM	87199
Academy Acres North NA	Irene	Minke	6504 Dungan Avenue NE		Albuquerque	NM	87109
Academy Estates East NA	Jeannette	Fantl	5605 Brockton Court NE		Albuquerque	NM	87111
Academy Estates East NA	Larry	Pope	9000 Galaxia Way NE		Albuquerque	NM	87111
Academy Hills Park NA	William	Taliman	5909 Canyon Pointe Court NE		Albuquerque	NM	87111
Academy Hills Park NA; District 8 Coalition of Neighborhood Asso	Donald	Couchman	6441 Concordia Road NE		Albuquerque	NM	87111
Academy North NA	Christee	King	8213 Parrot Run Road NE		Albuquerque	NM	87109
Academy North NA	Nancy	Mead	8216 Parrot Run Road NE		Albuquerque	NM	87109
Academy Park HOA	Chris	Ocksrider	6733 Kelly Ann Road NE		Albuquerque	NM	87109
Academy Park HOA	William	Pratt	6753 Kelly Ann Road NE		Albuquerque	NM	87109
Academy Ridge East NA	Tom	Arnold	10901 Academy Ridge Road NE		Albuquerque	NM	87111
Academy Ridge East NA	Jim	Munroe	6208 Academy Ridge Court NE		Albuquerque	NM	87111
Acequia Jardin HOA	Marianne	Dickinson	2328 Rio Grande Boulevard NW		Albuquerque	NM	87104
Acequia Jardin HOA	Mary	Zeremba	2320 Rio Grande Boulevard NW		Albuquerque	NM	87104
Alameda North Valley Association	Mark	Rupert	909 Tijeras Avenue NW	#214	Albuquerque	NM	87102
Alameda North Valley Association	Steve	Wentworth	8919 Boe Lane NE		Albuquerque	NM	87113
Alamosa NA	Jeanette	Baca	901 Field SW		Albuquerque	NM	87121
Alamosa NA;South West Alliance of Neighborhoods (SWAN Coalit	Jerry	Gallejos	5921 Central Avenue NW		Albuquerque	NM	87105
Alban Hills NA	Patsy	Nelson	3301 La Rambla NW		Albuquerque	NM	87120
Alban Hills NA	Jim	Wolcott	6420 Camino Del Arbol NW		Albuquerque	NM	87120
Albuquerque Meadows Residents Association	Shelly	Curatolo	7112 Pan American East Freeway NE	Unit 211	Albuquerque	NM	87109
Albuquerque Meadows Residents Association	Emily	Gray	7112 Pan American East Freeway NE	Unit 4	Albuquerque	NM	87109
Aliso Nob Hill HOA Incorporated	Lloyd William	Bower	236 Aliso Drive SE		Albuquerque	NM	87199
Aliso Nob Hill HOA Incorporated	Joan	Weissman	224 Aliso Drive SE		Albuquerque	NM	87199
Altura Addition NA	Colin	Adams	1405 Solano Drive NE		Albuquerque	NM	87110
Altura Addition NA	Denise	Hammer	1735 Aliso Drive NE		Albuquerque	NM	87110
Altura Park NA	Debra	Heath	4100 Aspen Avenue NE		Albuquerque	NM	87110
Altura Park NA	Robert	Jackson	4125 Hannett NE		Albuquerque	NM	87110
Alvarado Gardens NA	Diana	Hunt	2820 Candelaria Road NW		Albuquerque	NM	87107
Alvarado Gardens NA	Robert	Poyourow	2812 Candelaria Road NW		Albuquerque	NM	87107
Alvarado Park NA	Darcy	Bushnell	2017 Alvarado Drive NE		Albuquerque	NM	87110
Alvarado Park NA	Robert	Habiger	2101 Valencia Drive NE		Albuquerque	NM	87110
Amberglen HOA Incorporated	Paul	Feroli	4908 Sereno Drive NE		Albuquerque	NM	87111
Amberglen HOA Incorporated	Tamela	Lewis	2952 Pueblo Alto		Santa Fe	NM	87507
Anderson Heights Master Association Incorporated; Anderson Hill	Giezell	Edison	8700A Education Boulevard NW		Albuquerque	NM	87114
Anderson Heights Master Association Incorporated; Orchards at A	Arina	Caster	8700A Education Boulevard NW		Albuquerque	NM	87114
Anderson Hills HOA; Anderson Hills NA	Jan & Larry	LaPitz	3120 Rio Plata Drive SW		Albuquerque	NM	87121
Anderson Hills NA	Kristi	McNair	3127 Rio Plata Drive SW		Albuquerque	NM	87121
Antelope Run NA	Alex	Robinson	12033 Ibx Avenue NE		Albuquerque	NM	87111
Antelope Run NA	Dean	Willingham	11809 Ibx Avenue NE		Albuquerque	NM	87111
Arroyo Del Oso North NA	Daniel	Champine	7836 Academy Trail NE		Albuquerque	NM	87109
Arroyo Del Oso North NA	Max	Dubroff	7812 Charger Trail NE		Albuquerque	NM	87109
Arroyo Del Sol Condominium Association Incorporated	Melinda	McWenie	8700 Education Place NW	Building A	Albuquerque	NM	87114
Avalon NA	Lucy	Anchondo	601 Stern Drive NW		Albuquerque	NM	87121
Avalon NA	Samantha	Pina	423 Elohim Court NW		Albuquerque	NM	87121
Barelas NA	Dorothy	Chavez	612 10th Street SW		Albuquerque	NM	87102
Barelas NA	Alicia	Chavez	808 Santa Fe Avenue SW		Albuquerque	NM	87102
Bear Canyon NA	Patsy	Beck	7518 Bear Canyon Road NE		Albuquerque	NM	87109
Bear Canyon NA	Karl	Scheuch	6113 Torreon Drive NE		Albuquerque	NM	87109
BelAir NA	Jay	Edwards	2742 Sierra NE		Albuquerque	NM	87110
BelAir NA	Barb	Johnson	2700 Hermosa Drive NE		Albuquerque	NM	87110
Big Bend NA	Julie	Roberson	3740 Big Bend Road NE		Albuquerque	NM	87111
Big Bend NA	William	Slauson	3737 Big Bend Road NE		Albuquerque	NM	87111
Bosque Montano HOA Incorporated; Willow Wood NA; Windmll M	Pamela	Meyer	4121 Eubank Boulevard NE		Albuquerque	NM	87111
Cactus Ridge NA	Dawn	Goake	4705 Lacy Spine NW		Albuquerque	NM	87114
Cactus Ridge NA	Karen	Vedara	4712 Silver Hair NW		Albuquerque	NM	87114
Campus NA	Sunny	Chirieleison	600 Vassar Drive NE		Albuquerque	NM	87106
Campus NA	Sara	Osborne	409 Vassar Drive NE		Albuquerque	NM	87106
Casa Pacifica Condominium HOA Incorporated	Steven	Beresh	10948 Hanalei Avenue NE		Albuquerque	NM	87111
Casa Pacifica Condominium HOA Incorporated; Montecito Estates	Rosemary	Chabala	8500 Jefferson Street NE	Suite B	Albuquerque	NM	87113
Cherry Hills Civic Association	Elen	Dueweke	8409 Cherry Hills Road NE		Albuquerque	NM	87111
Cherry Hills Civic Association	Rob	MacIvor	6904 Red Sky Road NE		Albuquerque	NM	87111
Cibola NA	Michael	Alexander	2516 Madre Drive NE		Albuquerque	NM	87112
Cibola NA	Joseph	Freedman	13316 Tierra Montanosa Drive NE		Albuquerque	NM	87112
Cielito Lindo NA	Patricia	Duda	3720 Camino Capistrano NE		Albuquerque	NM	87111
Cielito Lindo NA	Karl	Hattler	3705 Camino Capistrano NE		Albuquerque	NM	87111
Citizens Information Committee of Martineztown	Frank	Martinez	501 Edith Boulevard NE		Albuquerque	NM	87102
Citizens Information Committee of Martineztown	Richard	Martinez	601 Edith Boulevard NE		Albuquerque	NM	87102
Classic Uptown NA	Robert	Lah	2901 Mesilla Street NE		Albuquerque	NM	87110
Classic Uptown NA; District 7 Coalition of Neighborhood Associati	David	Haughawout	2824 Chama Street NE		Albuquerque	NM	87110
Clayton Heights Lomas del Cielo NA	Isabel	Cabrera	1720 Buena Vista SE		Albuquerque	NM	87106
Clayton Heights Lomas del Cielo NA	Eloisa	Molina-Dodge	1704 Buena Vista SE		Albuquerque	NM	87106
Comanche Foothills NA	Paul	Beck	3008 Camino De La Sierra NE		Albuquerque	NM	87111
Comanche Foothills NA	Ed	Browitt	3109 Camino De La Sierra NE		Albuquerque	NM	87111
Conchas Park NA	Dianne	Peterson	9121 Claremont Avenue NE		Albuquerque	NM	87112
Conchas Park NA	Lise	Watkins	9311 Claremont Avenue NE		Albuquerque	NM	87112
Coronado Terrace HOA	Alan	Curry	13105 Calle Azul SE		Albuquerque	NM	87123
Coronado Terrace HOA	Bob	Martinson	13104 Calle Azul SE		Albuquerque	NM	87123
Cottonwood Trails HOA	Regan	Eyerman	2904 River Willow Trail NW		Albuquerque	NM	87120
Cottonwood Trails HOA	Regina	Robertson	6615 Santo Lina Trail NW		Albuquerque	NM	87120
Countrywood Area NA	Bob	Borgeson	8129 Countrywood NE		Albuquerque	NM	87109
Countrywood Area NA	Christine	Messersmith	7904 Woodridge Drive NE		Albuquerque	NM	87109
Crestview Bluff Neighbors Association	Stephanie	Gilbert	908 Alta Vista SW		Albuquerque	NM	87105
Crestview Bluff Neighbors Association	Alfred	Otero	414 Crestview Drive SW		Albuquerque	NM	87105
Del Bosque HOA Incorporated	Patricia	Cream	652 Rio Azul Lane NW		Albuquerque	NM	87104

Association Name	First Name	Last Name	Address Line 1	Address Line 2	City	State	Zip
Del Bosque HOA Incorporated	Kathleen	Davis	664 Bosque Verde Lane NW		Albuquerque	NM	87104
Del Norte NA	Craig Ilg &	Julita Ann Leavell-	6316 Baker Avenue NE		Albuquerque	NM	87109
Del Webb Mirehaven NA	Larry	Leahy	2120 Coyote Creek Trail NW		Albuquerque	NM	87120
Del Webb Mirehaven NA	Rorik	Rivenburgh	9204 Bear Lake Way NW		Albuquerque	NM	87120
District 4 Coalition of Neighborhood Associations	Michael	Pridham	6413 Northland Avenue NE		Albuquerque	NM	87109
District 4 Coalition of Neighborhood Associations; Knapp Heights	Daniel	Regan	4109 Chama Street NE		Albuquerque	NM	87109
District 6 Coalition of Neighborhood Associations	Dominic	Peralta	3800 Lead Avenue SE		Albuquerque	NM	87108
District 6 Coalition of Neighborhood Associations	Paul	Sanchez	400 Cardenas Drive NE		Albuquerque	NM	87108
District 7 Coalition of Neighborhood Associations; Indian Moon NA	Lynne	Martin	1531 Espejo NE		Albuquerque	NM	87112
District 8 Coalition of Neighborhood Associations	Mary	Kurkjian	13709 Canada del Oso Place NE		Albuquerque	NM	87111
Downtown Neighborhoods Association	Jim	Clark	516 11th Street NW		Albuquerque	NM	87102
Downtown Neighborhoods Association	Daniel	Gutierrez	902 6th Street NW		Albuquerque	NM	87102
East Gateway Coalition	James	Andrews	13121 Nandina Lane SE		Albuquerque	NM	87123
East Gateway Coalition	Michael	Brasher	216 Zena Lona NE		Albuquerque	NM	87123
Eastridge Piedra Vista NA	Tom	Miles	1009 Matia Court NE		Albuquerque	NM	87123
Eastridge Piedra Vista NA	Rick	Paulsen	1008 Rocky Point Court NE		Albuquerque	NM	87123
Eastridge NA	Verrity	Gershin	12017 Donna Court NE		Albuquerque	NM	87112
Eastridge NA	Gail	Rasmussen	12225 Cedar Ridge NE		Albuquerque	NM	87112
EDO NA Incorporated	Rob	Dickson	PO Box 27439		Albuquerque	NM	87125
EDO NA Incorporated	Vince	DiGregory	PO Box 14616		Albuquerque	NM	87191
El Camino Hermoso HOA	Sharon	Harrison	4725 San Pedro Drive NE	Unit #2	Albuquerque	NM	87109
El Camino Hermoso HOA	Doris	Rhodes	4725 San Pedro Drive NE	Unit #25	Albuquerque	NM	87109
El Camino Real NA	Chris Christy &	Linda Trujillo	PO Box 27288		Albuquerque	NM	87125
Elder Homestead NA	Marian	Jordan	816 Arizona SE		Albuquerque	NM	87108
Elder Homestead NA	Carmen	Pennington	1004 San Pedro SE		Albuquerque	NM	87108
Embudo Canyon HOA	Alfred	Papillon	3400 Del Agua Court NE		Albuquerque	NM	87111
Embudo Canyon HOA; Story Rock HOA; Torretta Oeste HOA	Erin	Brizuela	8500 Jefferson Street NE	Suite B	Albuquerque	NM	87113
Embudo Canyon NA	Jason	Lechtenberg	13605 Rebonito Court NE		Albuquerque	NM	87112
Embudo Canyon NA	Judith	Minks	1209 Parsons NE		Albuquerque	NM	87112
Enchanted Park NA	Gary	Beyer	11620 Morenci Avenue NE		Albuquerque	NM	87112
Enchanted Park NA	Ed	Plunkett	2408 Hiawatha Drive NE		Albuquerque	NM	87112
Fair West NA	Patty	Kearne	310 Valencia Drive NE		Albuquerque	NM	87108
Fair West NA	Katherine	Turner	616 Valencia Drive NE		Albuquerque	NM	87108
Four Hills Village HOA	James	Cochran	1600 Wagon Train Drive SE		Albuquerque	NM	87123
Four Hills Village HOA	Herb	Wright	723 Stagecoach Road SE		Albuquerque	NM	87123
Gardens on the Rio Grande HOA	Gil	Clarke	2630 Aloysia Lane NW		Albuquerque	NM	87104
Gardens on the Rio Grande HOA	Kim	Fusselman	509 Ciantro Lane NW		Albuquerque	NM	87104
Gavilan Addition NA	Bret	Haskins	5912 Pauline Street NW		Albuquerque	NM	87107
Gavilan Addition NA	Connie	Romero	444 Gavilan Place NW		Albuquerque	NM	87107
Glenwood Hills NA	Matthew	Connelly	5005 Calle De Tierra NE		Albuquerque	NM	87111
Glenwood Hills NA	Forest	Owens	12812 Cedarbrook NE		Albuquerque	NM	87111
Grande Heights Association	Richard	Kirschner	5004 Grande Vista Court NW		Albuquerque	NM	87120
Grande Heights Association	Dr. Joe	Valles	5020 Grande Vista Court NW		Albuquerque	NM	87120
Greater Gardner & Monkbridge NA	Chris	Sylvan	226 Natalie Avenue NW		Albuquerque	NM	87107
Greater Gardner & Monkbridge NA	David	Wood	158 Pleasant Avenue NW		Albuquerque	NM	87107
Heritage East Association of Residents	Jeff	Figiel	7106 Greenmont NE		Albuquerque	NM	87109
Heritage East Association of Residents	Paul	Jessen	9304 San Rafael Avenue NE		Albuquerque	NM	87109
Heritage Hills NA	Christy	Burton	8709 Palomar Avenue NE		Albuquerque	NM	87109
Heritage Hills NA	John	Woods	8513 Plymouth Rock Road NE		Albuquerque	NM	87109
High Desert Residential Owners Association	Joseph	Anguiano	10555 Montgomery Boulevard NE	Bldg. 1, Ste.	Albuquerque	NM	87111
High Desert Residential Owners Association	Lynnette	Rodriguez	10555 Montgomery Boulevard NE	Building 1, S	Albuquerque	NM	87111
Highland Business and NA Incorporated	Clark	Brown	465 Jefferson NE		Albuquerque	NM	87108
Highland Business and NA Incorporated	Omar	Durant	305 Quincy Street NE		Albuquerque	NM	87108
Highlands North NA	Peggy	Clark	6504 Arroyo Del Oso Avenue NE		Albuquerque	NM	87109
Highlands North NA	Susan	Hudson	6609 Arroyo Del Oso Avenue NE		Albuquerque	NM	87109
Historic Old Town Property Owners Association	Kathy	Hiatt	110 San Felipe Street NW		Albuquerque	NM	87104
Historic Old Town Property Owners Association	Jim	Hoffsis	2012 South Plaza Street NW		Albuquerque	NM	87104
Hodgin NA	Kathy	Kleyboecker	3912 Morningside Drive NE		Albuquerque	NM	87110
Hodgin NA	Christine	Neal	4301 San Andres NE		Albuquerque	NM	87110
Hoffmantown NA	Stephanie	O'Guin	2711 Mesa Linda Drive NE		Albuquerque	NM	87112
Hoffmantown NA	Pamela	Pettit	2710 Los Arboles Place NE		Albuquerque	NM	87112
Holiday Park NA	Timothy	Engelmann	11421 Bar Harbor Place NE		Albuquerque	NM	87111
Holiday Park NA	Jack	O'Guinn	11516 Golden Gate Avenue NE		Albuquerque	NM	87111
Huning Castle NA	Deborah	Allen	206 Laguna Boulevard SW		Albuquerque	NM	87104
Huning Castle NA	Harvey	Buchalter	1615 Kit Carson SW		Albuquerque	NM	87104
Huning Highland Historic District Association	Bonnie	Anderson	321 High St. SE		Albuquerque	NM	87102
Huning Highland Historic District Association	Ann	Carson	416 Walter SE		Albuquerque	NM	87102
Indian Moon NA	Ronald	Zawistoski	8910 Princess Jeanne NE		Albuquerque	NM	87112
Inez NA	Evelyn	Fellner	2014 Utah Street NE		Albuquerque	NM	87110
Inez NA	Donna	Yetter	2111 Hoffman Drive NE		Albuquerque	NM	87110
Jerry Cline Park NA	Ron	Goldsmith	1216 Alcazar Street NE		Albuquerque	NM	87110
Jerry Cline Park NA	Eric	Shirley	900 Grove Street NE		Albuquerque	NM	87110
John B Robert NA	Sue	Hilts	11314 Overlook NE		Albuquerque	NM	87111
John B Robert NA	Lars	Wells	11208 Overlook NE		Albuquerque	NM	87111
Juan Tabo Hills NA	Catherine	Cochrane	11705 Blue Ribbon Road SE		Albuquerque	NM	87123
Juan Tabo Hills NA	Richard	Lujan	11819 Blue Ribbon NE		Albuquerque	NM	87123
Keystone Park HOA	Julie	Bush	7508 Keystone NE		Albuquerque	NM	87109
Keystone Park HOA	Ellen	Harvey	8021 Classic Avenue NE		Albuquerque	NM	87109
Kirtland Community Association	Elizabeth	Aikin	1524 Alamo Avenue SE		Albuquerque	NM	87106
Kirtland Community Association	Kimberly	Brown	PO Box 9731		Albuquerque	NM	87119
Knapp Heights NA	Courtney	McKelvey	8709 Harwood Avenue NE		Albuquerque	NM	87111
La Cuentista Subdivision Unit 1 HOA Incorporated	James	Grage	6427 Camino De Paz NW		Albuquerque	NM	87120
La Cuentista Subdivision Unit 1 HOA Incorporated	Jeff	Pointer	6309 Camino de Paz NW		Albuquerque	NM	87120
La Luz Del Sol NA	James	Fisk	2 Mill Road NW		Albuquerque	NM	87120
La Luz Del Sol NA	Arthur	Woods	33 Wnd Road NW		Albuquerque	NM	87120
La Luz Landowners Association	Jonathan	Abdalla	6 Tumbleweed NW		Albuquerque	NM	87120
La Luz Landowners Association	Kathy	Adams	5 Arco NW		Albuquerque	NM	87120

Association Name	First Name	Last Name	Address Line 1	Address Line 2	City	State	Zip
La Mesa Community Improvement Association	Idaia	Lechuga-Tena	PO Box 8653		Albuquerque	NM	87198
La Mesa Community Improvement Association	Dayna	Mares	639 Dallas Street NE		Albuquerque	NM	87108
La Sala Grande NA Incorporated	John	Jackson	8600 La Sala Del Sur NE		Albuquerque	NM	87111
La Sala Grande NA Incorporated	Kathryn	Watkins	3500 La Sala Redonda NE		Albuquerque	NM	87111
Ladera Heights NA; St Josephs Townhouse Association	Allan & Marie	Ludi	6216 St. Josephs Avenue NW		Albuquerque	NM	87120
Ladera West NA	Karen	Buccola	7716 Santa Rosalia NW		Albuquerque	NM	87120
Ladera West NA	Steven	Collins	7517 Vista Alegre NW		Albuquerque	NM	87120
Lafayette Place Condominium Association Incorporated	Gloria	Carol	3301 Monroe Street NE	#J110	Albuquerque	NM	87110
Lafayette Place Condominium Association Incorporated; Oakland	Ava	Mueller	8500 Jefferson Street NE	Suite B	Albuquerque	NM	87113
Las Casitas Del Rio HOA	Tim	Conklin	507 San Diego Loop		Jemez Springs	NM	87025
Las Casitas Del Rio HOA	Danielle	Wierengo	3608 Panicum Road NW		Albuquerque	NM	87120
Las Casitas Del Rio Unit 2 Subdivision HOA	Bobby	Cordova	6191 Deergress Circle NW		Albuquerque	NM	87120
Las Casitas Del Rio Unit 2 Subdivision HOA	Marissa	Crollett	6163 Deergress Circle NW		Albuquerque	NM	87120
Las Casitas Del Rio Unit 2 Subdivision HOA	Colette	Schobbins	6155 Deergress Circle NW		Albuquerque	NM	87120
Las Lomas NA	Nancy	Griego	8024 Corte Del Viento NW		Albuquerque	NM	87120
Las Lomas NA	David	Skowran	8116 Corte De Aguilas NW		Albuquerque	NM	87120
Las Terrazas NA	David	Steidley	8434 Rio Verde Place NW		Albuquerque	NM	87120
Las Terrazas NA	Don	Voth	4323 Balcon Court NW		Albuquerque	NM	87120
Laurelwood NA	Frank	Comfort	7608 Elderwood Drive NW		Albuquerque	NM	87120
Laurelwood NA	Alex	Maller	7609 Lynwood Drive NW		Albuquerque	NM	87120
Lee Acres NA	Christine	Burrows	901 Solar Road NW		Albuquerque	NM	87107
Lee Acres NA	Donna	Knezek	900 Solar Road NW		Albuquerque	NM	87107
Little Turtle HOA Incorporated	Rhonda	Thurston	7557 Prairie Road NE		Albuquerque	NM	87109
Little Turtle HOA Incorporated; Richland Hills HOA; Villa Del Rio HOA	Donna	Chavez	8500 Jefferson Street NE	Suite B	Albuquerque	NM	87113
Loma Del Rey NA	Brian	Eagan	8416 Hilton Avenue NE	Apt. 4B	Albuquerque	NM	87111
Loma Del Rey NA	David	Gilpin	3820 Wyoming Boulevard NE	Suite 130	Albuquerque	NM	87111
Los Alamos Addition NA	Don	Dudley	302 Sandia Road NW		Albuquerque	NM	87107
Los Alamos Addition NA	Jeremy	Wilcox	305 Sandia Road NW		Albuquerque	NM	87107
Los Altos Civic Association	Athena	La Roux	2831 Los Altos Place SW		Albuquerque	NM	87105
Los Altos Civic Association	Dawn	Stracener	2824 Los Altos Place SW		Albuquerque	NM	87105
Los Duranes NA	Lee	Gamelsky	2412 Miles Road SE		Albuquerque	NM	87106
Los Duranes NA	William	Herring	3104 Coca Road NW		Albuquerque	NM	87104
Los Poblanos NA	Karon	Boutz	1007 Sandia Road NW		Albuquerque	NM	87107
Los Poblanos NA	Don	Newman	5723 Guadalupe Trail NW		Albuquerque	NM	87107
Los Vigils HOA Incorporated	Robert	Viriden	9212 Bluewood Lane NE		Albuquerque	NM	87122
Los Vigils HOA Incorporated; Villa De Villagio HOA	Susie	Sollien	8500 Jefferson Street NE	Suite B	Albuquerque	NM	87113
Los Volcanes NA	Doug	Cooper	6800 Silkwood Avenue NW		Albuquerque	NM	87121
Los Volcanes NA	Ted	Trujillo	6601 Honeylocust Avenue NW		Albuquerque	NM	87121
Mark Twain NA	Barbara	Lohbeck	1402 California Street NE		Albuquerque	NM	87110
Mark Twain NA	Joel	Wooldridge	1500 Indiana NE		Albuquerque	NM	87110
Martineztown Work Group	Rosalie	Martinez	507 Rosemont NE		Albuquerque	NM	87102
Martineztown Work Group; Santa Barbara Martineztown NA	Loretta	Naranjo Lopez	1127 Walter NE		Albuquerque	NM	87102
McDuffie Twin Parks NA	Mark	Hyland	3607 Calle Del Monte NE		Albuquerque	NM	87110
McDuffie Twin Parks NA	Carol	Morris	4137 Marble Avenue NE		Albuquerque	NM	87110
McKinley NA	Geraldine	Griego	3018 Solano Drive NE		Albuquerque	NM	87110
McKinley NA	Marjorie	Padilla	3616 Aztec Road NE		Albuquerque	NM	87110
Mesa Del Sol NA	James	Thompson	2227 Stieglitz Avenue SE		Albuquerque	NM	87106
Mesa Del Sol NA	Joy	Ziener	5601 Addis Avenue SE		Albuquerque	NM	87106
Mesa Ridge HOA Incorporated	Terri	Lovato	5900 Mesa Vista Trail NW		Albuquerque	NM	87120
Mesa Ridge HOA Incorporated	Kevin	Wilcox	5843 Mesa Vista Trail NW		Albuquerque	NM	87120
MidTown A&E Merchant Association	Bryan	Pletta	4130 Cutler Avenue NE		Albuquerque	NM	87110
MidTown A&E Merchant Association	Carolyn	Tobias	4121 Cutler Avenue NE		Albuquerque	NM	87110
Mile Hi NA	Johanna	Bair	1312 Cagua Dr NE		Albuquerque	NM	87110
Mile Hi NA	Cynthia	Serna	1616 Cardenas Drive NE		Albuquerque	NM	87110
Molten Rock NA	Christine	Davis	5615 Popo Drive NW		Albuquerque	NM	87120
Molten Rock NA	Mary Ann	Wolf-Lyeria	5608 Popo Drive NW		Albuquerque	NM	87120
Monte Largo Hills NA	Tom	Burkhalter	13104 Summer Place NE		Albuquerque	NM	87112
Monte Largo Hills NA	Susan	Law	13101 Summer Place NE		Albuquerque	NM	87112
Montecito Estates Community Association	Stephen	Koehler	8515 Chilte Pine Road NW		Albuquerque	NM	87120
Montecito West Community Association Incorporated; The Manors	Brandy	Hetherington	8212 Louisiana Boulevard NE	Suite C	Albuquerque	NM	87113
Montecito West Community Association Incorporated; The Manors	Jody	Roman	8212 Louisiana Boulevard NE	Suite C	Albuquerque	NM	87113
Monterey Manor NA	Cindy	Miller	12208 Casa Grande Avenue NE		Albuquerque	NM	87112
Monterey Manor NA	Russell	Morris	1124 Upland Drive NE		Albuquerque	NM	87112
Monticello NA	Dan	Getz	43 Monticello NE		Albuquerque	NM	87123
Monticello NA	Daniel	Poli	12 Juan Road NE		Albuquerque	NM	87123
Mossman NA	Lori	Jameson	3543 Dakota Street NE		Albuquerque	NM	87110
Mossman NA	Marya	Sena	3418 Dakota Street NE		Albuquerque	NM	87110
Mossman South NA	Patricia	Cotterell	3113 Georgia NE		Albuquerque	NM	87110
Near North Valley NA	Joe	Sabatini	3514 6th Street NW		Albuquerque	NM	87107
Near North Valley NA	Marit	Tully	PO Box 6953		Albuquerque	NM	87197
Netherwood Park NA	William	Gannon	1726 Notre Dame NE		Albuquerque	NM	87106
Netherwood Park NA	Sara	Mills	2629 Cutler Avenue NE		Albuquerque	NM	87106
New Vistas Subdivision HOA Incorporated	Louann	Huber	4108 New Vistas Court NW		Albuquerque	NM	87114
New Vistas Subdivision HOA Incorporated	Donald	Kiger	4115 New Vistas Court NW		Albuquerque	NM	87114
Nob Hill NA	Curtis	Bayer	201 Aliso Drive SE	Unit 11	Albuquerque	NM	87108
Nob Hill NA	Gary	Eyster	316 Amherst Drive NE		Albuquerque	NM	87106
Nor Este NA	Jim	Griffie	PO Box 94115		Albuquerque	NM	87199
Nor Este NA	Timothy	Krier	8900 Olivine Street NE		Albuquerque	NM	87113
North Albuquerque Acres Community Association	Carol	Ambabo	8921 Glendale Avenue NE		Albuquerque	NM	87122
North Albuquerque Acres Community Association	Doug	Cloud	9721 San Francisco NE		Albuquerque	NM	87122
North Campus NA	Tim	Davis	2404 Hannett NE		Albuquerque	NM	87106
North Campus NA	Sara	Koplik	1126 Stanford NE		Albuquerque	NM	87106
North Domingo Baca NA	Lorna	Howerton	7201 Peregrine NE		Albuquerque	NM	87113
North Domingo Baca NA	Judie	Pellegrino	8515 Murrelet NE		Albuquerque	NM	87113
North Eastern Association of Residents	Jo	Martin	8911 Northeastern Boulevard NE	A102	Albuquerque	NM	87112
North Eastern Association of Residents	Nancy	Pressley-Naimark	9718 Apache Avenue NE		Albuquerque	NM	87112
North Edith Commercial Corridor Association	Christine	Benavidez	10417 Edith Boulevard NE		Albuquerque	NM	87113

Association Name	First Name	Last Name	Address Line 1	Address Line 2	City	State	Zip
North Edith Commercial Corridor Association	Robert	Warrick	444 Niagara NE		Albuquerque	NM	87113
North Hills NA	Elise	Kraf	7209 Gatling Drive NE		Albuquerque	NM	87109
North Hills NA	Gayle	Vickers	7653 Browning Road NE		Albuquerque	NM	87109
North Valley Coalition	Peggy	Norton	P.O. Box 70232		Albuquerque	NM	87197
North Valley Coalition; Rio Grande Boulevard NA	Doyle	Kimbrough	2327 Campbell Road NW		Albuquerque	NM	87104
North Wyoming NA	Nanci	Carriveau	8309 Krim Drive NE		Albuquerque	NM	87109
North Wyoming NA	Tracy	Guidry	8330 Krim Drive NE		Albuquerque	NM	87109
Oakland Estates HOA	Audra	Horschel	6701 Glenloch Way NE		Albuquerque	NM	87113
Ocotillo HOA	Michael	Chase	9912 Sand Verbena Trail NE		Albuquerque	NM	87122
Oonate NA	Phyllis	Chavez	1808 Shirlane NE		Albuquerque	NM	87112
Oonate NA	Sharon	Ruiz	1821 Paige Place NE		Albuquerque	NM	87112
Oso Grande NA	Vivienne	Affat	10317 Camino Del Oso NE		Albuquerque	NM	87111
Oso Grande NA	Alicia	Quinones	4921 Noreen Court NE		Albuquerque	NM	87111
Oso Park Condominium Association Incorporated	Camelou	Cavalier	PO Box 67590		Albuquerque	NM	87193
Oxbow Bluff HOA	Laura	Mason	4119 Silvery Minnow Place NW		Albuquerque	NM	87120
Oxbow Bluff HOA	Ron	Schlecht	4118 Silvery Minnow Place NW		Albuquerque	NM	87120
Oxbow Park HOA	Bob	Nashwinter	3828 Tundra Swan NW		Albuquerque	NM	87120
Oxbow Park HOA	Andrea	Otero-Looney	3901 Tundra Swan Court NW		Albuquerque	NM	87120
Oxbow Village HOA	Raul	Garcia	3831 Oxbow Village Lane NW		Albuquerque	NM	87120
Oxbow Village HOA	Wendell	Harrison	3800 Oxbow Village Lane NW		Albuquerque	NM	87120
Palomas Park NA	David	Marsh	7504 Laster Avenue NE		Albuquerque	NM	87109
Palomas Park NA	Ann	Wagner	7209 Gallinas Avenue NE		Albuquerque	NM	87109
Paradise Hills Civic Association	Tom	Anderson	10013 Plunkett Drive NW		Albuquerque	NM	87114
Paradise Hills Civic Association	Maria	Warren	5020 Russell Drive NW		Albuquerque	NM	87114
Parkland Hills NA	C. Brooke	Cholka	4916 Pershing Avenue SE		Albuquerque	NM	87108
Parkland Hills NA	Robert	Leming	712 Truman Street SE		Albuquerque	NM	87108
Parkway NA	Ruben	Aleman	8005 Fallbrook Place NW		Albuquerque	NM	87120
Parkway NA	Mary	Loughran	8015 Fallbrook Place NW		Albuquerque	NM	87120
Peppertree Royal Oak Residents Association	Chen	Schlagei	12508 Tamarac Trail NE		Albuquerque	NM	87111
Peppertree Royal Oak Residents Association	Art	Verardo	11901 San Victorio Avenue NE		Albuquerque	NM	87111
Piedras Marcadas NA	Susan	Deese-Roberts	9124 Laura Lee Place NW		Albuquerque	NM	87114
Piedras Marcadas NA	Lawrence	Fendall	8600 Tia Christina Drive NW		Albuquerque	NM	87114
Pueblo Alto NA	David	Michalski	735 Adams Street NE		Albuquerque	NM	87110
Pueblo Alto NA	Russell	Munk	809 Truman Street NE		Albuquerque	NM	87110
Quaker Heights NA	Vanessa	Alarid	5818 Jones Place NW		Albuquerque	NM	87120
Quaker Heights NA	Orlando	Martinez	5808 Jones Place NW		Albuquerque	NM	87120
Quigley Park NA	Eric	Olivas	2708 Valencia Drive NE		Albuquerque	NM	87110
Quigley Park NA	Lisa	Whalen	2713 Cardenas Drive NE		Albuquerque	NM	87110
Quintessence NA	Andrea	Landaker	10012 Coronado Avenue NE		Albuquerque	NM	87122
Quivera Estates HOA	Melinda	Van Stone	8204 Via Encantada NW		Albuquerque	NM	87122
Rancho Encantado HOA	John	Marco	4500 Mesa Rincon Drive NW		Albuquerque	NM	87120
Rancho Encantado HOA	John	Vigil	5801 Mesa Sombra Place NW		Albuquerque	NM	87120
Rancho Sereno NA	Debra	Cox	8209 Rancho Paraiso NW		Albuquerque	NM	87120
Rancho Sereno NA	Sander	Rue	7500 Rancho Solano Court NW		Albuquerque	NM	87120
Raynolds Addition NA	Margaret	Lopez	1315 Gold Avenue SW		Albuquerque	NM	87102
Raynolds Addition NA	Bob	Tilley	1208 Lead Avenue SW		Albuquerque	NM	87102
Rinconada Point Association Incorporated	Connie	Gilman	3212 Schumacher Street NW		Albuquerque	NM	87120
Rinconada Point Association Incorporated	Joni	Ulibarri	3220 Fritzie NW		Albuquerque	NM	87120
Rio Grande Boulevard NA	Eleanor	Walther	2212 Camino De Los Artesanos NW		Albuquerque	NM	87107
Rio Grande Compound HOA	Ann	King	3004 Calle De Alamo NW		Albuquerque	NM	87104
Rio Grande Compound HOA	Judd	West	2909 Calle Grande NW		Albuquerque	NM	87104
Rio Oeste HOA	Orlando	Gonzales	4101 Zarzuela Avenue NW		Albuquerque	NM	87120
Rio Oeste HOA	Stephan	Von Kalben	4105 Palacio Real Avenue NW		Albuquerque	NM	87120
Riverview Heights NA	Cynthia	Doe	1414 Crescent Drive NW		Albuquerque	NM	87105
Riverview Heights NA	Cyrus	Toil	1306 Riverview Drive NW		Albuquerque	NM	87105
Route 66 West NA	Paul	Fava	505 Parnell Drive SW		Albuquerque	NM	87121
Route 66 West NA; South West Alliance of Neighborhoods (SWAN)	Cherise	Quezada	10304 Paso Fino Place SW		Albuquerque	NM	87121
San Antonio Condominium HOA	Kenneth	King	8700A Education Boulevard NW		Albuquerque	NM	87114
San Blas HOA	Kip	Fischer	6815 San Blas Place NW		Albuquerque	NM	87120
San Blas HOA	Heidi	Marchand	6627 San Blas Place NW		Albuquerque	NM	87120
San Jose NA	Robert	Brown	2200 William Street SE		Albuquerque	NM	87102
San Jose NA	Olivia	Price Greathouse	408 Bethel Drive SE		Albuquerque	NM	87102
Sandia High School Area NA	Michael	Kious	7901 Palo Duro NE		Albuquerque	NM	87110
Sandia High School Area NA	Ed	Mascarenas	8217 Dellwood Road NE		Albuquerque	NM	87110
Sandia Vista NA	Brenda	Gebler	PO Box 50219		Albuquerque	NM	87181
Sandia Vista NA	Lucia	Muñoz	316 Dorothy Street NE		Albuquerque	NM	87123
Santa Barbara Martineztown NA	Ian	Colburn	1002 Arno NE		Albuquerque	NM	87102
Santa Fe Village NA	Bruce	Armstrong	4988 Butte Place NW		Albuquerque	NM	87120
Santa Fe Village NA	Jane	Baechle	7021 Lamar Avenue NW		Albuquerque	NM	87120
Sawmill Area NA	Julie	Henss	1724 Band Saw Place NW		Albuquerque	NM	87104
Sawmill Area NA	Ralph	Roybal	1735 Band Saw Place NW		Albuquerque	NM	87104
Seven Bar North HOA	Dorlienna	Lane	10805 Chicobush Drive NW		Albuquerque	NM	87114
Seven Bar North HOA; Vista De La Luz HOA	Jack	Corder	2207 Golf Course Road	Suite B	Rio Rancho	NM	87124
Siesta Hills NA	Kathy	Pierson	6413 Mitchell SE		Albuquerque	NM	87108
Siesta Hills NA	Tamaya	Toulouse	1424 Hertz Drive SE		Albuquerque	NM	87108
Silver Hill NA	Jill	Marley Berry	1906 Silver Avenue SE		Albuquerque	NM	87106
Silver Hill NA	James	Montalbano	1409 Silver Avenue SE		Albuquerque	NM	87106
Silver Platinum Downtown NA	Ronald	Casias	205 Silver Avenue SW	#428	Albuquerque	NM	87102
Silver Platinum Downtown NA	Leon	Garcia	205 Silver Avenue SW	#419	Albuquerque	NM	87102
Singing Arrow NA	Singing Arrow NA		12614 Singing Arrow SE		Albuquerque	NM	87123
Singing Arrow NA	Judy	Young	13309 Rachel Road SE		Albuquerque	NM	87123
Skyview West NA	Tony	Chavez	305 Claire Lane SW		Albuquerque	NM	87121
Skyview West NA	Beatrice	Purcella	201 Claire Lane SW		Albuquerque	NM	87121
Snow Heights NA	Laura	Garcia	1404 Katie Street NE		Albuquerque	NM	87110
Snow Heights NA	Julie	Nielsen	8020 Bellamah Avenue NE		Albuquerque	NM	87110
Sonora HOA	Chris	Davis	6604 Tesoro Place NE		Albuquerque	NM	87113
Sonora HOA	Robyn	Garcia-Romero	6909 Tesoro Place NE		Albuquerque	NM	87113

Association Name	First Name	Last Name	Address Line 1	Address Line 2	City	State	Zip
South Broadway NA	Frances	Armijo	915 William SE		Albuquerque	NM	87102
South Broadway NA	Gwen	Colonel	900 John Street SE		Albuquerque	NM	87102
South Guadalupe Trail NA	Andy	Apple	5116 Guadalupe Trail NW		Albuquerque	NM	87107
South Guadalupe Trail NA	Heather	Brislen	4905 Guadalupe Trail NW		Albuquerque	NM	87107
South Los Altos NA	Eileen	Jessen	420 General Hodges Street NE		Albuquerque	NM	87123
South Los Altos NA	Alien	Osborn	245 Espejo Street NE		Albuquerque	NM	87123
South San Pedro NA	Zabdiel	Aldaz	735 Alvarado SE		Albuquerque	NM	87108
South San Pedro NA	Khadjah	Bottom	1200 Madeira SE	#130	Albuquerque	NM	87108
South Valley Coalition of Neighborhood Associations	Marcia	Fernandez	2401 Violet SW		Albuquerque	NM	87105
South Valley Coalition of Neighborhood Associations	Roberto	Roibal	2233 Don Felipe Road SW		Albuquerque	NM	87105
Southeast Heights NA	Michael	Gallegos	308 Adams Street SE		Albuquerque	NM	87108
Southeast Heights NA	John	Pate	1007 Idlewild Lane SE		Albuquerque	NM	87108
Spanish Walk NonProfit Corporation	Sandra	Nunn	602 Camino Espanol NW		Albuquerque	NM	87107
Spanish Walk NonProfit Corporation	Jeri	Paul-Seaborn	610 Camino Espanol NW		Albuquerque	NM	87107
Spruce Park NA	Peter	Feibelman	1401 Sigma Chi Road NE		Albuquerque	NM	87106
Spruce Park NA	James	Tolbert	424 Spruce Street NE		Albuquerque	NM	87106
SR Marmon NA	Julian	Morales	6328 Keswick Place NW		Albuquerque	NM	87120
SR Marmon NA	Monnet	Serafin	1722 Vasilion Place NW		Albuquerque	NM	87120
Stardust Skies North NA	Tillery	Dingler	7727 Hermanson Place NE		Albuquerque	NM	87110
Stardust Skies North NA	Mary	Hawley	7712 Hendrix Road NE		Albuquerque	NM	87110
Stardust Skies Park NA	Kim	Lovely-Peake	7100 Bellrose NE		Albuquerque	NM	87110
Stardust Skies Park NA	Matt	Stratton	7309 Bellrose NE		Albuquerque	NM	87110
Stinson Tower NA	Eloy	Padilla Jr.	7619 Greywolf Road SW		Albuquerque	NM	87121
Stinson Tower NA	Dan	Sosa III	3615 Tower Road SW		Albuquerque	NM	87121
Stonebrooke Estates HOA Incorporated	Carl	Gervais	7225 Pebble Stone Place NE		Albuquerque	NM	87113
Stonebrooke Estates HOA Incorporated	Edy	Klein	8700 Education Place NW	Bldg. A	Albuquerque	NM	87114
Story Rock HOA	Allan	Armenta	6005 Sipapu Avenue NW		Albuquerque	NM	87120
Stronghurst Improvement Association Incorporated	Mark	Lines	3010 Amo Street NE		Albuquerque	NM	87107
Stronghurst Improvement Association Incorporated	William	Sabatini	2904 Amo Street NE		Albuquerque	NM	87107
Summit Park NA	Elisha	Allen	817 Amherst Drive NE		Albuquerque	NM	87106
Summit Park NA	Jan	Schultz	3501 Calle Del Rancho Drive NE		Albuquerque	NM	87106
Sun North Estates Property Owners' Association Incorporated	Brenda	Oliver	8450 Creek Street NE		Albuquerque	NM	87113
Sun North Estates Property Owners' Association Incorporated	Ruth	Troyer	8305 Brook Street NE		Albuquerque	NM	87113
Sunstar NA	Rebecca	Jimenez	3601 Sunstar Loop SW		Albuquerque	NM	87105
Sunstar NA	Ken	Williams	3639 Sunstar Boulevard SW		Albuquerque	NM	87105
Supper Rock NA	Ken	O'Keefe	600 Vista Abajo Drive NE		Albuquerque	NM	87123
Supper Rock NA	Kathleen	Schindler-Wright	407 Monte Largo Drive NE		Albuquerque	NM	87123
Sycamore NA	Mardon	Gardella	411 Maple Street NE		Albuquerque	NM	87108
Sycamore NA	Richard	Vigliano	1205 Copper NE		Albuquerque	NM	87108
Symphony HOA Incorporated	Jaime	Jaramillo	2001 Allegretto Trail NW		Albuquerque	NM	87104
Symphony HOA Incorporated	Michelle	Lombard	1512 Presto Way NW		Albuquerque	NM	87104
Taylor Ranch NA	Jolene	Wolfley	7216 Carson Trail NW		Albuquerque	NM	87120
Taylor Ranch NA; Westside Coalition of Neighborhood Association	Rene	Horvath	5515 Palomino Drive NW		Albuquerque	NM	87120
The Courtyards NA	Jayne	Aubele	2919 Monument Drive NW		Albuquerque	NM	87120
The Courtyards NA	Jackie	Cooke	8015 Dark Mesa NW		Albuquerque	NM	87120
The Enclave at Oxbow HOA	Jill	Greene	3915 Fox Sparrow Trail NW		Albuquerque	NM	87120
The Estates at Mirehaven Community Association Incorporated	Julie	Karl	9100 Del Webb Lane NW		Albuquerque	NM	87120
The Estates at Mirehaven Community Association Incorporated	Angela	Manzanedo	9100 Del Webb Lane NW		Albuquerque	NM	87120
The Estates at Tanoan HOA	Lucy	Barabe	7025 Moon Glow Court NE		Albuquerque	NM	87111
The Estates at Tanoan HOA	Darrell	Spreen	10412 City Lights Drive NE		Albuquerque	NM	87111
The Lofts @ 610 Central SW Owners Association Incorporated	Gary	Illingworth	8700A Education Place NW		Albuquerque	NM	87114
The Lofts @ 610 Central SW Owners Association Incorporated	Karin	van der Gaarden	610 Central Avenue SW	3E	Albuquerque	NM	87102
The Paloma Del Sol NA	Paul	Jones	4808 San Timoteo Avenue NW		Albuquerque	NM	87114
The Paloma Del Sol NA	Bob	McElearney	5009 San Timoteo Avenue NW		Albuquerque	NM	87114
The Presidio HOA	Michelle	LeBlanc	10843 Fort Point Lane NE		Albuquerque	NM	87123
The Presidio HOA	Joseph	Nastav	8700A Education Place NW		Albuquerque	NM	87114
The Quail Springs NA	Bob	Pohlman	7220 Quail Springs Place NE		Albuquerque	NM	87113
The Quail Springs NA	Goldalua	Stone	7116 Quail Springs Place NE		Albuquerque	NM	87113
The Terraces at Peppertree HOA Incorporated	Deborah	Finck	6115 Parktree Place NE		Albuquerque	NM	87111
The Terraces at Peppertree HOA Incorporated	Glen	Magee	6105 Parktree Place NE		Albuquerque	NM	87111
The Trails at Seven Bar South HOA Incorporated	Michelle	Measles	10318 Dayflower Drive NW		Albuquerque	NM	87114
Thomas Village NA	Rondall	Jones	3117 Don Quixote Court NW		Albuquerque	NM	87104
Thomas Village NA	Richard	Meyners	3316 Calle De Daniel NW		Albuquerque	NM	87104
Torretta Oeste HOA	Gina	Montoya	624 Torretta Drive SW		Albuquerque	NM	87121
Trementina HOA	John	Coffman	7232 Via Contenta NE		Albuquerque	NM	87113
Trementina HOA Western Trails Estates HOA	Michelle	Romero	8500 Jefferson Street NE	Suite B	Albuquerque	NM	87113
Tres Volcanes NA	Thomas	Borst	1908 Selway Place NW		Albuquerque	NM	87120
Tres Volcanes NA	Rick	Gallagher	8401 Casa Gris Court NW		Albuquerque	NM	87120
Trumbull Village Association	T. Alyce	Ice	6902 4th Street NW	#11	Albuquerque	NM	87107
Trumbull Village Association	Joanne	Landry	7501 Trumbull SE		Albuquerque	NM	87108
Tuscany NA: Vista Del Norte Alliance	Janelle Johnson &	James Souter	PO Box 6270		Albuquerque	NM	87197
Tuscany NA: Westside Coalition of Neighborhood Associations	Harry	Hendriksen	10592 Rio Del Sol NW		Albuquerque	NM	87114
University Heights NA	Don	Hancock	105 Stanford SE		Albuquerque	NM	87106
University Heights NA	Julie	Kidder	120 Vassar SE		Albuquerque	NM	87106
Valley Gardens NA	Antoinette	Dominguez	4519 Valley Park Drive SW		Albuquerque	NM	87105
Valley Gardens NA	Robert	Price	2700 Desert Garden Lane SW		Albuquerque	NM	87105
Vecinos Del Bosque NA	Harrison (Tai)	Alley	1316 Dennison SW		Albuquerque	NM	87105
Vecinos Del Bosque NA	Rod	Mahoney	1838 Sadora Road SW		Albuquerque	NM	87105
Victory Hills NA	Erin	Engelbrecht	PO Box 40298		Albuquerque	NM	87196
Victory Hills NA	Patricia	Willson	505 Dartmouth Drive SE		Albuquerque	NM	87106
Villa De Paz HOA Incorporated	Christine	Roy	54 Calle Monte Aplanado NW		Albuquerque	NM	87120
Villa De Paz HOA Incorporated; Western Trails Estates HOA	Fran	Pawlak	8500 Jefferson Street NE	Suite B	Albuquerque	NM	87113
Villa De Villaggio HOA	James	Morrow	10848 Como Drive NW		Albuquerque	NM	87114
Villa Del Rio HOA	Richard	Davis	3304 Calle Vigo NW		Albuquerque	NM	87104
Vineyard Estates NA	Elizabeth	Meek	8301 Mendocino Drive NE		Albuquerque	NM	87122
Vineyard Estates NA	David	Zarecki	8405 Vintage Drive NE		Albuquerque	NM	87122
Vista De La Luz HOA	Marijo	Rymer	5023 Sala De Tomas Drive		Albuquerque	NM	87120

Association Name	First Name	Last Name	Address Line 1	Address Line 2	City	State	Zip
Vista Del Mundo NA	Chris	Crum	1209 Sierra Larga Drive NE		Albuquerque	NM	87112
Vista Del Mundo NA	Dennis	Roach	13812 Spint Trail NE		Albuquerque	NM	87112
Vista Grande NA	Berent	Groth	3546 Sequoia Place NW		Albuquerque	NM	87120
Vista Grande NA	Richard	Schaefer	3579 Sequoia Place NW		Albuquerque	NM	87120
Vista Magnifica Association	Deidra	Gurule-Armijo	1733 Cliffside Drive NW		Albuquerque	NM	87105
Vista Magnifica Association	Lita	Pino	5129 Cascade Place NW		Albuquerque	NM	87105
Vista Montecito HOA Incorporated	Euca	Burrows White	9200 Picacho Lane NW		Albuquerque	NM	87114
Vista Montecito HOA Incorporated	Diane	Exline	4632 Miramar Drive NW		Albuquerque	NM	87114
Wells Park NA	Doreen	McKnight	1426 7th Street NW		Albuquerque	NM	87102
Wells Park NA	Catherine	Mexai	1404 Los Tomases NW		Albuquerque	NM	87102
West Bluff NA	Patrisha	Dyca	5012 Bridges Avenue NW		Albuquerque	NM	87120
West Bluff NA	Kimberlee	Tolon McCandless	3208 Vista Grande Drive NW		Albuquerque	NM	87120
West La Cueva NA	Peggy	Neff	8305 Calle Soquelle NE		Albuquerque	NM	87113
West La Cueva NA	Erica	Vasquez	8511 Rancho Del Oro Place NE		Albuquerque	NM	87113
West Mesa NA	Steven	Budenski	5732 La Anita Avenue NW		Albuquerque	NM	87105
West Mesa NA	Dee	Silva	313 63rd Street NW		Albuquerque	NM	87105
West Old Town NA	Glen	Effertz	2918 Mountain Road NW		Albuquerque	NM	87104
West Old Town NA	Kendra	Roberston	2319 Edna Avenue NW		Albuquerque	NM	87104
West Park NA	Elaine	Faust	200 Gallup Avenue SW		Albuquerque	NM	87104
West Park NA	Sarah	Mandala	2225 Alhambra Avenue SW		Albuquerque	NM	87104
Westgate Heights NA	Mathew	Archuleta	1628 Summerfield Place SW		Albuquerque	NM	87121
Westgate Heights NA	Eric	Fauli	1335 El Rancho Drive SW		Albuquerque	NM	87121
Wildflower Area NA	Charles	Bates	5000 Watercross Drive NE		Albuquerque	NM	87113
Wildflower Area NA	Larry	Caudill	4915 Watercross Drive NE		Albuquerque	NM	87113
Willow Wood NA	Samantha	Martinez	823 Glacier Bay Street SE		Albuquerque	NM	87123
Windmill Manor Place Subdivision HOA	Christopher	James	5301 Tierra Amada Street NW		Albuquerque	NM	87120
Winrock South NA	John & Virginia	Kinney	7110 Constitution Avenue NE		Albuquerque	NM	87110
Yale Village NA	Donald	Love	2125 Stanford Drive SE		Albuquerque	NM	87106
Yale Village NA	Kim	Love	2122 Cornell Drive SE		Albuquerque	NM	87106



PUBLISHED BY THE CITY OF ALBUQUERQUE OFFICE OF NEIGHBORHOOD COORDINATION

NEIGHBORHOOD NEWS

NOVEMBER 2018



“

“To be a good neighbor is one of life’s richest joys.”

– THE DAILY QUITPLE”

THANKFUL IN NOVEMBER!



FOLLOW-UP ZONE CONVERSIONS

Thank you to the Wells Park Neighborhood Association and Bear Canyon Neighborhood Association for fantastic efforts to help property owners in their areas understand and take advantage of the free process to convert Integrated Development Ordinance (IDO) zones to better match existing land uses on their properties.

You can find out about the voluntary zone conversion process by going to the project website and downloading information brochures and forms for property owners in English and Spanish at: www.abc-zone.com/post-ido-voluntary-zone-conversion-process

Planning staff will submit the first batch of zone conversions into the City's review and approval process at the end of November. It takes time for staff to analyze each property owner form to confirm eligibility, so submit your form soon to be included in the first batch that will be submitted to the City's review and approval process in May 2019.

Mail: CABQ Planning Department, UDD/Long Range,
PO Box 1293, Albuquerque, NM 87103
E-mail: abctoz@cabq.gov

In person: Plaza del Sol, 600 2nd St. NW, ground floor
at the Development Review Services counter

If you would like help designing a flyer tailored to your neighborhood, or have staff come to one of your Neighborhood Association meetings to explain the process and help property owners fill out the form to opt in, call 505-924-3960 and ask for the ABC-Z team. The team also takes appointments and walk-ins on Friday afternoons from 2-4 p.m.



DO I NEED A ZONE CONVERSION?

Does your property fall under one of these categories?

NONCONFORMING USE:
IS YOUR USE NOT ALLOWED IN YOUR ZONE?

VOLUNTARY DOWNZONE:
DO YOU WANT A LESS-INTENSE ZONE CATEGORY?

FORMER SU OR R-D ZONE:
DO YOU HAVE AN UNDEVELOPED PROPERTY THAT USED TO BE ZONED SU-1, SU-2, SU-3, OR R-D?

FLOATING ZONE LINE:
DOES YOUR PROPERTY HAVE MORE THAN 1 ZONE?

SIZE THRESHOLDS FOR PD OR NR-BP :
IS YOUR PROPERTY ZONED PD AND LESS THAN 2 ACRES OR GREATER THAN 20 ACRES? OR ZONED NR-BP AND LESS THAN 20 ACRES?

WHAT DO I DO NOW?

If you answered yes to any of these questions, you may be eligible for a free zoning conversion.

Get more information or opt in now at TINYURL.COM/IDOZONECONVERSION



KNOW YOUR ZONE!

Did you know that your zoning changed when the Integrated Development Ordinance (IDO) went into effect on May 17, 2018? You're not alone! All zoning in the City of Albuquerque changed.

Visit this website to look up your zone:
<https://tinyurl.com/IDOzonelookup>

KNOW YOUR ZONE

LOOK-UP

Go to tinyurl.com/zonelookup.
This is the website developed by the CABQ Planning Department to help you find your zone.

SEARCH

Type your address in the search bar and hit enter.
Be sure to include your quadrant (NE, SE, NW, SW).

DISCOVER

Click on your property to see your zone.
You will see a combination of letters or numbers separated by a dash (R-IB or MX-H).

KNOW

Your zone will be described in the in the summary table.
The IDO has 19 zones in 3 categories: Residential, Mixed-use, and Non-residential.

Now you know your zone!

Keep in mind, you may be eligible for a free zone conversion.
Learn more at tinyurl.com/zoneconversion.

ONE ALBUQUERQUE planning



To find out how the Zone Conversion process works, visit:
abc-zone.com/faq/how-can-my-neighborhood-association-help-support-follow-zone-conversion-process

NEEDLE PICKUP WORKSHOP UNITES NEIGHBORS



A clear Saturday morning on October 20 found members of the Bel Air Neighborhood Association and the North Eastern Association of Residents (NEAR) learning how to pick up needles and syringes at Bel-Air Park. Fortified with coffee and doughnuts, these residents (shown at left) worked with Francelli Lugo and Kaitlin Greenberg of the City's Environmental Health Department, learning how to safely pick up and dispose of the needles that had become a safety and health hazard at the park.

NEAR is offering training to other groups on safe needle pickup. E-mail: flops2@juno.com or jomartin87112@zoho.com to learn more.



NEIGHBORHOOD NEWS

OCTOBER 2018



“A good neighbor is a priceless treasure.”

— CHINESE PROVERB

FALL INTO AUTUMN IN ALBUQUERQUE!



FOLLOW-UP ZONE CONVERSIONS

The City of Albuquerque is offering a free, one-year process for property owners to convert their IDO zoning to address five issues that the initial zoning conversion did not fix. See the project webpage for explanations of each issue, including how to look up whether it might apply to your property, and for downloadable information brochures for property owners in English and Spanish: <https://abc-zone.com/post-ido-voluntary-zone-conversion-process>

Zoning will only be converted on eligible properties where the property owner has opted in via the necessary steps. If you think property owners in your area might be interested in this process, your Neighborhood or Homeowner Association can help by spreading the word about this opportunity and helping property owners complete the necessary steps!

If you would like to make an appointment with planning staff or if you would like to request that Planning staff attend an upcoming event in your area, please call 505-924-3860 and ask to speak with a member of the ABC-Z Team or email your request to: abctoz@cabq.gov. Planning staff also takes walk-ins on Friday afternoons from 2-4 p.m.

DO I NEED A ZONE CONVERSION?



Does your property fall under one of these categories?

NONCONFORMING USE:

IS YOUR USE NOT ALLOWED IN YOUR ZONE?

VOLUNTARY DOWNZONE:

DO YOU WANT A LESS-INTENSE ZONE CATEGORY?

FORMER SU OR R-D ZONE:

DO YOU HAVE AN UNDEVELOPED PROPERTY THAT USED TO BE ZONED SU-1, SU-2, SU-3, OR R-D?

FLOATING ZONE LINE:

DOES YOUR PROPERTY HAVE MORE THAN 1 ZONE?

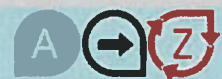
SIZE THRESHOLDS FOR PD OR NR-BP :

IS YOUR PROPERTY ZONED PD AND LESS THAN 2 ACRES OR GREATER THAN 20 ACRES? OR ZONED NR-BP AND LESS THAN 20 ACRES?

WHAT DO I DO NOW?

If you answered yes to any of these questions, you may be eligible for a free zoning conversion.

Get more information or opt in now at TINYURL.COM/IDOZONECONVERSION



KNOW YOUR ZONE!

Did you know that your zoning changed when the Integrated Development Ordinance (IDO) went into effect on May 17, 2018? You're not alone! All zoning in the City of Albuquerque changed.

Visit this website to look up your zone:
<https://tinyurl.com/IDOzonelookup>

KNOW YOUR ZONE

LOOK-UP

Go to tinyurl.com/zonelookup.
This is the website developed by the CABQ Planning Department to help you find your zone.

SEARCH

Type your address in the search bar and hit enter.
Be sure to include your quadrant (NE, SE, NW, SW).

DISCOVER

Click on your property to see your zone.
You will see a combination of letters or numbers separated by a dash (R-1B or MX-H).

KNOW

Your zone will be described in the in the summary table.
The IDO has 19 zones in 3 categories: Residential, Mixed-use, and Non-residential.

Now you know your zone!

Keep in mind, you may be eligible for a free zone conversion.
Learn more at tinyurl.com/zoneconversion.

ONE ALBUQUE RQUE planning

To find out how the Zone Conversion process works, visit:
abc-zone.com/faq/how-can-my-neighborhood-association-help-support-follow-zone-conversion-process

OUTREACH ESSENTIAL FOR SOUTHEAST AREA COMMAND

Community outreach, including "Coffee With a Cop," is the most essential tool in working with residents, businesses and neighborhoods in the Southeast Area Command, and the impact is direct for many residents.

"Recently, a resident researched statutes regarding temporary tags on vehicles, which is has been a safety issue for officers," said Laura Kuehn, Crime Prevention Specialist. "This gentleman put together a packet of information, including statutes in other states and current legislation here in New Mexico, and presented it to our officers so they could, in turn, make a case to our chain of command. That's a direct result



of him meeting our officers at Coffee With a Cop, so we really find this outreach beneficial and encourage residents to participate."

Pictured from left: Lt. John Gonzales, Officer Marcia Benavides, Officer Chris Small, Sgt. Larry Middleton and CPS Laura Kuehn.



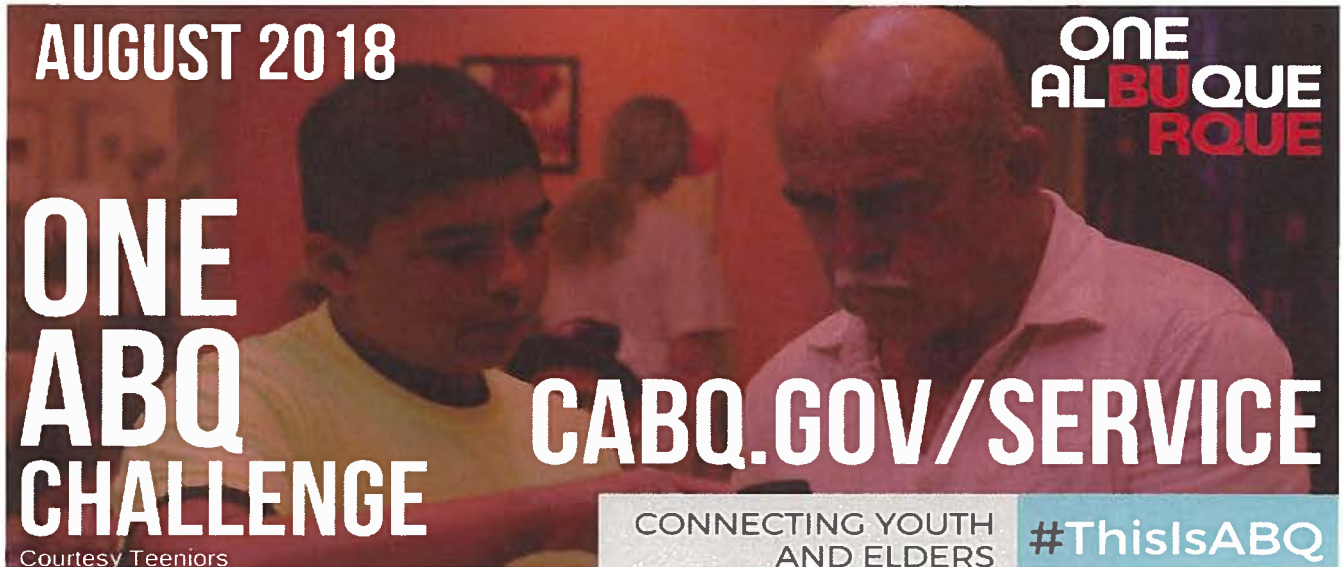
PUBLISHED BY THE CITY OF ALBUQUERQUE OFFICE OF NEIGHBORHOOD COORDINATION

NEIGHBORHOOD NEWS

AUGUST 2018



NEWS



Courtesy Teeniors

“ONE ALBUQUERQUE” CHALLENGE HIGHLIGHTS VOLUNTEERISM

Have you joined in the “One Albuquerque” Challenge yet? This citywide service challenge will celebrate organizations that are working to make a difference in their communities and across the city and encourage everyone to get involved.

The aim is to excite and inspire volunteers of all ages and raise awareness about organizations doing amazing work, and in need of volunteers and resources, year-round. This year’s challenge theme is Connecting Youth and Elders, and there are many ways to get involved!

You can:

- Coordinate a service project for friends and family
- Coordinate a service project for the broader community
- Sign-up to volunteer for an existing project
- Engage from home
- Challenge your friends, family and coworkers to get involved
- Tell everyone how you are rising to the challenge using #ThisIsABQ
- Donate directly to an organization working to connect youth and elders

continued on page 3

Do you have unused paint, antifreeze, old cleaning supplies or other similar household items lying around or taking up space in your garage or back yard? Why not get rid of them on Saturday, August 18?

That's when the City's Solid Waste Management Department, Department of Municipal Development Engineering Division, Bernalillo County, and Advanced Chemical Transport will jointly host and sponsor a free Household Hazardous Waste Collection Event.

Residents of Albuquerque and Bernalillo County are encouraged to bring their household hazardous waste items on this drop-off day. Examples of household hazardous waste include items that can burn easily (flammable), corrode or irritate the skin (corrosive), or poison humans and animals (toxic.) For more information, call 311 or visit: www.cabq.gov/solidwaste

Below are items that will be accepted and items that will not be accepted at this event. •

ACCEPTED ITEMS

Paint
Automotive Oil and Gasoline
Antifreeze
Cleaning Supplies
Finishes and Stains
Aerosols, Pesticides and Herbicides
Poisons
Corrosives/Photo Graphics
Batteries
Fertilizers and Pool Chemicals
Fluorescent Light Bulbs
Mercury

ITEMS NOT ACCEPTED

Cylinders
Fire Extinguishers
Appliances (Stoves, Refrigerators, etc.)
Metals and Paper
Medical Waste and Needles
Medications
Computers
TVs/Stereos/Electronics
Asbestos
Ammunition/Gunpowder/Explosives
Radioactive Materials
Smoke Detectors

FREE ZONING Conversions

Long Range staff in the Planning Department should have forms available soon for property owners to opt in to the process for zoning conversions during the one-year window following the adoption of the Integrated Development Ordinance (IDO). You can find forms and learn more about the process at:

www.abc-zone.com/post-ido-voluntary-zone-conversion-process •



NEIGHBORHOOD NEWS

JULY 2018



TECHNOLOGY PAIRS SENIORS AND TEENS

We've all been there. A new smartphone, some new apps, a new e-mail address, or a new computer we're trying to figure out, and if we can't, we call our kid and have them help us. The current generation of high school and middle school students have grown up with technology in a way no previous generations ever have. And bringing their knowledge and expertise to the table to help senior citizens learn to use technology is the basis for Trish Lopez's innovative program, [Teeniors](#).

"We give teens a chance to show their natural patience and compassion, and we give seniors the opportunity to connect in a way many of them never have."
- TRISH LOPEZ

event three years ago. "My son sat down with her and, slowly and calmly, showed her how to take photos, text, adjust privacy settings and much more. It planted the idea for pairing teens with seniors to give both groups a chance to interact and appreciate each other's knowledge."

Teeniors connects tech-savvy youth with seniors who want to use technology to enhance their lives. The teens provide one-on-one tutoring and coaching for any type of cell or smart phone, SmartTVs, laptop or desktop computer, printers, navigating the

"My own mother had trouble figuring out her smartphone," said Lopez, pictured above third from right, who developed Teeniors as part of a start-up

continued on page 3

When you ask the staff at the Northeast Area Command what their top priority is after protecting the public, you would hear the term “community outreach” from everyone.

“Reaching out to our community is the key element to us being successful,” said Area Commander Joseph Burke. “When we work closely with students, parents, senior citizens, everyone in our area, it enhances community policing because everyone is invested.”

A significant aspect of community policing is having officers who actively go into the community and address issues presented by stakeholders in the Area Command. Whether it is individual residents, schools, apartment complexes, neighborhood associations or business coalitions, the officers work closely to help address problems and empower these people and groups to also take part in community policing.

“Prevention and education are essential tools in community policing and engaging with the public, followed by enforcement, which necessarily is the last aspect of what we do to keep our community safe,” said Commander Burke. “What we are working toward is showing our neighborhoods that we are a resource for them, and that there are other resources they can utilize to take an active role in their personal safety, and the safety of their homes, businesses and schools.”

Among the many types of outreach the NE Area Command does on a regular basis is the popular “Coffee with a Cop,” which in addition to being held at businesses, is also held at area high schools. A recent one at La Cueva High School garnered much interest and feedback from students, teachers and faculty, and allowed officers to offer ideas and suggestions for increased school campus safety.

We really encourage our youth to interact with us as much as possible,” said Commander Burke. “This is an excellent way for them to both share their perspective and maybe gain a better understanding of our side, too.”

To learn more about the Northeast Area Command, connect with a Crime Prevention Specialist, or schedule a visit with the officers, visit: www.cabq.gov/police/area-commands/northeast-area-command •



Coffee with a Cop at La Cueva High School

FREE ZONING Conversions

Long Range Staff in the Planning Department should have forms available soon for property owners to opt in to the process for zoning conversions during the one-year window following the adoption of the Integrated Development Ordinance (IDO). You can find forms and learn more about the process at:

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NEIGHBORHOOD NEWS

JUNE 2018



From left: Jill Garcia, Michell Morley, Ben Lucero, Nathan Davidson, Nate Cox, and Esmeralda Baca.

PROGRAM PROMOTES MULTI-HOUSING SAFETY

A neighborhood is made up of houses and the people who live in them, within a specific area of the city. However, neighborhoods also encompass private businesses and multi-unit housing such as apartments. And just like a residence or business, apartments are also affected by crime.

To combat this and to help create a stronger sense of community within apartment complexes, the Albuquerque Police Department's Foothills Area Command partners with apartments in their area to be part of the Albuquerque Crime Free Multi-Housing Program. The Foothills program currently has 17 multi-housing units who are part of

the program, most recently joined by the Mirabella Heights apartments, a large complex just south of the Manzano Mesa Multigenerational Center.

Michell Morley, Manager of Mirabella Heights, committed the complex to a higher safety standard when she took on her job.

"I've worked closely with APD, particularly Jill Garcia, the Foothills Crime Prevention Specialist, who got us connected to the program," said Morley. "Since installing our signs and committing to have our staff

"This program is really about relationship building between apartment residents, their management, and APD."

JILL GARCIA
CRIME PREVENTION
SPECIALIST

continued on page 3

ABC - Z UPDATE FOR JUNE 2018

By Mikaela Benz-Whitmore
Planner,
City of Albuquerque

THE INTEGRATED
DEVELOPMENT
ORDINANCE
(IDO) BECAME
EFFECTIVE
THURSDAY, MAY
17

The IDO became effective on May 17, 2018, completely replacing the 1970s Zoning Code, Subdivision Ordinance, and regulations in the Sector Development Plans.

See the Planning webpage at: www.cabq.gov/planning to view the IDO in your browser, download as a PDF, or view a hard copy at any city library.

Neighborhood Meetings

The IDO requires potential applicants to offer to meet with

Neighborhood Associations for projects that will require a public meeting or hearing. You will have 15 days to respond to the offer and 30 days to schedule and hold the meeting. If you decline the meeting or do not respond within 15 days, the applicant can submit to the City for review and approval.

Next Steps

Voluntary Zone Conversion
For the next year, Long Range Planning staff will work with



IMPROVING PLACE FROM PLANNING TO ZONING

Please note that the IDO requires notice to Neighborhood Associations via e-mail for many projects that you would not have received before, so keep an eye on your inbox!

Thank you to everyone involved in this effort!

Your involvement
has helped improve
the land use and
zoning system
in Albuquerque.

property owners wanting to opt in to the Voluntary Zone Conversion Process to address the criteria established by City Council via Resolution 18-29:

- Nonconforming Use: convert from a zone that makes an existing land use nonconforming to the IDO zone that first allows the existing land use.
- Voluntary Downzone: downzone a property in an Area of Consistency (e.g. R-T to R-1).
- Floating Zone Line: fix zone lines that do not match platted lot lines.
- Prior Special Use Zoning: convert a vacant property formerly zoned with a Special Use zone (e.g. SU-1, SU-2, or SU-3) to a more appropriate IDO zone.
- Size Thresholds: convert a property with NR-BP or PD zoning that does not comply with the minimum and maximum lot sizes for those zone districts in the IDO to a more appropriate IDO zone.

Property owners can opt in via this online form: <http://arcg.is/1PLufe>

If you have already put a pin on your property using the Zone Conversion Map, thank you. Please be patient while we

get in touch with everyone, draft forms, and work on analysis.

Annual Update of the IDO

Beginning in 2019, the Planning Department will submit text changes to the IDO every year in July. In the meantime, send your comments and suggestions to: abcto@cabq.gov.

Community Planning Area Assessments

Beginning August 2019, Long Range Planning staff will work with stakeholders in each of the City's 12 Community Planning Areas to design the new ongoing cycle of assessments. Over the course of this planning year, staff will perform a baseline analysis and needs assessment to recommend an order of the CPAs, which City Council will ultimately decide.

The actual assessment cycle is scheduled to begin in June 2020. ●

The Official Zoning Map is available via two online tools:

Advanced Map Viewer:

www.cabq.gov/gis/advanced-map-viewer

IDO Zoning Interactive Map:

www.cabq.gov/planning/agis-maps/agis-interactive-map-gallery

Project information, frequently asked questions, a link to the Comprehensive Plan, updates, presentations, handouts, and video from previous trainings are available online at: www.abc-zone.com

Improving Place from
Planning to Zoning



Upcoming Public Hearing

Be part of the review/decision process for Phase 2 Zoning Conversions

Phase 2 Zoning Conversion Review/Decision Process

Over 120 property owners completed forms to opt in to the Phase 2 zoning conversion process to resolve issues not addressed in Phase 1 by the adoption of the [Integrated Development Ordinance](#).

Planning staff submitted these properties as Batch 1 to the City's review/decision process in late November for a hearing by the Environmental Planning Commission (EPC) in January.



<https://tinyurl.com/batch1zc>

To see the properties included in Batch 1, visit [this online interactive map](#) and/or see [this spreadsheet](#).

Batch 1 properties are shown on the map with blue hatching. Clicking on the property will show a pop-up box with key information, including:

- the Form ID (which tracks with the form submitted by the property owner)
- pre-IDO and current IDO zoning
- which criteria make the property eligible for this process
- the zoning conversion for the property recommended by staff

Join us for a study session and the first hearing of the Phase 2 Zoning Conversion process in the Basement Hearing Room, Plaza del Sol, 600 2nd St. NW. No public comments will be taken at the study session, but public comments WILL be taken at the public hearing.

- **Study Session:** Thursday, December 13, starting after EPC cases on the agenda that day but no earlier than 3:00 p.m.
- **EPC Hearing:** Thursday, January 10, 2019, beginning at 8:30 a.m.

Free 2-hour parking is available on the north side of Plaza del Sol.

To be included in the staff report for EPC consideration, send written comments by **9 a.m. on December 31, 2018**. Comments received after this deadline will be added to the case file for consideration at the next step in the review/decision process.

- **Email:** abcto@cabq.gov
- **Mail/hand-delivery:** Planning Department, c/o Catalina Lehner, 600 2nd St. NW, Albuquerque, NM, 87102

The EPC agenda, application materials, and staff report will be available **January 3, 2019** on the [Planning Department webpage](#).

Voluntary Follow-up Zone Conversions

KNOW YOUR ZONE

LOOK-UP



Go to tinyurl.com/IDOzonelookup.

This is the website developed by the CABQ Planning Department to help you find your zone.

SEARCH



Type your address in the search bar and hit enter.

Be sure to include your quadrant (NE, SE, NW, SW).

DISCOVER



Click on your property to see your zone.

You will see a combination of letters or numbers separated by a dash (R-1B or MX-H).

KNOW



Your zone will be described in the in the summary table.

The IDO has 19 zones in 3 categories: Residential, Mixed-use, and Non-residential.

Now you know your zone!

Keep in mind, you may be eligible for a free zone conversion. Learn more at tinyurl.com/IDOzoneconversion.



Do you own property in Albuquerque?

Have you checked your zoning since May 17, 2018 when the [Integrated Development Ordinance \(IDO\)](#) went into effect?

The IDO converted over 1,200 zones into a new set of about 20 zones that generally allow the same uses.

To look up your zone, visit this [IDO Zone Look-up Map](#), type in your address in the search bar, click on your property, and then read the zone district shown in a pop-up box. A link in the pop-up box will open a PDF with the uses allowed in that zone.

If you need help or have questions, you can email abcto@cabq.gov or call 924-3860 and ask to speak to a Long Range staff member.

We also offer appointments or take walk-ins on Friday afternoons from 2-4 p.m.

DO I NEED A ZONE CONVERSION?



Does your property fall under one of these categories?

NONCONFORMING USE:

IS YOUR USE NOT ALLOWED IN YOUR ZONE?

VOLUNTARY DOWNZONE:

DO YOU WANT A LESS-INTENSE ZONE CATEGORY?

FORMER SU OR R-D ZONE:

DO YOU HAVE AN UNDEVELOPED PROPERTY THAT USED TO BE ZONED SU-1, SU-2, SU-3, OR R-D?

FLOATING ZONE LINE:

DOES YOUR PROPERTY HAVE MORE THAN 1 ZONE?

SIZE THRESHOLDS FOR PD OR NR-BP :

IS YOUR PROPERTY ZONED PD AND LESS THAN 2 ACRES OR GREATER THAN 20 ACRES? OR ZONED NR-BP AND LESS THAN 20 ACRES?

WHAT DO I DO NOW?

If you answered yes to any of these questions, you may be eligible for a free zoning conversion.

Get more information or opt in now at TINYURL.COM/IDOZONECONVERSION



If your property falls under any of the categories above, you may be eligible for a free zone conversion between now and May 2019.

It's not too late! Get your property owner form submitted to us by **April 15, 2019** to be part of the second and final batch submitted to the City's review and approval process in May 2019.

- Property owner form in [English](#) and [Spanish](#)
- **Submit by Mail:** CABQ Planning Department, UDD/Long Range, PO Box 1293, Albuquerque, NM 87103
- **Submit by Email:** abcto@cabq.gov
- **In person delivery:** Plaza del Sol, 600 2nd St. NW Albuquerque, NM 87102. Bring form(s) to the Development Review Services desk on the west side of the ground floor of the building.

The [project webpage](#) offers more information,

instructions for the process, and resources for [Neighborhood Associations](#) who may want to help people navigate this process.

Learn more

Interactive IDO

A new, [interactive version](#) of the Integrated Development Ordinance is available online.

- Access the [Interactive IDO Zoning Map](#) as a pop-up window without needing to leave the IDO document.
- Click on pins throughout the document that give you hints about mapping or link you to websites with more information.
- Turn on a glossary tool to underline all defined terms and see definitions in pop-up labels when you hover over each term.
- Use online tools to learn more about which review/decision processes might apply to a particular project.



<https://ido.abc-zone.com>

[This website](#) includes step-by-step guides that walk you through finding answers to commonly asked questions including:

- What uses are allowed on a particular property?
- Where in the city can a particular use develop?
- What development standards apply on a particular property?
- What review/decision process will a particular project have to go through?

Visit the Interactive IDO

ABC-Z Project Team | City of Albuquerque | 505-924-3860 | abcz@cabq.gov | [Project Website](#)

Improving Place from
Planning to Zoning



Reminder! Public Hearing

Be part of the review/decision process for Phase 2 Zoning Conversions

Phase 2 Zoning Conversions

Review/Decision Process

Join us for the first hearing of the Phase 2 Zoning Conversion process in the Basement Hearing Room, Plaza del Sol, 600 2nd St. NW. Sign up to speak anytime before the agenda item is called. The Environmental Planning Commission hearing begins at 8:30 a.m. This is the third item on the agenda, and the Environmental Planning Commission has agreed that this item will not be heard before 10 a.m.

- **Environmental Planning Commission (EPC) Public Hearing:** Thursday, January 10, 2019, beginning no earlier than 10 a.m.

Free 2-hour parking is available on the north side of Plaza del Sol.

The EPC agenda and staff report will be posted on the [Planning Department webpage](#) by the end of the day.

Batch 1 Properties

Over 120 property owners completed forms in the fall to opt in to the Phase 2 zoning conversion process to resolve issues not addressed in Phase 1 by the adoption of the [Integrated Development Ordinance](#).

Planning staff submitted these properties as Batch 1 to the City's review/decision process in late November for the EPC hearing in January.

To see the properties included in Batch 1, visit [this online interactive map](#) and/or see [this spreadsheet](#).

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- pre-IDO and current IDO zoning
- which criteria make the property eligible for this process
- the zoning conversion for the property recommended by staff



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<https://tinyurl.com/batch1zc>

Batch 2

Still considering whether you need a zone conversion? Did you get a postcard from the City in the mail?

It's not too late! Get your property owner form submitted to us by **April 15, 2019** to ensure that your property is part of the second and final batch submitted to the City's review and approval process in May 2019.

- Download, complete, and submit the Property Owner form in [English](#) or [Spanish](#)
- **Submit by Mail:** CABQ Planning Department, UDD/Long Range, PO Box 1293, Albuquerque, NM 87103
- **Submit by Email:** abcto@cabq.gov
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We also offer appointments or take walk-ins on Friday afternoons from 2-4 p.m.

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Learn more

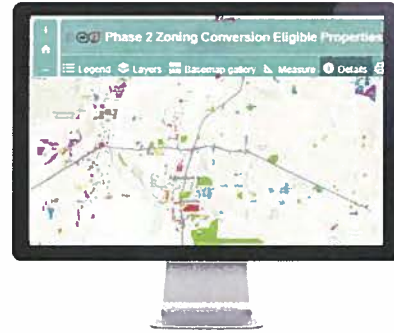
Eligible Properties

Staff has been mailing notice to owners of properties that are eligible for the Phase 2 Zoning Conversion process.

As more properties are identified, they will be added to this map.

If your property is shown as eligible for this process, let us know if you have questions!

- **Email** abcto@cabq.gov
- **Call** 924-3860 and ask to speak to a Long Range staff member
- **Visit** with Long Range staff at office hours on Friday afternoons from 2-4 p.m.



<https://tinyurl.com/zc-eligible>

Visit the Eligible Properties Map

ABC-Z Project Team | City of Albuquerque | 505-924-3860 | abcto@cabq.gov | [Project Website](#)

Own property in Albuquerque?

**Do you know your zone
changed?**

**Look up your zone
today!**

Go to: tinyurl.com/ZoneLookUp

¿Es usted propietario en Albuquerque?

¿Sabe que su zonificación ha cambiado?

¡Descubrir su zonificación hoy!

128

Haga clic en: tinyurl.com/ZoneLookUp



Zoning of all properties in the City of Albuquerque converted to a new set of zones in the Integrated Development Ordinance on May 17, 2018.

The City is offering property owners a voluntary, free process for zoning conversions for eligible properties until May 17, 2019.



To see if your property may be eligible or to opt in to the process, visit: <https://abc-zone.com/post-ido-voluntary-zone-conversion-process>



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La zonificación de todas las propiedades en la ciudad de Albuquerque se convirtió en un nuevo conjunto de zonas en la Ordenanza de Desarrollo Integrado el 17 de mayo de 2018.

La Ciudad ofrece a los propietarios un proceso voluntario y gratuito para conversiones de zonificación para propiedades que califican hasta el 17 de mayo de 2019.



Para ver si su propiedad califica o para participar del proceso, visite:
<https://abc-zone.com/post-ido-voluntary-zone-conversion-process>



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Type your address in the search bar and hit enter.

DISCOVER



Click on your property to see your zone.

KNOW

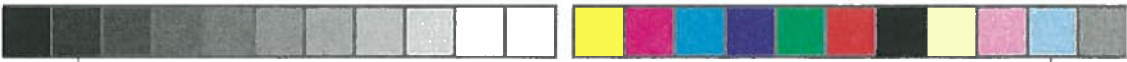


Your zone will be described in the summary table.

Now you know your zone!

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**IS YOUR USE NOT ALLOWED IN
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**DO YOU HAVE AN UNDEVELOPED
PROPERTY THAT USED TO BE ZONED
SU-1, SU-2, SU-3, OR R-D?**

**DOES YOUR PROPERTY HAVE MORE
THAN 1 ZONE?**

**IS YOUR PROPERTY ZONED PD AND
LESS THAN 2 ACRES OR GREATER
THAN 20 ACRES?
OR ZONED NR-BP AND LESS
THAN 20 ACRES?**

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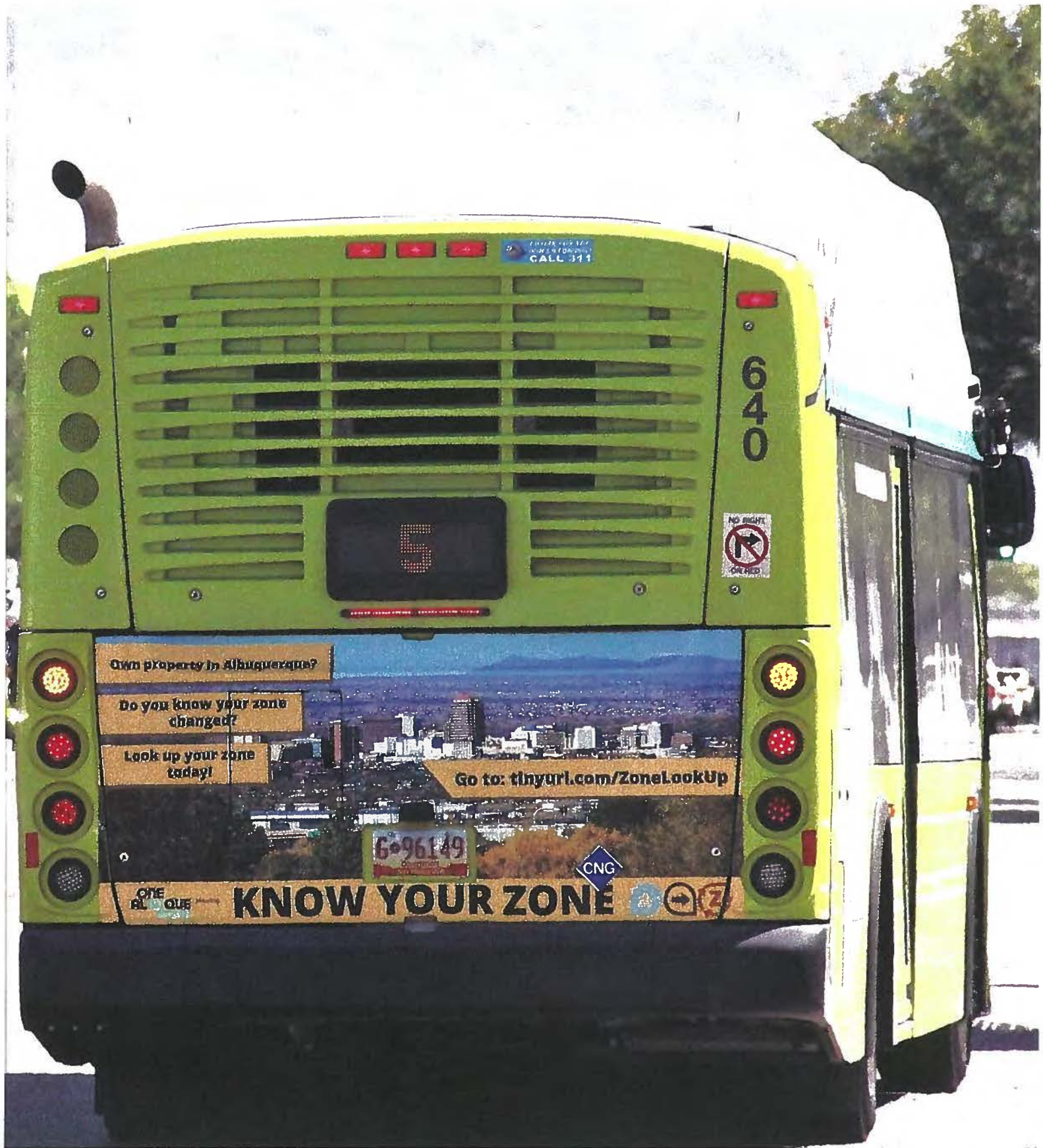
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13

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LOOK-UP



Go to tinyurl.com/zonelookup.

This is the website developed by the CABQ Planning Department to help you find your zone.

SEARCH



Type your address in the search bar and hit enter.

Be sure to include your quadrant (NE, SE, NW, SW).

DISCOVER



Click on your property to see your zone.

You will see a combination of letters or numbers separated by a dash (R-IB or MX-H).

KNOW



Your zone will be described in the in the summary table.

The IDO has 19 zones in 3 categories: Residential, Mixed-use, and Non-residential.

Now you know your zone!

Keep in mind, you may be eligible for a free zone conversion.
Learn more at tinyurl.com/zoneconversion.



FINAL ACTION

1. Project #2018-001843
RZ-2019-00058 – Text Amendment to the IDO

City of Albuquerque Planning Department requests the above action for Phase II, Batch 3, IDO zoning conversion. City-wide.

Staff Planner: Russell Brito

A motion was made by Commissioner Hudson and Seconded by Commissioner Eyster that matter RZ-2019-00058 be forwarded to City Council with a recommendation of approval, based on the following findings. The motion carried by the following vote:

For 5: – Serrano, Eyster, Meadows, Hudson, & Cruz

COMMISSIONER SHAFFER ARRIVES

2. Project #2019-002807
SI-2019-00297 – Site Plan - EPC

Sunset Memorial Park requests the above action for all or a portion of Tract 1, Plat of Tracts 1 & 2 Sunset Memorial Park, zoned NR-SU, located at 924 Menaul Blvd. NE, between Edith Blvd. NE and Interstate-25, containing approximately 40 acres. Staff Planner: Linda Rumpf
Consensus Planning, Inc., agent for Group II U26 VC, LLC and Volcano Cliffs, Inc., requests the above action for all or a portion of Lot 1, Block 2, Volcano Cliffs Unit 26 and Lot 1-A-1, Block 3, Volcano Cliffs Unit 26, zoned MX-L to MX-M, located at the southwestern corner and the southeastern corner of the intersection of Paseo del Norte Blvd. NW and Kimmick Dr. NW, containing approximately 23 acres.

(C-11)

Staff Planner: Catalina Lehner

(CONTINUED from September 12, 2019 Hearing)

A motion was made by Commissioner Cruz and Seconded by Commissioner Shaffer that matter SI-2019-00297 be approved, based on the following findings and conditions. The motion carried by the following vote:

For 6: – Serrano, Eyster, Meadows, Cruz, Hudson & Shaffer

5. Project #2019-002353
RZ-2019-00021 – Zoning Map Amendment
(Zone Change)

Joshua Skarsgard, agent for Land Development 8 LLC, requests the above action for Lot 3, Summary Plat of Lots 3, 4, 6, 8, 9, 10, 13 and 14, La Mirada Subdivision, zoned MX-T, to MX-L, located at 4201 Wyoming Blvd. NE, between Montgomery Blvd. NE and Comanche Rd. NE, containing approximately 0.85 acre. (G-19)

CHAIR SERRANO: Alright, we'll proceed to...who's going to present for Mr. Brito, you? On Item Agenda #...

MS. LEHNER: Mr. Chair, Commissioners. I will defer to Long Range Planning Staff for this item. Thank you.

CHAIR SERRANO: Alright, we'll proceed to Agenda Item #1. Staff, please?

MS. BARKHURST: Good morning Mr. Chair and Commissioners. This is project #2018-1843, Case #RZ-2019-00058. It's also, referred to as the Phase II, IDO Zoning Conversion, its Batch 3.

As a little bit of background context; this is the Second Phase. The first phase was when the IDO was adopted. All of the zones in the city were converted from the Zoning Code Zones, which was approximately 12,000, I'm sorry, 1200 zones to 20 new IDO Zones. They were based on a set of rules; each phase zone, from the zoning code, was matched with the corresponding IDO Zone that had the most similar permissive uses. Similar rules were developed for SU-1 and RD sites, as well as, SU-2 and SU-3 Sector Plan Zones.

This phase 2 is after the adoption. The purpose of this is to match the existing land use and zone entitlements from (inaudible) under the zoning code to the IDO. And the purpose of this is to correct the official zoning map and find the best conversion. This is a process that requires voluntary participation by all the property owner's. Whereas, the first one was legislative action city wide, every property was converted.

So, this is the 3rd Batch. The 1st one was 122 properties. The 2nd was 1,200 properties and this one is 36. And this is the final zone conversion.

As a part of this process the Long Range Planning Department did an extensive public outreach to notify people. We did payed and free advertising. We sent post cards out to approximately 20,000 property owners that we were able to identify possibly apply – possibly were eligible for this process and throughout the process there was neighborhood newsletter articles, as well as project e-mails. We have a list of over 10,000 people that got regular e-mails and updates about this process.

So, in order to participate; the property owner would have to fill out this 2 page form. We had it in English and also in Spanish. Listing their property information and agreeing to a set of terms. And part of this agreement was that the property owner could opt out at any time throughout the process.

After staff received the application; we would review the request to see if met the criteria in Council Resolution 18-29, so staff made the initial eligibility determination. And for eligible properties we reviewed it to see if it was consistent with the Comprehensive Plan Policies, and also, whether it was appropriate with the surrounding zoning and land use patterns. Some of the criteria we looked at whether it was in an area of change and consistency and also, the surrounding zoning.

So, this request would adopt a set of new conversion rules, and the EPC is a recommending body on this case. After the EPC makes a decision; then that would go to the Land Use Planning and Zoning Subcommittee and then to full City Council to make the decision. The decision criteria are not the same as regular zone change. They're different criteria that are established in Council Resolution 18-29, which is basically being consistent with Comp Plan Policies and consistent with the IDO Implementation Goals.

This batch is 36 properties, so as in the previous batches we have a map where the neighbors, the property owner, the commission, anyone can go in and lookup at the property. And when you click on the property, in

this case, setup the little red dots; it gives you information about all the zoning details about that property. That is also provided in this conversion table and I apologize, it's so small, but it provides the legal address, the UPC Code, the address and this is all organized. In the first column is the Form ID and those are just the numbers that were assigned as we received applications; and then the other column that's highlighted is the recommended conversion zone. So, if the EPC decides or I guess, sorry, recommends on this case that new conversion rule is the rule that the zoning that would be assigned to each of these properties.

So, there are 5 zoning conversion criteria. The first one is non-conforming use where a property, either as a result of the IDO Conversion or it had previously been non-conforming; the City Council decided those properties should qualify for a different conversion zone. The second criteria was a voluntary down zone, so these are for properties that are in an area of consistency that already have a residential use. And they're asking – they had a zone asking for a lower zone. The third criteria is a floating zone line, and what that means is there are two zones on one piece of property. The fourth criteria is undeveloped land that previously had SU-2 or RE zoning. And the fifth criteria is a PD, which is Planned Development or NR-BP, None Residential Business Park zone that does not meet the size specials.

This is a map of all three, I'm sorry, Batch 3, all of the properties. There's only two criteria that applies to this request. So, the first criteria is the voluntary down zone, and so what this is, is where there's a multi-family zone and the property owner has an existing dwelling and they would prefer a lower zone. This map here shows two examples, within each of these cases it's a residential dwelling in a neighborhood that participated in the Phase II, Batch 1 and Batch 2 conversions. So, this is just continuing a pattern that has already been established. In these cases, that are circled, the first row is the dwelling single family detached and a multi-family zone. And the other situation was that a dwelling Townhouse and a multi-family zone. An applicant requested a lower zone, so moving left on this use table to zone R-1 or R-T. That zone also, allows both of those uses, but it takes out some of the multi-family or higher uses that would also have been allowed. This voluntary down zone criterion; there's seven properties, they're all in the northeast heights and they're all in neighborhoods that have already participated in this process, in Batch I or Batch II.

So, the second criterion is number 4, which is prior special use or residential developing area zoning. What it is is the property has to be undeveloped and the purpose is to reinstate uses that were lost to the Phase 1, Zoning Conversion. So, as I kind of briefly explained it at the beginning, the Phase 1 really looked at the set of permissive uses and matched that set to the closest set in the IDO. With the SU-1 zoning system often times there were zones that were SU-1 plus uses or minus uses, and so, in that case we could have taken away property rights. And so, this process was to kind of bring back those uses that may have been lost. The other kind of consideration is the intent was to make a zone district that's compatible with surrounding uses and zoning. This criterion would not apply to developed property and the intent was not to convert to a zone district that's incompatible with surrounding land uses and zoning. So the 29 properties that qualify under this criterion; it's one subdivision on the Westside, it's near Paradise and Unser. And here's a close-up of the subdivision, so as you can see it's undeveloped land. These are approximately half acre lots and it's one property owner that owns approximately half of this subdivision. Just to give you an over view of the context. It's surrounded by existing single family subdivisions, and the big parcel to the south that's part of the Petroglyph National Monument. So, the – each of the parcels with the red dot those would convert to MX-T, which is Mixed Use Transition Zone, right now there MXL, which is Mixed Use Light, and so that's a commercial zone. MX-T was previously the Office Zone. The main difference between these two is that MX-T does allow single family residential development. And also, as you can see there's one, one property that has been developed with four single family dwellings. The MX-T zone does not limit it to one dwelling per property, so there can be multiple dwellings on each of these lots.

So, the R-18-29 criteria; initially the Long Range Planning reviewed this request and determined that it was eligible, however Planning Staff did not believe that the requested zone really fit the context in the existing land uses in the area. So, in the first round it was – that’s why it wasn’t considered as part of Batch 2.

So, it’s EPC’s task to make a decision about two options; and the first option is to make a determination that this request is consistent with adopted policy. That would adopt the conversion rules and convert all of the red parcels to MX-T. For context each of these parcels is approximately half an acre, the nearby residential lots are much smaller, they’re between one tenth or one fifth of an acre. The subdivision has one loop road that serves it and additional parcels are served by kind of a perimeter road that also goes around the subdivision. There is one developed lot that has four single family dwellings and they’re all accessed by a private internal road. So, if this zone conversion is approved, exactly the remainder of these parcels would develop in a similar pattern. It is possible that the larger kind of clusters could get re-platted. So, this option, option one would reinstate prior zones, because the zoning was SU-1 for C-1 uses. The C-1 zone did allow single family residential as a conditional as – through a conditional use approval process, so before the zoning code, as you saw that one subdivision, was something that could be done with this zoning. Under the IDO the MX-L Zone does not allow single family residential, though as multi-family and that’s because the purpose of the MX-L zone is to have a little bit higher intensity and more mixed uses.

So, the second option that EPC has would be to reject the conversion request for these 29 parcels as being in conflict with adopted policies. And the main policy that this conflicts with is policy 5-2-1-K, which is “Discouraged zone changing to detached single family uses on the Westside.” And so, while this request is not for R-1 zoning; the main change that MX-T zone allows is the single family dwellings, and so in exchange for losing the Retail Uses these properties would gain single families. So, that’s the main policy that this request does conflict with. So, it’s up the EPC to kind of have a conversation and discuss which set of policies are more relevant to those 29 properties. Whereas, with the first seven, that were on the Northeast Heights, that are a voluntary down zone Staff would recommend that the EPC supports that request.

With that I stand for any questions you have.

CHAIR SERRANO: Thank you. Commissioners? Commissioner Hudson

COMMISSIONER HUDSON: Thank you Mr. Chair. So, I’m a little conflicted here, in reading the Staff Report, you have a – you’re recommending approval of both the 7 and the 29 lots, but there’s, you know, there’s several goals and policies that are not met for the 29. So, it – we do have the option of approving one and not the other if we do find that that’s the case. Is that an accurate statement?

MS. BARKHURST: Yes, thank you Mr. Chair, Commissioner Hudson. Sorry, I didn’t explain this. This is I guess a new approach, in the findings there are several findings that are marked with an “o” and the ones that are marked with “o-1”, which would be option one, and that would be to support the request of the property owner to be converted to MX-T. And so, when you are adopting the findings, staff would recommend that with the ones that do have an option, to either pick the ones marked with “o-1” and the ones marked with “o-2” would be the ones consistent with option two, which would be to reject the request for MX-L or MXT zoning.

COMMISSIONER HUDSON: And what, Mr. Chair if I may? So what changed Planning Departments mind that this was submitted at one point as a voluntary rezone, and they said no we’re not going to do it in batch one or batch two, but now we’re seeing it? Why are we seeing it when it was rejected in the past?

MS. BARKHURST: As far I understand, the property owner came and petitioned for it to be heard, and so, staff makes the determination whether it’s eligible or not and we did determine that it was eligible, but on the

first pass staff did not think that a different zone would be more advantages to the community or was consistent with the Comprehensive Plan Policies. And so, we did not want to deny them any ability to participate, and so, that's why it's before you now to kind of way the pros and cons of these different competing policies, because it does – it does meet the stated intent of R-18-29, which is to re-establish prior zoning entitlements, but it also conflicts with some Comp Plan Policies. And so, this is really a policy call and staff is not – were not in a position where we make policy calls, it's for as EPC and City Council to do that.

COMMISSIONER HUDSON: Thank you Mr. Chair.

CHAIR SERRANO: Commissioners, anything else? Commissioner Eyster

COMMISSIONER HUDSON: And what, Mr. Chair if I may? So, what changed Planning Departments mind that this was submitted at one point as a voluntary re-zone and they said no, were not going to do it in batch one or batch two, but now were seeing it. Why - why are we seeing it when it was rejected in the past?

MS. BARKHURST: As far as I understand the property owner came and petitioned for it to be heard. And so, staff makes the determination whether it's eligible or not and we did determine that is was eligible. But on the first pass staff did not think that a different zone would be more advantageous to the community or was consistent with the comprehensive plan policies. And so, we did not want to deny them any ability to participate and so that's why it's before you now to kind of weigh the pros and cons of these different competing policies. Because it does meet the stated intent of our 1829, which it to reestablish prior zoning entitlements, but it also conflicts with some comp plan policies, and so, this is really a policy call and staff is not – were not in a position where we make policies calls, it's for the EPC and City Council to do that.

CHAIR SERRANO: Commissioners anything else? Commissioner Eyster.

COMMISSIONER EYSTER: Thank you Chair. Morning Ms. Barkhurst, I – I'm a little confused about finding nine, where – that's called option one, I think, and so, how far does option one go down is it the whole finding nine?

MS. BARKHURST: Yes, it's all of finding nine and then there's several findings further down that also have the option -- option one and option two. And as far as I understand, if the Commission decides to go with either one of those options, in the motion you could probably just say, "We select all the findings that correlate to option one or option two," whichever is your pleasure.

COMMISSIONER EYSTER: So, finding ten then is called option two?

MS. BARKHURST: Yes.

COMMISSIONER EYSTER: Are those intended to be alternates?

MS. BARKHURST: Yes, so it would be one or the other.

COMMISSIONER EYSTER: So, nine and ten are alternate findings, ten has a A, B, C, D and then maybe we skip to fourteen, maybe they're miss numbered, I don't understand.

MS. BARKHURST: The other findings would apply regardless of how you decide on those twenty-nine properties.

COMMISSIONER EYSTER: So, I – is there a finding 11, 12, and 13.

MS. BARKHURST: I don't have a copy of the staff report, if you give me a minute to pull it up. Mr. Chair Commissioner Eyster, yes, you're correct. There was probably an auto numbering.

COMMISSIONER EYSTER: Ok that's not critical, so we can renumber them. Then when we get to finding fourteen we – we are to pick option one or option two.

MS. BARKHURST: In the version I have printed fourteen, yes, also has the B as option 1

COMMISSIONER EYSTER: OK.

MS. BARKHURST: and C as option two.

COMMISSIONER EYSTER: OK, and then fifteen is the same thing and sixteen is the same thing. So, as we go through these, Mr. Chair, we may vote them one by one or – I don't know how that will work exactly.

MR. CHAIR: We'll – Commissioner we'll go through them and then based on the direction the Commission wants to go they can – the majority of the findings are standard either way and then those that are designated to choose either option one or two depending on where we go it will either be option one as the finding or option two as the finding.

COMMISSIONER EYSTER: I got it thank you.

MR. CHAIR: Commissioners anything else?

COMMISSIONER EYSTER: I'd like to ask Mr. Barkhurst another question which was related to the issue of patch work zoning. Are either, or these, or any of these requests likely to – I mean they seem like they're inherently creating patchwork zoning. But maybe the patchwork is something that the community can live with or the property owner.

MS. BARKHURST: Mr. Chair, Commissioner Eyster, are you speaking about the voluntary down zones or the criterion for the prior SU or both?

COMMISSIONER EYSTER: I would say both.

MS. BARKHURST: So, let me go back to the first one.

COMMISSIONER EYSTER: Thank you.

MS. BARKHURST: So, these seven in the northeast heights that are voluntary downzones, they do as you can see result in a patchwork. And so, the difference, I guess from Planning Staff's position, is that this patchwork actually represents what's built on the ground. So, these – these were zones that allowed, on the left-hand side, those were a multi-family zone and most of those are houses and town houses. And so, the majority of the neighborhood signed up, opted in, and there are a few outliers. The one on the right is slightly more patch work and that zone also had a huge amount of neighborhood outreach and the property owners wanted additional protections from the R-1 zone. And so, by converting to R-1 they're kind of gaining more protections. And as existing neighborhoods they're probably like less likely to redevelop as other uses. I'm going to go back to the slide with the criterion four, so the difference with this one – this also creates that – a similar patchwork, but

because these are undeveloped properties, staff feels that this could create a very different development pattern than is otherwise like a residential subdivision. So, you can kind of see kind of the different platting and road patterns for the single family uses versus this, what was intended to be a commercial development. And so, because it's undeveloped I – I think there's just slightly more – more incompatibilities because those properties that do have MX-T are likely to develop with single family uses, the ones with MX-L are likely to develop with commercial uses, so it's kind of creating more of a land use conflict where one does not exist currently.

COMMISSIONER EYSTER: So, it is possible that this development would develop where the MX-T lots are single family dwellings, they might be even town home dwellings? Is that true?

MS. BARKHURST: Yes, it could be single family, multiple single-family per lot, it could be town houses, it could be multifamily or office uses.

COMMISSIONER EYSTER: And that's like...

MS. BARKHURST: (inaudible) and uses in the MX-T zone.

COMMISSIONER EYSTER: And that's thirty-foot height on MX-T?

MS. BARKHURST: I believe so.

COMMISSIONER EYSTER: And then the MX-L is just slightly higher I think.

MS. BARKHURST: Yes.

COMMISSIONER EYSTER: Slightly taller.

MS. BARKHURST: And so, MX-L would allow the multifamily office and commercial uses.

COMMISSIONER EYSTER: So, staff is – It seems that staff is comfortable than that would create a workable attractive community to have those mixes?

MS. BARKHURST: It – it's possible, again this is a policy call of whether – whether kind of creating this zoning pattern is going to be better for the community.

COMMISSIONER EYSTER: Thank you.

MR. CHAIR: Mr. Meadows.

COMMISSIONER MEADOWS: Good morning. Good morning Ms. Barkhurst so, you mentioned that in some cases there may be a desire to replat the parcels. Is there – does the city have any teeth that you could require in some cases that those parcels be replatted in order to create a more cohesive kind of development, especially when there's incompatibilities within the uses?

MS. BARKHURST: Mr. Chair Commissioner Meadows, no there's – there's no requirement that we would require replatting and it was just pure speculation that there's the one kind of cluster that all contiguous, like it would be possible to replat those. The one policy that's not cited in the staff report is the one against creating cul-de-sacs and so, the development pattern that we've already seen in the subdivision is basically – so it's those four houses kind of on the north end of this where it's a private access road but it functions similarly to a

cul-de-sac. And so, that's kind of another – another policy that's not really consistent with, but because -- because the request is not for a site development plan we don't know what – what this development will look like we don't know what it will happen. You know we just know that were adding single family uses where they are not currently allowed under the IDO zoning.

COMMISSIONER MEADOWS: OK, thank you.

MS. BARKHURST: And one other thing that I'd like to chime in now if that's OK. Getting back to Commissioner Eysters question, this isn't the zone map amendment process and criteria so there's no prohibition against creating spot zones. So this would create a pack of patchwork, but what were really trying to focus on is the compatibility of land use and zoning. Staff originally rejected this, because this zoning pattern is not compatible with the remainder of the subdivision.

MR. CHAIR: Commissioners anything else? One quick question, you made a reference to intended use, have we not historically made changes from an intended use to another use?

MS. BARKHURST: Yes Mr. Chair that's – that's the whole zone change process. And in staff's original assessment of this, it – we were focusing more on the land uses and compatibility of and the likely outcome of this zone conversion. Even if the commission does – does not support this the applicant could come in and request this on their own, but then they would have the spot zone criteria and it – it would make more sense the subdivision as a whole coming in and possibly being replanted as a residential subdivision. I guess it's not impossible that each of these could development as a large lot subdivision kind of like the high desert lots that are large lots with one house, that's also another possibility. But we don't know, so it's just were looking at the set of uses in one zone to the set of uses in another zone.

MR. CHAIR: OK, thank you. Ms. Henry do we have anyone signed up from the public?

MRS. HENRY: Yes.

MR. CHAIR: OK, and before we go to that, just so that we can be clear, the – out of the thirty-six properties seven of them – of the properties are being recommended for approval, so you're welcome to come up and speak in support of what you've applied for and the approval process. And then the other twenty-nine properties, from what I can gather, are owned by the same individual with the same entity. Is that correct?

MS. BARKHURST: Yes Mr. Chair, that is correct.

MR. CHAIR: So, they – were giving them two options so to some degree were enhancing their standing and almost making them an applicant for the – for the process were following today. So, when we get to that individual or individuals we'll – we'll give them a little bit more time to – to make their case. First speaker, Ms. Henry?

MS HENRY: Mohammed Tahat, followed by Sarif Rabadi.

CHAIR SERRANO: So you two are the same, or is it one followed by the other?

MR RABADI: I'm the owner, he's the agent.

CHAIR SERRANO: Ok, so you're the person – second together, ok. Alright please come to the podium, please where the mic is. If you're both going to speak please raise you're right hand. Will start with you Mr. Rabadi, give me your name and address for the record please?

MR. RABADI: Sarif Rabadi, 11201 San Antonio.

MS. HENRY: Can you speak into the microphone.

CHAIR SERRANO: Just go the microphone, please.

MOHAMMED TAHAT: Mohammed Tahat, my address is 5816 Ermemin Avenue, Northwest Albuquerque zip code 87114.

CHAIR SERRANO: Raise your right hand. You swear to tell the truth under penalty of perjury? We'll give you up to ten minutes since you're the property owner for the twenty nine lots in question.

MOHAMMED TAHAT: Ok, I saw that there is two options select from them. Actually we are focusing on MXT we want to get the MXT. Just think about those three in the north, next to those four buildings in there, these are actually twelve apartments in there. So if we want to build another twelve apartments in each lot; twelve, plus twelve, plus twelve plus all of this in the north, then we get like one hundred car. They will use the same road, the existing road in there is Justin, and that's what will not happen. There is another apartment complex in the top in there, and we it's – we will overwhelm the street in there, and this will not work. Keep the MXT will give us the option to use some of them for single family, and some of them for apartment of condo, or whatever. But in force us to use commercial, or MXL then we will end up with the (inaudible) case a lot of apartment, a lot of condo, and then a lot of cars and that will not work at least for those in the north.

And then just think about if it's not one owner. What should we do? Because he's one owner then we will let him re-plat that, and do more work to develop it. But think about just one single owner. One single owner will not do anything to re-plat it with something else, and change the zoning. He tried to develop this land since a long time, and he bought a lot of land in there by individual, based on the zoning that he was thinking about which fit mixed use, condo, and single-family. At this point, if we want to change that and enforce him, or make him do only apartments that will cost him a lot. In addition to the cost that he paid so far then (inaudible).

So there is technical problem for the cars, and there is something maybe (inaudible) make some single-family existing single-family this will look nice. And then the other land we may use something like condo, or apartment, or whatever just the MXT and MXL has only one difference the single-family. That will give us space to move in there, and just assign some land to do single-family, and other land to do apartment or condo like the guy in there in the north he has twelve apartment in there, and he had at least twenty five cars, to an existing street, I think its named Justin, the street name is Justin. Did you want to add something?

MR RABADI: Yes. Good morning gentleman. I just want to bring to your attention that the staff have approved this based on, number one, I own twenty nine out of fifty four. The whole sub-division is fifty four, so we own more than half. Number two, this exists with what's existing. We have to the north we have single families, we have single families to the east, and single families to the west. And the rest is an open space into the south. There is no commercial in that area, commercial would not work here. And the property is already, we are down zoning form SUC-1 to MXL. So we are down in zoning. Based on all this I would ask you if you could approve it sir. Thank you

CHAIR SERRANO: Thank you. Just a quick question, just for the record, so we can be clear, you're in support of which option?

MR RABADI: Option two.

MOHAMMED TAHAT: To make it MXT.

MR RABADI: MXT.

CHAIR SERRANO: It's the other way around I think. I gave you a good opportunity to make it clear on the record. You're in support of option...

MS BARKHURST: Option one.

CHAIR SERRANO: Option one.

MR RABADI: Option one, I'm sorry single-family, yes, I apologize.

CHAIR SERRANO: Now were all so confused. I'm glad we did this, so on the record you're in support of option one.

MR RABADI: For single family yes.

CHAIR SERRANO: Ok, thank you. Commissioners any questions? None thank you.

MR RABADI: Thank you sir.

CHAIR SERRANO: Next speaker Ms. Henry.

MS HENRY: That's it.

CHAIR SERRANO: That's it, that's good. Do you guys want another hour? Staff please?

MS BARKHURST: Thank you Mr. Chair, Commissioners. In light of the public testimony I have a recommended addition to one of the conditions associated with option one, if the Commission is leaning in that direction. Would you like to hear that?

CHAIR SERRANO: What are you proposing?

MS BARKHURST: Ok, so this would be at the end of condition 9-a. There's kind of a sentence small paragraph describing how it's consistent with those first two policies, 5.2.1. Staff would suggest adding at the very end "The conversion will result in a lower density residential development, which will have a greater... I'm sorry let me read my notes real quick. I'll start again; it would be a new sentence at the end of 9-a, that says, "The conversion will result in a lower density residential development, which will have less traffic impact on the local street system, commercial zoning is inappropriate at this location". So that addition would be in support of what the property owner was requesting.

CHAIR SERRANO: Commissioners? Commissioner Eyster.

COMMISSIONER EYSTER: Just so I understand Ms. Barkhurst on this question and on the map here, the buildings that are developed on kind of right between two lots, on two lots, would you describe those buildings please?

MS BARKHURST: Mr. Chair, Commissioner Eyster. Someone had told me that they were single-family, but the property owner said these were multi-family developments so I have not done a site visit. I did not pull the site plan, so I don't know exactly what they are.

COMMISSIONER EYSTER: That would be a good question for the applicant than Chair.

CHAIR SERRANO: Could I have you come back up? Thank you. So the question on the table from Commissioner Eyster is to describe those four properties that sit on the lot line?

MR RABADI: Each one of these is three apartments.

CHAIR SERRANO: Each of those, so I see four buildings there.

MR RABADI: Yeah, so there are twelve apartments.

CHAIR SERRANO: They're triplexes.

MR RABADI: And they have the fire department and all of them just in one lot. And I don't know what's happened with the map, but its one lot.

COMMISSIONER EYSTER: So those lot lines may not be accurate there.

MS BARKHURST: That's true, yes.

COMMISSIONER EYSTER: Those are each three dwelling units, and they each have a kitchen, and they each have a ground level entry?

MR RABADI: Yes.

COMMISSIONER EYSTER: And so I suppose it's reasonable to think that that's what we'll...withdraw that, that's all for the moment Mr. Chair.

CHAIR SERRANO: Well you're still here, you heard the amendment, or the additional, or the amended 9A finding. What's your position on that?

MR RABADI: I agree.

CHAIR SERRANO: You're good with that? Ok, thank you. Comm... Yes staff.

MS BARKHURST: We would like to strike that second sentence, about commercial zoning being inappropriate at the location, because MXT actually allows retail as an accessory use. It couldn't be a primary use of any of the properties. But that second sentence is not entirely accurate.

CHAIR SERRANO: So that's withdrawn, and you're probably good with that, thank you.

MS BARKHURST: But then the sentence about the traffic impacts could remain.

CHAIR SERRANO: Ok, thank you, Commissioners is there anything else? Ok. Commissioners, motion if no further comment. Commissioner Hudson.

COMMISSIONER HUDSON: Thank you Mr. Chair. I appreciate all the work that the staff put into this, and the applicant's response to us, but I can tell you that the first seven seem to meet all the goals and policies of the city. The twenty nine I'm struggling with we have far far too many issues here that do not meet the goals and policies for the City of Albuquerque. Specifically on finding number 10, you know these are key goals and policies. So one is character, enhance, protect, and preserve distinct communities. What's being proposed to us right now conflicts with that. Policy 5.2.1 for land uses; again it's a conflict, as well as 5.2.1K. Also goal 5.6 on city development areas, I mean we have a whole bunch of them. So what I'm seeing here is that one, we got incapability with the land uses and zoning. I don't feel as though, and I think it's proven in the staff report. This is not advantageous to the community. Its inconsistent zoning, it conflicts with policy, and I understand where the applicant is going, but this is a checker board that's going to create a lot of issues, and it can set really bad precedent for going forward in the future. So I am not in support of approving the twenty nine lots, but I am in support of approving the seven lots. Thank you.

CHAIR SERRANO: Thank you Commissioner Hudson. Commissioners, anything else? Commissioner Meadows.

COMMISSIONER MEADOWS: With the twenty nine properties, I agree with Commissioner Hudson. If this was broken into smaller pieces, like clusters that were similar, and accompanied by a site plan or something so we can see how it's going to develop, which that's not before us, but I might have a different take on it, but as it is with the kind of hodge podge and patch work it's just really hard to see how it might develop. So I just can't support it.

CHAIR SERRANO: Commissioner Eyster.

COMMISSIONER EYSTER: Thank you chair. It seems to me like that those 1 acre lots that were once zoned SU. Did I say 1 acre lots?

MS BARKHURST: I'm sorry they're half acre.

COMMISSIONER EYSTER: Thank you Ms. Barkhurst, half acre lots, quite different from the surrounding area, really not much like an MXL lot. The access, and the street pattern that's now in there is not much like an MXL lot, which is currently zoned. It would seem to me, I'll pose it as a question for Ms. Barkhurst, is that the kind of a property that would be appropriate for coming in for an EPC site plan where it could actually be master planned and developed not in a patch work?

MS BARKHURST: Mr. Cahir, Commissioner Eyster, the PD zone would maybe be more appropriate if there weren't roads, and there were one property owner, and they wanted to do something different other than single family, or multi-family development. For those uses the straight zones are generally better zones to have. But it is kind of an existing platting pattern that presents the unusual case for this zone.

COMMISSIONER EYSTER: I see. I'm in agreement with Commissioner Meadows and Commissioner Hudson that this does not seem to create a development pattern that's consistent with the surrounding area, or in the best interest of the community.

CHAIR SERRANO: Thank you Commissioner. I just want to follow up on Commissioner Eyster's line of questioning. So the opportunity for the applicant to come back to the city with a different scenario exists as soon as they would like to proceed with it, if that's what they would chose to do. But being that, it's the same property owner for all of those lots it might be prudent if the applicants, hearing what I'm saying, to come back with a different plan that would be more conducive to what's going on in the community. And I think that might be a better option for you in my opinion. But that choice will be up to you of course. Commissioners if there's no other comment I'll entertain a motion. Commissioner Hudson.

COMMISSIONER HUDSON: I'll attempt it, but I need a little help on 1 and 2 if you can alright. In the matter of case project 2018-001843, RZ -2019-00058, and then we've got and then under the findings I've also got a number 2019-00035. Do we have a conflict on numbers there? The very top it's got two different numbers, and then we got findings, so does that need to be adjusted somehow? What's the correct number?

MS BARKHURST: Yes, I believe that's the – 2019-00058 is the correct number.

COMMISSIONER HUDSON: Ok, so I'll do it again. So in regard to project number 2018-001843, RZ -2019-00058, I move approval of the seven lots for rezone – voluntary re-zone. I'm goanna kind of have to do it separate on the one, and the twenty nine, or can I do them together and then...

CHAIR SERRANO: Excuse me Commissioner. I think we can take a motion to where we move for approval of the batch conversions, and to, obviously to re-number, get the numbering sequence in order, and remove option one, and except option two.

COMMISSIONER HUDSON: That's what I meant to say.

CHAIR SERRANO: Ok, so my words are her words ok, and is there a second?

COMMISSIONER EYSTER: I second.

CHAIR SERRANO: Ok, alright, Commissioners is there any other discussion? If not all those in favor signify by saying "Aye". Opposed "Nay". Passes unanimously. Thank you.

COMMISSIONER HUDSON: Mr. Chair I just want to make sure that it's clear that the twenty nine lots then were rejected is that accurate?

CHAIR SERRANO: Correct, option two.

COMMISSIONER HUDSON: Counsel is that accurate?

MR VARELA: Yes.

COMMISSIONER HUDSON: Ok, thank you.

CHAIR SERRANO: Thank you for those that attended agenda item number one. Were gonna take a ten minute recess to allow Commissioner Shaffer to make it up to the front.



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

INTER-OFFICE MEMORANDUM

TO: ENVIRONMENTAL HEALTH – Paul Olson
LEGAL DEPARTMENT – Tyson Hummell, Kevin Morrow & John DuBois
PARKS & RECREATION:
PARK DESIGN – Carol Dumont
OPEN SPACE DIVISION – Tricia Keffer
CITY FORRESTER – Joran Viers
PLANNING:
LONG RANGE PLANNING – Russel Brito & Mikaela Renz-Whitmore
METROPOLITAN REDEVELOPMENT – Karen Iverson
HYDROLOGY – James Hughes
NEIGHBORHOOD COORDINATION –
TRANSPORTATION DEV. SERVICES – Raquel Michel
ZONING – Ben McIntosh
ABC WATER UTILITY AUTHORITY – Kris Cadena
POLICE DEPARTMENT – Laura Kuehn
FIRE DEPARTMENT – Antonio Chinchilla
SOLID WASTE MANAGEMENT DEPARTMENT – Michael Anaya
TRANSPORTATION PLANNING – John MacKenzie
TRANSIT DEPARTMENT – Lawrence Kline
ALBUQUERQUE PUBLIC SCHOOLS – April Winters
AMAFCA – Nichole Friedt
COUNTY OF BERNALILLO – Catherine VerEecke
MID-REGION COUNCIL OF GOVERNMENTS – Forest Replogle
MIDDLE RIO GRANDE CONSERVANCY DISTRICT – Jason Casuga
NM DEPARTMENT OF TRANSPORTATION – Nancy Perea & Margaret Haynes
NM GAS COMPANY –
PETROGLYPH NATIONAL MONUMENT – Chanteil Walter
PUBLIC SERVICE COMPANY OF NEW MEXICO – Laurie Moye

FROM: Russell Brito, Urban Design and Development Division, Planning Department

SUBJECT: ENVIRONMENTAL PLANNING COMMISSION CASE DISTRIBUTION

Attached are the legal descriptions, applications, and related materials for the cases scheduled for public hearing before the Environmental Planning Commission on **October 10, 2019**.

Please remember that all agency comments are due September 16, 2019.

COMMENTS TO: Catalina Lehner (clehner@cabq.gov)
Whitney Phelan (wphelan@cabq.gov)
Linda Rumpf (lrumpf@cabq.gov)
Russell Brito (rbrito@cabq.gov)

Project #2019-002682 (1008521)
RZ-2019-00049 – Zone Map Amendment
(Zone Change)
SI-2019-00266 – Site Plan

Richard Dobbs & Havanna Kean, requests the above action for all or a portion of Tract A, Summary Plat Tract N, Paradise Hills Industrial Park & a portion of Tract 2, of Eagle Rancy and A 100' PNM Easement Con't Bernalillo Paradise Hills Subidivision, zoned MX-M, to PD, located at 4349 Irving Blvd. NW, between Coors Blvd. NW, and Irving Blvd. NW, containing 3.99 acres. (C-13)
Staff Planner: Catalina Lehner

Project #2018-001843
RZ-2019-00058 – Text Amendment to the IDO

City of Albuquerque, Planning Department, requests the above action City Wide for Phase II, Batch 3, IDO zoning conversion.
Staff Planner: Russell Brito

Project #2019-002802
RZ-2019-00056 – Zone Map Amendment
(Zone Change)

Matthew B. Osofsky, agent for Erica A. Barreiro, request the above action for all or a portion of Lot 16, Block 23, Huning Castle Addition, MRGCD Map No. 40, zoned R1-C to R-T, located at 1505 Escalante Ave. SW, between Raynolds Ave., SW and Alcalde Pl., SW, containing .1722 acre. (K-13)
Staff Planner: Whitney Phelan

Project #2019-002807
SI-2019-00297 – Master Site Plan

Sunset Memorial Park, requests the above action for all or a portion of Tract 1, Sunset Memorial Park, zoned SU, located at 924 Menaul Blvd., NE, between Edith Blvd. NE and I-25, containing 40 acres.
Staff Planner: Linda Rumpf

ENVIRONMENTAL PLANNING COMMISSION SIGN-IN SHEET

AGENDA ITEM NO: 1 DATE: October 10, 2019

CASE: 2019-001843 RZ-2019-00058 Txt Amendment to the IDO Batch 3

PLEASE PRINT CLEARLY

<p>1. Name: <u>Mohammad Taher</u> Address: <u>5216 Emmet Ave NW</u></p> <hr/> <p>City <u>Albu</u> State <u>NM</u> Zip <u>87114</u> Email Address: <u>at Rabati</u></p>	<p>7. Name: _____ Address: _____</p> <hr/> <p>City _____ State _____ Zip _____ Email Address: _____</p>
<p>2. Name: <u>Sherif Rabadi</u> Address: <u>11201 San Antonio Dr NE</u></p> <hr/> <p>City <u>Albuq</u> State <u>NM</u> Zip <u>87122</u> Email Address: _____</p>	<p>8. Name: _____ Address: _____</p> <hr/> <p>City _____ State _____ Zip _____ Email Address: _____</p>
<p>3. Name: _____ Address: _____</p> <hr/> <p>City _____ State _____ Zip _____ Email Address: _____</p>	<p>9. Name: _____ Address: _____</p> <hr/> <p>City _____ State _____ Zip _____ Email Address: _____</p>
<p>4. Name: _____ Address: _____</p> <hr/> <p>City _____ State _____ Zip _____ Email Address: _____</p>	<p>10. Name: _____ Address: _____</p> <hr/> <p>City _____ State _____ Zip _____ Email Address: _____</p>
<p>5. Name: _____ Address: _____</p> <hr/> <p>City _____ State _____ Zip _____ Email Address: _____</p>	<p>11. Name: _____ Address: _____</p> <hr/> <p>City _____ State _____ Zip _____ Email Address: _____</p>
<p>6. Name: _____ Address: _____</p> <hr/> <p>City _____ State _____ Zip _____ Email Address: _____</p>	<p>12. Name: _____ Address: _____</p> <hr/> <p>City _____ State _____ Zip _____ Email Address: _____</p>

Note: Your contact information will be kept confidential. It will only be used for the purpose of mailing out Notice of Decision.



**ENVIRONMENTAL PLANNING COMMISSION
AGENDA**

**Thursday, October 10, 2019
8:30 a.m.**

**Plaza Del Sol Hearing Room, Lower Level
600 2nd Street NW**

MEMBERS

**Dan Serrano, Chair
David Shaffer, Vice Chair**

**Joseph Cruz
Richard Meadows
Derek Bohannan**

**Karen Hudson
Gary L. Eyster P.E. (Ret.)
Robert Stetson**

NOTE: A LUNCH BREAK AND/OR DINNER BREAK WILL BE ANNOUNCED AS NECESSARY

Agenda items will be heard in the order specified unless changes are approved by the EPC at the beginning of the hearing; deferral and withdrawal requests (by applicants) are also reviewed at the beginning of the hearing. Applications deferred from a previous hearing are normally scheduled at the end of the agenda.

There is no set time for cases to be heard. However, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. **In the interest of time, presentation times are limited as follows, unless otherwise granted by the Commission Chair: Staff – 5 minutes; Applicant – 10 minutes; Public speakers – 2 minutes each. An authorized representative of a recognized neighborhood association or other organization may be granted additional time if requested. Applicants and members of the public with legal standing have a right to cross-examine other persons speaking per Rule B.13 of the EPC Rules of Conduct.**

All written materials – including petitions, legal analysis and other documents – should ordinarily be submitted at least 10 days prior to the public hearing, ensuring presentation at the EPC Study Session. The EPC strongly discourages submission of written material at the public hearing. Except in extraordinary circumstances, the EPC will not consider written materials submitted at the hearing. In the event the EPC believes that newly submitted material may influence its final decision, the application may be deferred to a subsequent hearing. Cross-examination of speakers is possible per EPC Rules of Conduct.

NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.

Call to Order:

- A. Pledge of Allegiance
- B. Announcement of Changes and/or Additions to the Agenda
- C. Approval of Amended Agenda
- D. Swearing in of City Staff

1. Project #2018-001843

RZ-2019-00058 – Text Amendment to the IDO

City of Albuquerque Planning Department requests the above action for Phase II, Batch 3, IDO zoning conversion. City-wide.

Staff Planner: Russell Brito

2. Project #2019-002807

SI-2019-00297 – Site Plan - EPC

Sunset Memorial Park requests the above action for all or a portion of Tract 1, Plat of Tracts 1 & 2 Sunset Memorial Park, zoned NR-SU, located at 924 Menaul Blvd. NE, between Edith Blvd. NE and Interstate-25, containing approximately 40 acres. Staff Planner: Linda Rumpf

3. Project #2019-002682 (1008521)

RZ-2019-00049 – Zone Map Amendment
(Zone Change)
SI-2019-00266 – Site Plan

Richard Dobbs and Havanna Kean, agents for QMD, LLC, request the above action for all or a portion of Tract A, Summary Plat of Tract N, Paradise Hills Industrial Park, and a portion of Tract 2 of Eagle Ranch, and a portion of a 100-PNM Easement, zoned MX-M, to PD, located on Irving Blvd. NW, between Eagle Ranch Rd. NW and Coors Blvd. NW (4349 Irving Blvd. NW), approximately 4 acres. (C-13)
Staff Planner: Catalina Lehner

4. Project #2019-002802

RZ-2019-00056 – Zone Map Amendment
(Zone Change)

Matthew B. Osofsky, agent for Erica A. Barreiro, requests the above action for all or a portion of Lot 16, Block 23, Huning Castle Addition, zoned R1-C, to R-T, located at 1505 Escalante Ave. SW, between Reynolds Ave. SW and Alcalde Pl. SW, containing approximately 0.1722 acre. (K-13)
Staff Planner: Whitney Phelan

5. Project #2019-002353

RZ-2019-00021 – Zoning Map Amendment
(Zone Change)

Joshua Skarsgard, agent for Land Development 8 LLC, requests the above action for Lot 3, Summary Plat of Lots 3, 4, 6, 8, 9, 10, 13 and 14, La Mirada Subdivision, zoned MX-T, to MX-L, located at 4201 Wyoming Blvd. NE, between Montgomery Blvd. NE and Comanche Rd. NE, containing approximately 0.85 acre. (G-19)
Staff Planner: Catalina Lehner

(DEFERRED from June 13, 2019 Hearing)

6. Project #2019-002663

RZ-2019-00043 – Zoning Map Amendment
(Zone Change)

Consensus Planning, Inc., agent for Group II U26 VC, LLC and Volcano Cliffs, Inc., requests the above action for all or a portion of Lot 1, Block 2, Volcano Cliffs Unit 26 and Lot 1-A-1, Block 3, Volcano Cliffs Unit 26, zoned MX-L to MX-M, located at the southwestern corner and the southeastern corner of the intersection of Paseo del Norte Blvd. NW and Kimmick Dr. NW, containing approximately 23 acres.

(C-11)

Staff Planner: Catalina Lehner

(CONTINUED from September 12, 2019 Hearing)

7. Project #2018-001843

RZ-2019-00046 – Text Amendment to the IDO

City of Albuquerque, Planning Department, requests the above action City Wide for the IDO Annual Update.

Staff Planner: Russell Brito

(CONTINUED from September 12, 2019 Hearing)

8. OTHER MATTERS:

a. Approval of September 12, 2019 Action Summary Minutes

b. Approval of September 19, 2019 IDO Annual Update Action Summary Minutes

c. EPC Rules of Conduct: The Environmental Planning Commission (EPC) will consider, discuss, and take action on updates to the EPC Rules of Conduct of Business by the Environmental Planning Commission. **(DEFERRED FROM March 14, 2019)**

9. ADJOURNMENT



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission (EPC) will hold a **Public Hearing on Thursday, October 10, 2019 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:

Project #2019-002682 (1008521)

RZ-2019-00049 – Zone Map Amendment
(Zone Change)
SI-2019-00266 – Site Plan

Richard Dobbs and Havanna Kean, agents for QMD, LLC, request the above action for all or a portion of Tract A, Summary Plat of Tract N, Paradise Hills Industrial Park, and a portion of Tract 2 of Eagle Ranch, and a portion of a 100' PNM Easement, zoned MX-M, to PD, located on Irving Blvd. NW, between Eagle Ranch Rd. NW and Coors Blvd. NW (4349 Irving Blvd. NW), approximately 4 acres. (C-13)
Staff Planner: Catalina Lehner

Project #2018-001843

RZ-2019-00058 – Text Amendment to the IDO

City of Albuquerque Planning Department requests the above action for Phase II, Batch 3, IDO zoning conversion. City-wide.
Staff Planner: Russell Brito

Project #2019-002802

RZ-2019-00056 – Zone Map Amendment
(Zone Change)

Matthew B. Osofsky, agent for Erica A. Barreiro, requests the above action for all or a portion of Lot 16, Block 23, Huning Castle Addition, zoned R1-C, to R-T, located at 1505 Escalante Ave. SW, between Reynolds Ave. SW and Alcalde Pl. SW, containing approximately 0.1722 acre. (K-13)
Staff Planner: Whitney Phelan

Project #2019-002807

SI-2019-00297 – Site Plan - EPC

Sunset Memorial Park requests the above action for all or a portion of Tract 1, Plat of Tracts 1 & 2 Sunset Memorial Park, zoned NR-SU, located at 924 Menaul Blvd. NE, between Edith Blvd. NE and Interstate-25, containing approximately 40 acres. Staff Planner: Linda Rumpf



AlbuquerqueJournal

Published in the Albuquerque Journal on Friday September 20, 2019

NOTICE OF PUBLIC HEARING Notice is hereby given that the City of Albuquerque Environmental Planning Commission (EPC) will hold a Public Hearing on Thursday, October 10, 2019 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: Project #2019-002682 (1008521) RZ-2019-00049 Zone Map Amendment (Zone Change) SI-2019-00266 Site Plan Richard Dobbs and Havanna Kean, agents for QMD, LLC, request the above action for all or a portion of Tract A, Summary Plat of Tract N, Paradise Hills Industrial Park, and a portion of Tract 2 of Eagle Ranch, and a portion of a 100' PNM Easement, zoned MX-M, to PD, located on Irving Blvd. NW, between Eagle Ranch Rd. NW and Coors Blvd. NW (4349 Irving Blvd. NW), approximately 4 acres. (C-13) Staff Planner: Catalina Lehner Project #2018-001843 RZ-2019-00058 Text Amendment to the IDO City of Albuquerque Planning Department requests the above action for Phase II, Batch 3, IDO zoning conversion. City-wide. Staff Planner: Russell Brito Project #2019-002802 RZ-2019-00056 Zone Map Amendment (Zone Change) Matthew B. Osofsky, agent for Erica A. Barreiro, requests the above action for all or a portion of Lot 16, Block 23, Huning Castle Addition, zoned R1-C, to R-T, located at 1505 Escalante Ave. SW, between Raynolds Ave. SW and Alcalde Pl. SW, containing approximately 0.1722 acre. (K-13) Staff Planner: Whitney Phelan Project #2019-002807 SI-2019-00297 Site Plan - EPC Sunset Memorial Park requests the above action for all or a portion of Tract 1, Plat of Tracts 1 & 2 Sunset Memorial Park, zoned NR-SU, located at 924 Menaul Blvd. NE, between Edith Blvd. NE and Interstate-25, containing approximately 40 acres. Staff Planner: Linda Rumpf Dan Serrano, Chair Environmental Planning Commission TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL SEPTEMBER 20, 2019. APPROVED Russell Brito Urban Design & Development Planning Department