



Environmental Planning Commission

Agenda Number: 4
Project #: 2021-004919
Case: RZ-2021-00004
Hearing Date: February 18, 2021

Staff Report

Agent	Modulus Architects, Inc.
Applicant	John Herrera
Request	Zoning Map Amendment
Legal Description	All or a portion of Lots 1-A, 2-A-1, 2-A-2, 3-A, 4-A, Herrera Redivision
Location	Located on, 90th St. SW, between San Ygnacio Rd. SW, and Sage Rd. SW
Size	Approximately 5 Acres
Existing Zoning	PD
Proposed Zoning	R-T

Staff Recommendation

APPROVAL of Project # 2021-004919
RZ-2021-00004 based on the Findings 1-14
beginning on Page 28.

Leslie Naji
Senior Planner

Summary of Analysis

The request is for a zoning map amendment for an approximately 5-acre site located on 90th St. SW, between, San Ygnacio Rd. SW, and Sage Rd. SW, which is currently vacant and zoned PD. The applicant wants to change the subject site's zoning to R-T, to allow for development pursuant to IDO standards without EPC site plan review as required in the PD zone.

The subject site is in an Area of Consistency, as designated in the ABC Comp Plan. The applicant wants to develop townhouses on the subject site. The zoning map amendment has been adequately justified pursuant to the IDO zone change criteria.

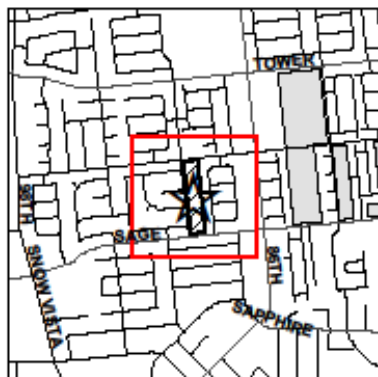
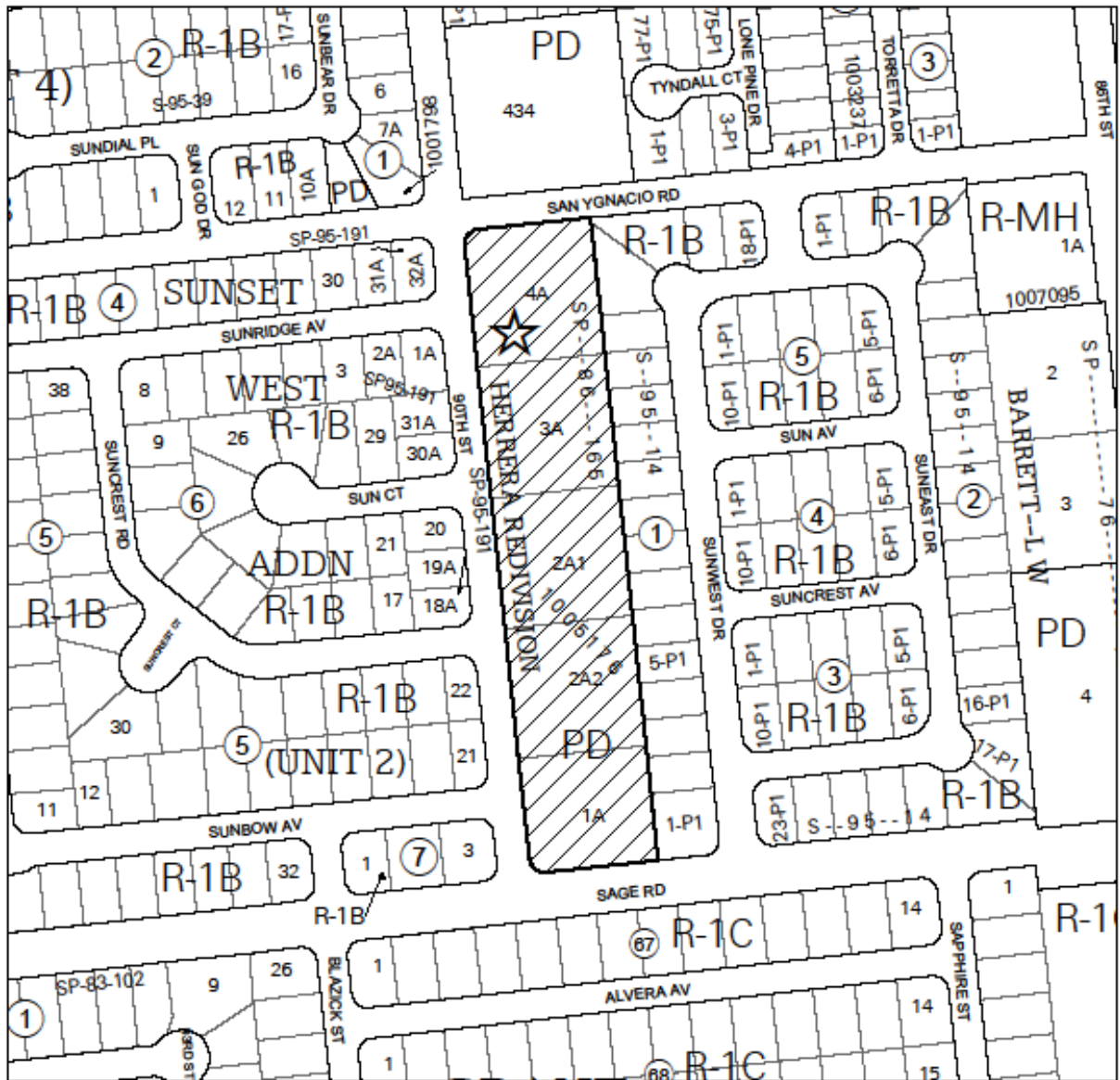
Property owners within 100 feet and the affected neighborhood associations, Westgate Heights, Southwest Alliance of Neighborhoods (SWAN), Westside Coalition of Neighborhood Associations, and South Valley Coalition of Neighborhood Associations, were notified as required. No comments have been received.

Staff recommends approval.

Map







IDO ZONING MAP

Note: Gray shading
Indicates County.



1 inch = 225 feet

Hearing Date:

2/18/2021

Project Number:

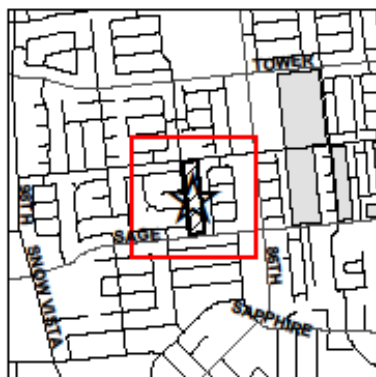
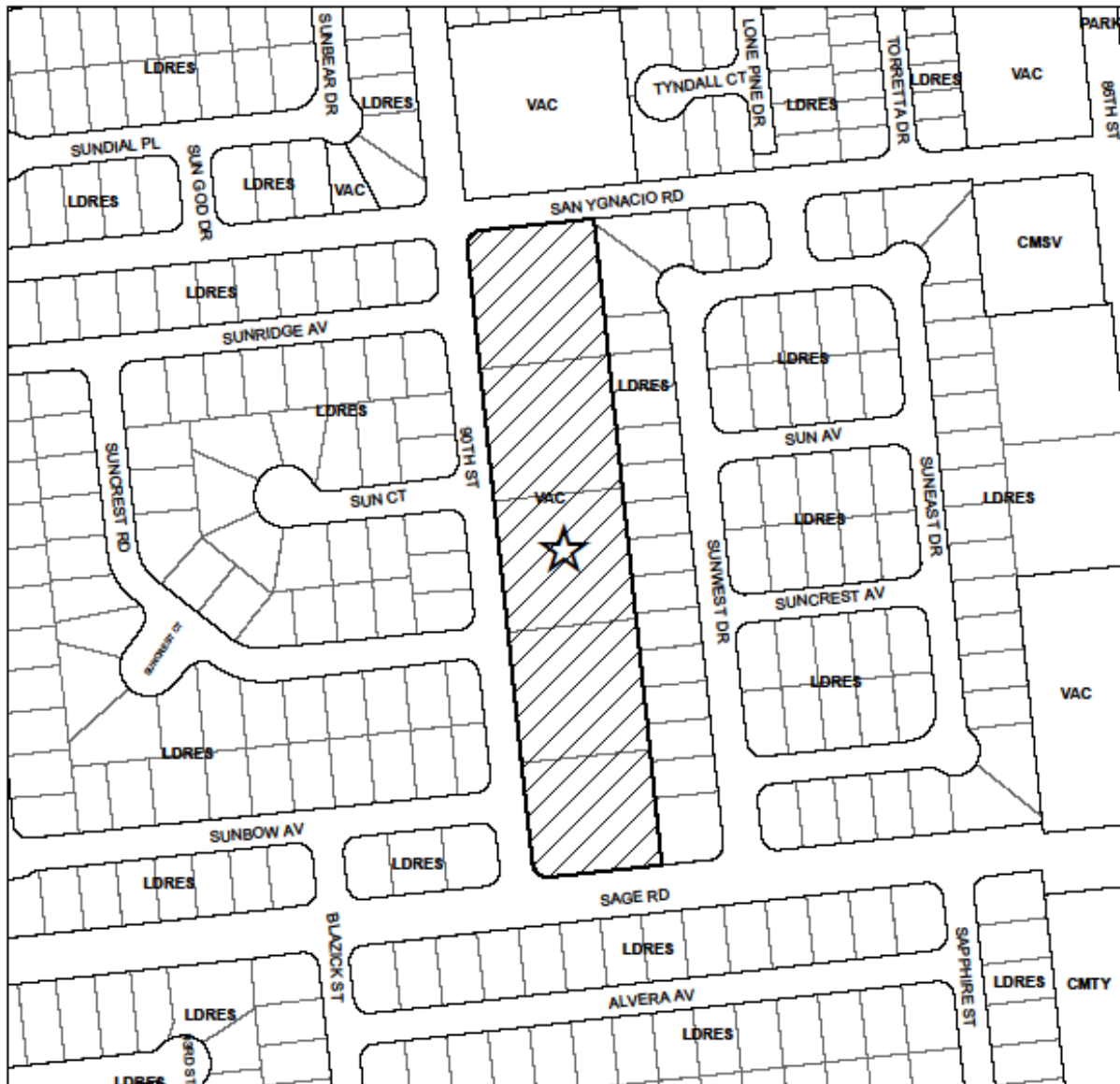
PR-2021-004919

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Zone Atlas Page:

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LAND USE MAP

Note: Gray shading
Indicates County.

Key to Land Use Abbreviations	
LDRES Low-density Residential	APRT Airport
MULT Multi-family	TRANS Transportation
COMM Commercial Retail	AGRI Agriculture
CMSV Commercial Services	PARK Parks and Open Space
OFC Office	DRNG Drainage
IND Industrial	VAC Vacant
INSMED Institutional / Medical	UTIL Utilities
ED Educational	CMTY Community
	KAFB Kirtland Air Force Base

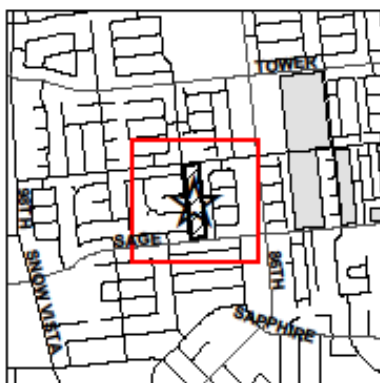
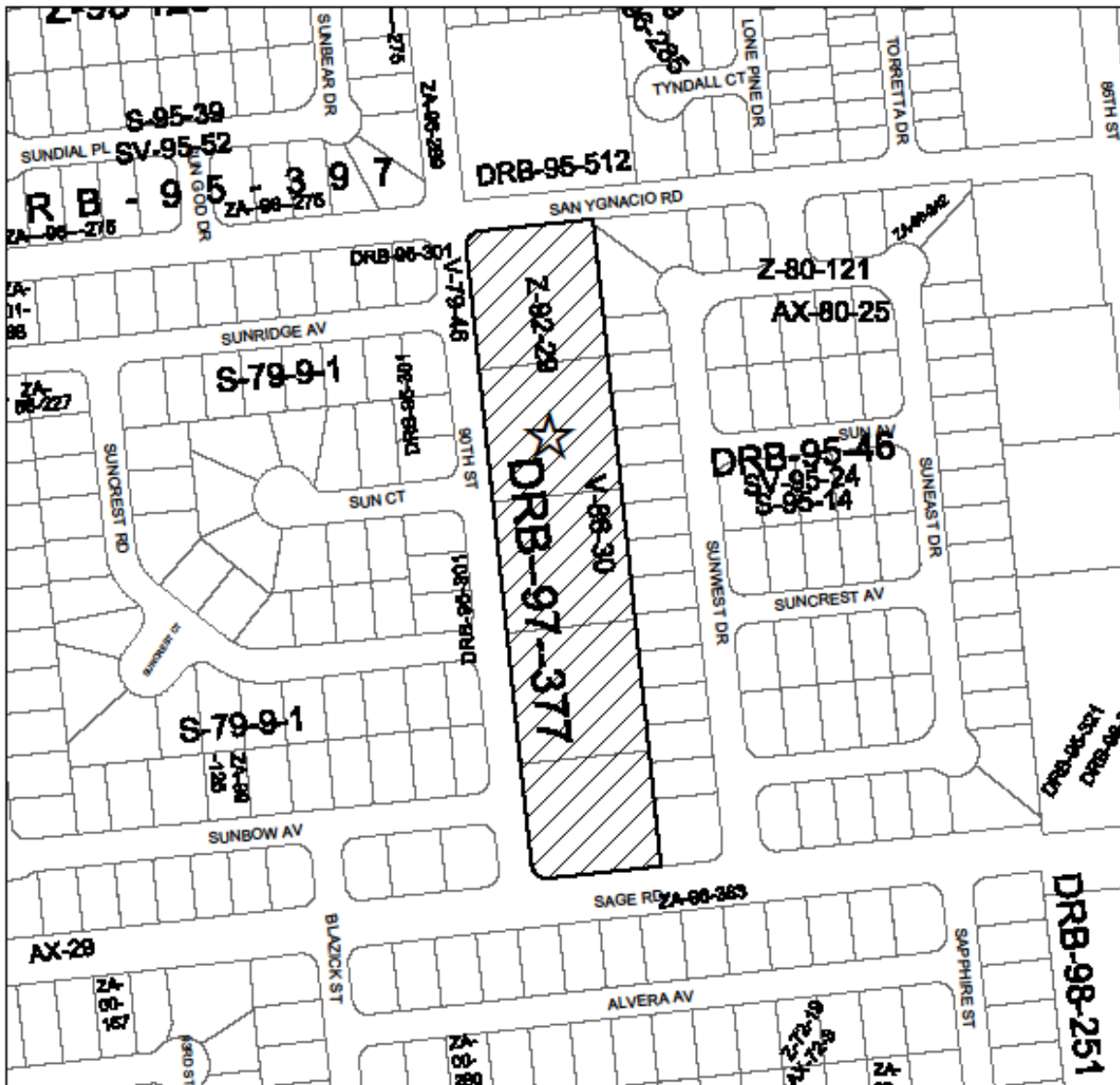


1 inch = 225 feet

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HISTORY MAP

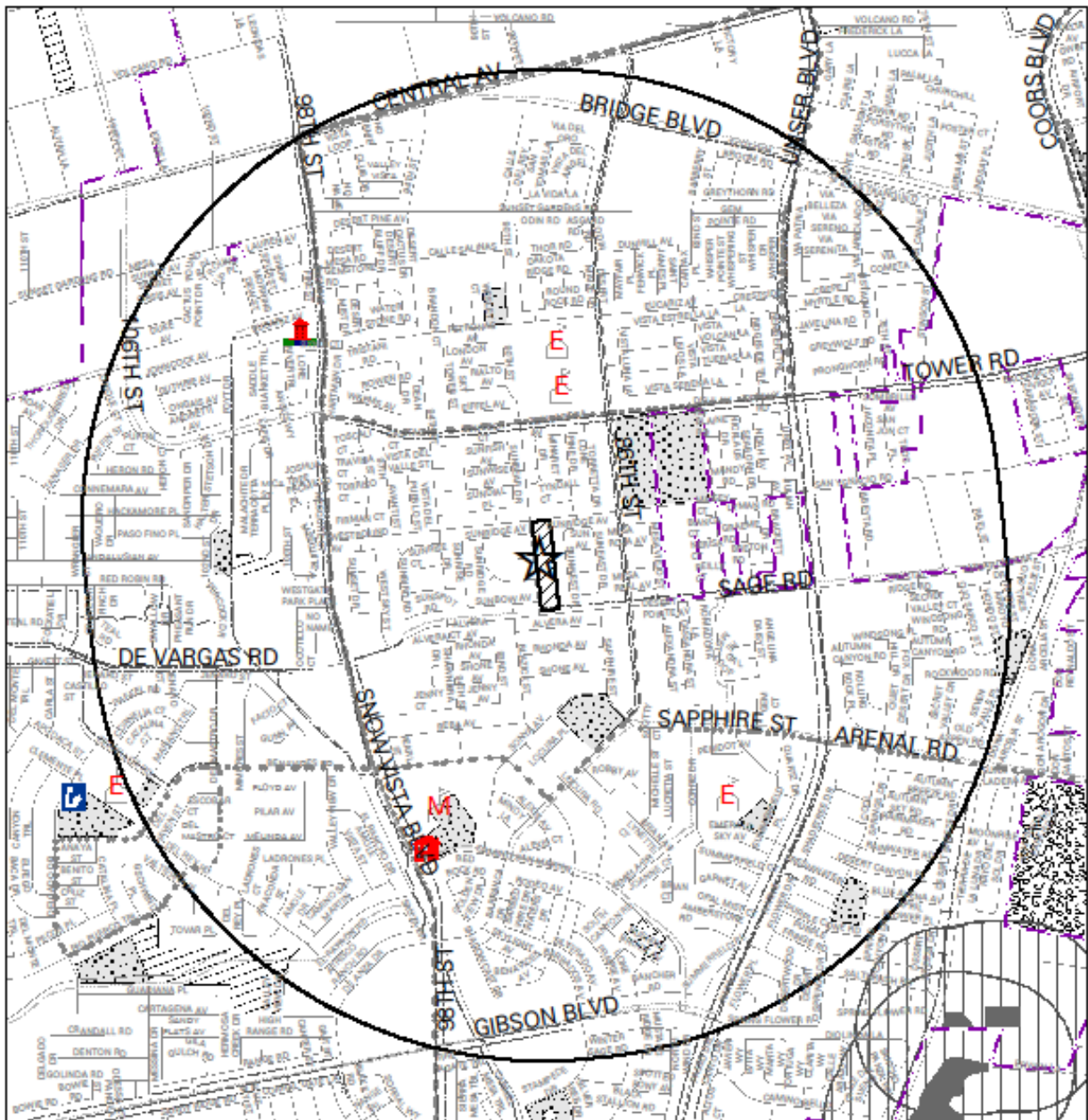
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Public Facilities Map with One-Mile Buffer

- | | | | |
|----------------------|-------------------------|--------------------------|-----------------------------|
| Community Center | Fire | Public School | Landfill designated by EHD |
| Multi-Service Center | Police | Proposed Bike Facilities | Landfill Buffer (1000-feet) |
| Senior Center | Sheriff | ABQ Bike Facilities | Developed City Park |
| Library | Solid Waste | ABQ Ride Route | Undeveloped City Park |
| Museum | Albuquerque City Limits | | Developed County Park |
| | | | Undeveloped County Park |

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I. Introduction

	<i>IDO Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	PD	Area of Consistency	Vacant
<i>North</i>	R-1B, PD, R-1A	Area of Consistency	Vacant, Single-Family Residential
<i>East</i>	R-1B	Area of Consistency	Single-Family Residential
<i>South</i>	R-1C	Area of Consistency	Single-Family Residential
<i>West</i>	R-1B	Area of Consistency	Single-Family Residential

Request

The request is for a zoning map amendment (zone change) for an approximately 5-acre site known as all or a portion of Lots 1-A, 2-A-1, 2-A-2, 3-A, 4-A, Herrera Redivision, located on 90th St. SW, between San Ygnacio Rd. SW, and Sage Rd. SW (the “subject site”). The subject site is currently vacant.

The subject site is zoned PD (Planned Development). This zone district is applied on a case-by-case basis to reflect a negotiated agreement for uses and standards with the applicant.

The applicant is requesting a zone change to R-T (Townhouse Zone District) which will permit the property owners to develop pursuant to IDO regulations rather than requiring an EPC-Site Plan. The purpose of the R-T zone district is to accommodate a mix of single-family, two-family, and townhouse uses, as well as limited civic and institutional uses to serve the surrounding residential area.

EPC Role

The Environmental Planning Commission (EPC) is hearing this case because the EPC is required to hear all zone change cases, regardless of site size, in the City. The EPC is the final decision-making body unless its decision is appealed. If so, the Land Use Hearing Office (LUHO) would hear the appeal and make a recommendation to the City Council. The City Council would then make the final decision. The request is a quasi-judicial matter.

History/Background

The subject site was previously zoned R-D which allowed 9 dwelling units per acre before the 2018 conversion under the IDO. The IDO zone conversions from R-D were often to PD for undeveloped sites because, in this case, the 9 du/ac attached to the R-D could have been anything from single-family detached to townhomes to fourplexes to

apartments, as long as the density was 9 du/ac maximum. There is not an IDO zone district that allows this range of uses so PD was applied to the site.

The original zoning for this subject site was R-D (9 DU/A). After the effective date of the IDO, the site received PD zoning.

On May 16, 2007, the Development Review Board (DRB) approved project 1005176 that consisted of the preliminary and final plat with final sign off delegated to Planning to remove Note 5 and to record plat for lot 2-A. The request subdivided the lot into two separate lots (2-A-1 and 2-A-2). Final sign off was achieved. There was also an approval for a Subdivision Design Variance from minimum DPM design standards in the same project request (1005176).

Context

The subject site is currently vacant and is approximately 5 acres in size. To the south of the site is single-family residential zoned R-1B. To the east and west of the site is also single-family residential zoned R-1B. To the north, across San Ygnacio Rd. SW is a vacant lot zoned PD.

Roadway System

The Long-Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), includes existing roadways and future recommended roadways along with their regional role.

The LRRS designates Sage Rd SW (south end of the site) as Major Collectors, as well as Eighty-Sixth St. that runs ¼ mile east of the site and Tower Rd. SW which is ¼ mile to the north.

Less than ½ mile west of the site is 98th St., which listed as a Community Principal Arterial.

Comprehensive Plan Corridor Designation

The site is not located along any Major Corridors as designated by the ABC Comp Plan.

Trails/Bikeways

The Long-Range Bikeway System (LRBS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies existing and proposed trails. Eighty-Sixth St., and 98th St. have bicycle lanes. Sage Rd. SW, at the south end of the site is a proposed bike lane.

Transit

Please Refer to Transit Agency comments

Public Facilities/Community Services

Please refer to the Public Facilities Map in the packet for a complete listing of public facilities and community services located within one mile of the subject site.

II. Analysis of City Plans and Ordinances

Integrated Development Ordinance (IDO)

Pre-IDO Zoning

Prior to the effective date of the IDO on May 17, 2018, the subject site's zoning was R-D 9 du/ac. The old zoning code utilized density driven standards. The IDO utilizes form base standards which did not have a direct carry-over for classification such as the 9 du per acre.

Existing Post-IDO Zoning

Current Zoning for the project site is PD. The purpose of the PD zone district is to accommodate small- and medium-scale innovative projects that cannot be accommodated through the use of other base zone districts, provided that those projects are consistent with the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended and include standards that would not otherwise be required of the applicant in order to provide significant public, civic, or natural resource benefits.

Proposed Zoning

The proposed zoning for the site is R-T. The Use-specific standards (USS) for Dwelling, Townhouse in IDO 14-16-4-3(B)(5)(c) state that, if a site abuts land zoned R-A or R-1, no group of dwellings can exceed 3 units. The subdivision to the east is zoned R-1B.

Character Protection Overlay

There are no applicable historic or character protection overlays on the site.

Definitions

Infill Development

An area of platted or unplatted land that includes no more than 20 acres of land and where at least 75 percent of the parcels adjacent to the proposed development have been developed and contain existing primary buildings.

Area of Consistency

An area designated as an Area of Consistency in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where development must reinforce the character and intensity of existing development.

Low- density Residential Development

Properties with residential development of any allowable land use in the Household Living category in Table 4-2-1 other than multi-family dwellings. Properties with small community residential facilities are also considered low-density residential development. Properties that include other uses accessory to residential primary uses are still considered low-density residential development for the purposes of this IDO.

Dwelling – Townhouse

A group of 3 or more dwelling units divided from each other by vertical common walls, each having a separate entrance leading directly to the outdoors at ground level. For the purposes of this IDO, this use is considered a type of low-density residential development, whether the townhouses are platted on separate lots or not.

Dwelling, Two-Family Detached (Duplex)

A residential building containing 2 dwelling units, each of which is designed for or occupied by 1 family only, with kitchens for each. Each unit in a two-family dwelling is completely separated from the other by an unpierced wall dividing the 2 units side-to-side or back-to-front or by an unpierced ceiling and floor extending from exterior wall to exterior wall (over-under), except for a stairwell exterior to 1 of the dwelling units.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

Note: Applicant's justification language is in *italics*.

Staff's comments are in ***bold Italics***

The subject site is located in an Area of Consistency as designated by the Comprehensive Plan. In Areas of Consistency, the focus is on protecting and enhancing the character of single-family neighborhoods and green spaces. Revitalization and developments that do occur should be at a scale and density (or intensity) similar to immediately surrounding development in order to reinforce the existing character of established neighborhoods. The Goals and policies listed below are cited by the applicant in the zone change justification letter. Applicable goals and policies include:

Chapter 4: Community Identity

POLICY 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities. [ABC]

- a) Respect existing neighborhood values and social, cultural, recreational resources.

Response: The subject site is located within an Area of Consistency and within Southwest Mesa Community Planning Area, furthering Policy 4.1.1 because this request will encourage quality development that is consistent with the distinct character of this community. A Community Planning Area distinctively defines each area. Southwest Mesa CPA is one of Albuquerque's "emerging communities", meaning this area is still developing and is still discovering its true identity and sense of community. This area is also the "Gateway" to Albuquerque from the west, where I-40 and Route 66 separate from each other. This Zone Map Amendment will fall in line with the district residential characteristics of the surrounding area. Future development will respect the existing neighborhood values and social, cultural and recreational resources that are established. The surrounding area are residential uses. The request will not divert from the intended characteristic, rather contribute to it. Future development will follow the IDO and DPM standards. These standards will not deviate from the vision of this community. The request furthers Policy 4.1.1.

Staff: The current PD zoning potentially allows for any land use within the IDO, one of those being townhouses. The rezoning to R-T zoning will respect the existing residential character of the surrounding neighborhood. R-T will encourage low-intensity residential development and prevent commercial development along a residential street.

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.

Response: This request furthers Policy 4.1.2 because future development on the subject site under the RT zone, which the request would make possible, would protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design. Future development would be subject to IDO requirements including dimensional standards (Table 2-3-7) and building design standards (14-16-5-11). These would help ensure appropriate scale and location of development and character of building design. The request furthers Policy 4.1.2.

Staff: The requested zone map amendment to R-T from PD will reduce the possible uses of the site and allow for development more consistent with the surrounding area which is largely single-family residential. Requiring development to follow IDO design standards, including Neighborhood Edge standards, will ensure that any future development will support the surrounding scale and identity.

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

Response: This request furthers Policy 4.1.4 because the R-T zoning is consistent with the surrounding residential uses. The surrounding zoning and the requesting zoning are both classified as protect lots per the IDO. The R-T zoning will enhance, protect and preserve the neighborhood and the traditional community as key to its long-term health and vitality. The subject site is larger than the surrounding sites, as a result the R-T zoning will be appropriate for the site, along with the proposed townhouses. This request furthers Policy 4.1.4.

Staff: The application supports Policy 4.1.4 because It will enhance, protect, and preserve the existing neighborhood and traditional community by continuing to provide residential development in an area surrounded by single-family residential lots. The requested R-T zoning will allow for smaller units and provide a housing source other than detached housing while removing the potential for commercial development possible under the PD zoning.

GOAL 4.3 - City Community Planning Area: Protect and enhance the natural and cultural characteristics and features that contribute to distinct identity and prioritize projects and programs to meet the needs of communities, neighborhoods, and sub-areas. [A]

Response: This request for a Zone Map Amendment furthers Goal 4.3 because it will protect and enhance the natural and cultural characteristics and features that contribute to distinct identity and prioritize projects and programs to meet the needs of communities, neighborhoods, and sub-areas. The Southwest Mesa CPA is one of Albuquerque's "emerging communities". Development of this site will help this CPA get a sense of who it is and where the residential development is moving towards. This undeveloped site is currently not representing the identity that the community has the potential of being and is currently not giving a lasting impression for the future of this area. This area is also the "Gateway" to Albuquerque from the west, where I-40 and Route 66 separate from each other. This request will help revitalize this important area. This request will make possible the development of townhouses on the subject site and will be designed based on the IDO and the DPM. The IDO and the DPM will add additional protections to allow the site to develop with distinct identity of the existing community. The request further Goal 4.3.

Staff: The requested zone map amendment has the potential to address the community's need for greater variety in housing types within this largely single-family area. At the same time, it can protect and enhance the cultural characteristics and features that contribute to the distinct residential identity of the community.

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

POLICY 5.2.1- Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods. [ABC]

- a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.
- h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.
- k) Discourage zone changes to detached single-family residential uses on the West Side.
- n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

Response:

This request furthers Policy 5.2.1 because the proposed zone change request to the R-T zone district would allow for a mixture of residential uses in the area. This will allow for development of similar residential uses on a larger sized lot, while still being in line with the surrounding area. The R-T zoning will facilitate infill development in a form that is scale appropriate for the neighborhoods. This request has the potential to add complimentary uses that reflect the surrounding developments. The continued residential viability of the property is necessary to maintain productive use of the property and avoid the continued existence of an under-utilized property. This request furthers Policy 5.2.1.

Staff: The request furthers Policy 5.2.1 in a number of ways. It encourages development comparable with the residential character of the surrounding area while discouraging additional detached single-family residential uses. It will also facilitate the development of a large vacant lot and put it to productive use.

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

Response: This request furthers Goal 5.3 because it will promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good. The subject site is adjacent to existing residential developments; therefore, the requested R-T zone will maximize an efficient, development patter of residential uses on an infill property, supporting the public good. This request furthers Goal 5.3.

Staff: The proposal supports Goal 5.3 by supporting development in an area with existing infrastructure. The ultimate development of the site will also provide a completed sidewalk for the public good.

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

Response: This request furthers Policy 5.3.1 because the proposed zone change will support additional growth in an Area of Consistency with existing infrastructure and public facilities. The property is well serviced by existing infrastructure and other public facilities including access roads, water and sewage. This request furthers Policy 5.3.1.

Staff: The site is served by existing city infrastructure. R-T zoning of the site will promote a simplified development process on a site requiring no new city service expansion.

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.

The issue of job/housing balance on the west side is not one that will be solved with small developments such as this request. There is some retail employment within a half a mile of the site and a housing project other than detached single-family could serve this employment market.

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

- a) Prioritize higher-density housing where services and infrastructure are available.
- b) Prioritize mixed-use development near where substantial employment exists in Employment Centers.
- c) See Housing Goal 9.1 for policies about housing supply and affordability.

Response: This request furthers Policy 5.4.1(a) because it places a priority on higher-density housing options instead of single-family homes in an area that has adequate services and infrastructure; providing for affordable diversity in housing options.

- a. Infrastructure is available around the site as are basic service.***
- b. A mixed-use development would not be well suited to this site as there is not an employment center nearby.***
- c. This request addresses policies for housing supply affordability. (See Goal 9.1)***

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

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

- a. This site was original zoned residential 9DU per acre. In the IDO it was converted to PD. The 98th/Gibson Comprehensive Plan Center is located less than 1.5 miles southwest of the subject site. A smaller commercial area is located .5 miles to the west along Sage Road. These areas provide for commercial and office uses along a Community Principal Arterial road and satisfy Policy 5.4.2.*

POLICY 5.6.3 - Area of Consistency: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

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

Response: This request furthers Policy 5.6.3 because the R-T zone district will enhance the character of the existing surrounding single-family neighborhoods and is outside of Centers and Corridors, parks, and Major Public Open Space. The R-T zoning will permit developed to spur in a similar manner to the surrounding area. The proposed intensity will be a lesser degree than what is currently allowed under the PD zoning. The scale of the townhouses will be similar to the single-family homes. This request furthers Policy 5.6.3.

Staff: R-T zoning would allow for development of appropriately scaled buildings and uses within the IDO design standards for areas of consistency.

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

Response: This request furthers this Policy 5.6.3(b) because the R-T zoning is comparable in scale, intensity, and setbacks to the immediately surrounding context. The townhouse development will have the same height restrictions and similar setback requirements as the surrounding zonings and developments. The intensity of the proposed development will also be in line with the surrounding area and will be a lesser degree than the existing uses allowed. The downzoning of this site will protect and reinforce the neighborhood. This request furthers Policy 5.6.3(b).

Staff: The R-T zoning has the same setbacks and height restrictions as the surrounding R-1 zoning. The site, abutting R-1 zoning, will have a limitation of three joined units maximum which also reinforces the scale of the surrounding development.

- d) In areas with predominantly single-family residential uses, support zone changes that help align the appropriate zone with existing land uses.

Response: This request furthers this Policy 5.6.3(d) because the area is predominantly single-family (low-density) residential uses and the R-T zoning will be in align and will be an appropriate zone for the existing land uses. The proposed townhouse development is categorized as low-density residential as is described as single-family homes. The R-T zone will be in line with the surrounding community and will bring the zoning into alignment with the existing land uses. This request furthers Policy 5.6.3(d).

Staff: The surrounding area, most significantly across 90th St., is detached single-family residential. The potential commercial uses allowed in the current PD zoning are not suited to this strictly residential street. R-T zoning will maintain the low intensity residential character of the area and will facilitate for a variety of housing types.

Chapter 9: Housing

POLICY 9.1.1: Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households. [ABC]

Response: This request furthers Policy 9.1.1 because supporting the development, improvement, and conservation of housing for a variety of income levels and types of residents and households proactively takes into account existing housing gaps as well as the needs of people who might live in the region in the future. A new emphasis on smaller homes, townhomes, and multifamily rental units will be needed to serve residents who will increasingly opt for smaller homes in more connected places for better access to the lifestyle preferences and affordability.

Staff: The addition of townhomes in the area will provide variety in the housing stock which is currently all detached single-family houses. This supports Policy 9.1.1.

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

Response: This request furthers Policy 9.1.2 because the proposed townhouses will provide for a mixed income neighborhood that will encourage high-quality, affordable housing options throughout the area. The area is predominantly surrounded by single-family homes. The townhouses will allow for a mix of residential house while being compatible in scale and density with the surrounding area. The residential uses in the areas, including the proposed townhomes are all categorized as low-density residential so this request will not deviate from the existing community's identity. This request furthers Policy 9.1.2.

Staff: The introduction of townhouses will provide for a mixed-income housing option not currently available. The request generally furthers Policy 9.1.2.

POLICY 9.2.1 Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design, and relationship to the street. [ABC]

Response: This request furthers Policy 9.2.1 because the R-T zoning will enhance the neighborhood's character, will maintaining compatibility with the surrounding uses. The density and site design of the townhouses will be compatible to the surrounding single-family homes. Townhouses and single-family homes are comparable uses and the IDO restricts the height and setbacks in a similar way. This will allow for the community to be consistent within an Area of Consistency. This request will also help correct the existing zone that is not consistent with the surrounding area. This request furthers Policy 9.2.1.

Staff: The request furthers Policy 9.2.1 by promoting low intensity housing along a residential street that has immediate access to detached single-family homes.

III. Zoning Map Amendment (Zone Change)

Pursuant to section 14-16-6-7(F)(3) of the Integrated Development Ordinance, Review and Decision Criteria, "An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria".

There are several criteria that must be met and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: 1) there was an error when the existing zone district was applied to the property; or 2) there has been a significant change in neighborhood or community conditions affecting the site; or 3) a different zone district is more advantageous to the community as articulated by the Comprehensive Plan or other, applicable City plans.

Justification & Analysis

The subject site is currently zoned PD (Planned Development). The requested zoning is R-T (Mixed-Use – Light Intensity). The reason for the request is that, although the allowable uses within the PD zone and R-T zone can be almost identical, R-T does not require a pre-approved site plan, nor continued EPC approval. The PD zoning is intended to serve development projects that cannot be justified through standard zoning classifications. The subject site has no such special plan and is requesting standard zoning and approval channels. The applicant believes that the proposed zoning map amendment (zone change) meets the IDO's zone change decision criteria [14-16-6-7(F)(3)] as elaborated in the justification letter. Citations are from the IDO.

Note: Applicant's Justification is in indented *italics*, Staff's Analysis ***bold italic*** text.

- A) The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

Response: As demonstrated in the policy narrative above, the proposed zone change would further a preponderance of Goals and Policies found in the ABC Comprehensive Plan and would clearly facilitate the desired goals of the Comp Plan which provides a framework to guide private development land use decisions, and decision-makers as they contemplate new plans affecting the whole community.

Staff: Consistency with the City's health, safety, and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and Policies (and other plans if applicable) and does not significantly conflict with them. The applicant has adequately demonstrated, in policy-based response, that the request would be consistent with the City's health, safety, and general welfare. The response to Criterion A is sufficient.

- B) If the proposed amendment is located wholly or partially in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:
1. There was typographical or clerical error when the existing zone district was applied to the property.
 2. There has been a significant change in neighborhood or community conditions affecting the site.
 3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Response: The subject property is located completely within an Area of Consistency (as shown in the ABC Comp Plan, as amended) and this justification along with the application has demonstrated that the existing zoning is inappropriate because it meets criteria (3). A different zone district would be more advantageous to the community because many of the ABC Comp Plan goals and policies have been furthered as articulated in the "Policy Analysis" section above. This proposed zone change will allow for the implementation of development and implementation of patterns of land use that are consistent with the Comp Plan and the surrounding community. The

change in zoning would bring more choice use residential developments to the community and will be more predictable and consistent within the Area of Consistency. The development of this site will protect the character and security of this predominantly residential area. This zone change will not permit development that is significantly different from the existing character as opposed to if it were to stay zoned PD. The existing zoning has the potential to allow for incompatible uses within the community. This zone change will be advantageous to the community.

The Comprehensive Plan states that a key strategy for the City's Success is attracting young people as a key strategy for economic development and needs to be reflected in the housing policies of the City of Albuquerque. Millennials represent the largest segment of the local population and a growing part of the workforce. While most young families will likely choose to live in traditional detached homes, growing numbers will desire to live in cottage homes, townhomes, and intentional living communities. Our local housing stock needs to evolve to include more of these desired housing types. Beyond planning for Millennials, we must also be planning for Boomers the second largest generation in our region — whose housing preferences and needs are also expected to shift in the next two decades. In fact, of the growth in population expected by 2040 80 percent will be households without children. This signals a significant change from past housing preferences, and existing and anticipated housing stock in the Albuquerque area will not be sufficient if more of these households prefer housing options other than single-family homes, particularly if they want affordable rental options.

The Comprehensive Plan recognizes the need for expanding housing types for the ever changing population of Albuquerque. This zone change will be advantageous to the community.

Staff: The subject site is located within an Area of Consistency. The applicant states that the requested zone map amendment would be more advantageous to the community than the current PD zoning. While the uses would potentially be no different, the streamlined approval process for development in R-T could better suit development possibilities which would support Criterion C. The PD zoning is to serve unique development schemes which is not the case for this site. The surrounding zoning is R-1 which is not well suited to 5 one-acre lots and the townhouse zoning, which would be limited to buildings of no more than three units each, is still homogeneous with the residential character of the neighborhood. The application satisfies Criterion B for Areas of Consistency.

- C) If the proposed amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:
1. There was typographical or clerical error when the existing zone district was applied to the property.
 2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
 3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant: This criterion is not applicable as the proposed amendment is wholly in an Area of Consistency as shown on the ABC Comp Plan.

Staff: The subject site is not located within an Area of Change; no justification is required.

- D) The zone change does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.

Response: All uses permitted in the requested R-T zone are also permitted in the existing PD zone. PD uses are determined on a case-by-case basis; however, the negotiated uses are required to be shown on a Site Plan, reviewed and approved by the EPC, prior to development. The requested R-T zone permits a mix of single-family, two-family, and townhouse uses, as well as an efficient process of development. The area is largely characterized by residential uses and it would be advantageous to the existing residents for predictable residential uses to be located in the community and with the Area of Consistency.

The permissive uses between the PD zoning designation and the R-T zoning designation will be fewer, more limited and more controlled. None of the permissive uses would be harmful to the surrounding community. A majority of the permitted uses are also permitted on the adjacent and abutting properties. The uses will also be in line with the adjacent properties. For discussion, below is the outlined permissive uses in the R-T zone district as identified in Table 4-2-1 of the IDO (Allowable Uses):

R-T Permissive Uses

<i>Dwelling, single-family detached</i>	<i>Dwelling, cluster development</i>
<i>Dwelling, cottage development</i>	<i>Dwelling, two-family detached(duplex)</i>
<i>Dwelling, Townhouse</i>	<i>Community residential facility, small</i>
<i>Community center, library</i>	<i>Parks and open space</i>
<i>Religious institution</i>	<i>Community Garden</i>
<i>Residential Community amenity, indoors</i>	<i>Residential Community amenity, outdoors</i>
<i>Art Gallery</i>	<i>Drainage Facility</i>
<i>Electric utility</i>	<i>Major Utility, other</i>
<i>Solar energy generation</i>	

This property is underutilized and has stayed vacant. This zone map amendment will be a positive change as compared to if the property were to stay in its current condition. The proposed townhouses, categorized as low-density residential development, will be in line with the surrounding single-family developments, also categorized as low-density residential, within the community. This opportunity to develop will provide more residential housing for this area. Future development of this property will develop in accordance with dimensional standards within IDO Table 2-3-7.

This request will remove possible harmful uses adjacent to the single-family uses. This is a downsize zone request and will adequately mitigate any potential harmful impacts to adjacent properties, the neighborhood or community.

Staff: Within a PD zone district, uses and standards are applied on a case-by-case basis to reflect a negotiated agreement with the applicant. Allowable uses are negotiated but may not include any use that is not included in the table of uses within the city. The R-T zone will not allow harmful uses as explained by the applicant; however, those uses are clearly set out in the IDO for R-T. The justification satisfies the requirements of Criterion D.

- E) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet one of the following requirements:
1. Have adequate capacity to serve the development made possible by the change of zone.
 2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
 3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.

4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City- approved Development Agreement between the City and the applicant.

Response: The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meets requirement (1) because the City's existing infrastructure and improvements currently have adequate capacity to serve the development made possible by the zone change. The existing infrastructure includes but is not limited to water, sewer, roadways, and storm facilities. However, it is fully understood that the developer will be responsible for any on-site infrastructure costs.

Although the City's existing infrastructure and public improvements currently have adequate capacity to serve the existing development, the development of this site will fill the void of infrastructure on site and bring full connectivity with the development of sidewalks and any other onsite infrastructure that the city requires.

Staff: The applicant's justification is sufficient and shows that the City's existing infrastructure and public improvements will have adequate capacity to serve the development made possible by the change of zone (criterion E-1).

- F) The applicant's justification for the requested zone change is not completely based on the property's location on a major street.

Response: The justification for the Zoning Map Amendment provided herein is not based completely on the property's location on a major street, but rather on a preponderance of applicable Goals and Policies of the Comp Plan as outlined in the Policy Narrative. The policy analysis revealed that this request is consistent with the health, safety, and general welfare of the City. The downzoning will also remove potentially incompatible and harmful land uses from future development.

The subject site is located predominantly along a Local Urban Street (90th St and San Ygnacio RD) and partially along an Urban Major Collector (Sage RD). The development of this site will improve not only the community but the visualization factor that the Comp Plan, and the CPA emphasizes and is centered on. This request is also about upgrading the site for the surrounding residential community, while keeping the consistency in the surrounding area.

Staff: The justification for the request is not solely based on the property's location on a major street. The basis is connected more to providing a clearer and more predictable set of allowed uses, development standards, and path to development. It will also (potentially) lead to faster infill development of a large vacant parcel within a residential neighborhood.

The subject site is located predominantly along a Local Urban Street (90th St and San Ygnacio RD) and partially along an Urban Major Collector (Sage RD). The development of this site will improve not only the community but the visualization factor that the Comp Plan, and the CPA emphasizes and is centered on. This request is also about upgrading the site for the surrounding residential community, while keeping the consistency in the surrounding area.

- G) The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

Response: This justification is not based completely or predominantly on the cost of land or other economic considerations and are not the determining factor for this zone change request. The requested zone change will allow the development of denser housing options, thereby providing more housing choices in an area of Albuquerque currently underserved by such options. The subject site is located in Albuquerque's Southwest Mesa where the imbalance of affordable housing options instead of single-family homes poses a significant challenge for our future growth. On the whole, residents drive less if there are desirable housing options in areas with existing infrastructure.

Changing demographics pose both a challenge and opportunity for our region as preferences shift about the kinds of places we live we choose. The current limited variety in housing options fails to foster equitable opportunities in the housing market.

The justification provided an in-depth analysis of the applicable Goals and Policies the Comp Plan. There are a variety of different and applicable Goals and Policies that are consistent with the health, safety, and general welfare of the City. The proposed zone change is based on the intention to develop the site into townhouses, there are no economic considerations that are being considered in the justification. The R-T zone will stay consistent with the surrounding land uses and in the area.

Staff: The requested zone change is not predominantly driven by economic reasons. Economics do play a part as the change is requested for expediency in in design and approvals which will be less costly than designing a townhouse development through PD standards. The land has been in the family for decades so that the cost of the land is not a factor. The desire for a faster, more direct approval process, though having a degree of economic variables, is not based completely or predominantly on economic considerations.

- H) The zone change does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone") unless the change will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:
1. The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts.
 2. The site is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
 3. The nature of structures already on the premises makes it unsuitable for the uses allowed in any adjacent zone district.

Response: Application of the R-T zone in essence is a holdover from the pre IDO zoning. Since there was no transition from density based residential development which is what this property was, to the IDO, a designation of PD was given to the subject property. However, the intended uses remain the same. The designation of PD zoning from the transition pre IDO clearly states that the land use was clearly identifiable as low-density residential land use / development pattern of R-1 or R-T.

Planned Development Zones		Planned Development Zone Districts	
SU-1 PRD	Planned Residential Development	PD	Planned Development If land use was clearly identifiable as low-density residential land use / development pattern: R-1 or R-T.
R-D	Residential & Related Uses – Developing Area		
PC	Planned Community	PC	Planned Community

The requested change to R-T will clearly facilitate implementation of the ABC Comp Plan, as amended, as discussed in the preponderance of goals and policies further by the change.

This proposal qualifies under criteria (1) in that the site can function as a transition between the adjacent zone districts but more importantly, this proposal qualifies as a transition between the zoning prior to the IDO which did not have a mechanism for density based zoning to be applied to the IDO zones. The surrounding area is residential uses and the R-T zoning is much the same and is appropriate transition between R-T zoning and R-1B zoning. The R-T zone will protect the neighborhood in a greater way than the PD zone does. The permissive uses are greatly limited and are not considered harmful unlike the PD zoning. This in turn will benefit the surrounding neighborhoods functioning as a transition between adjacent zone districts. The R-T zoning is classified as a protected lot as well as all the surrounding adjacent lots. The R-T zone will fall in

line with the surrounding area. Additionally, the IDO classifies townhouses as a low-density residential development which will also be compatible with the surrounding uses.

This Zone Map Amendment will fall in line with the surrounding area and within an Area of Consistency. Area of Consistency is defined as “An area designated as an Area of Consistency in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where development must reinforce the character and intensity of existing development”. This request will not alter the very definition state above, nor will it disturb the surrounding zone districts. The development of this land will be compatible in scale and character with the surrounding area.

Staff: The current Zoning potentially allows for any land use, including the townhouses proposed for the site. This request is not for the purpose of allowing a change in use but rather a faster approval process. This zone map amendment would not count as a spot or strip zone due to its size of nearly five acres and its similar use (residential) to the surrounding areas. Were it to remain as PD the requested townhouse use could still be approved. The change also addresses criterion H- 1 as it is a transition from PD to the north and R-1 to the south.

IV. Agency & Neighborhood Concerns

Reviewing Agencies

City departments and other interested agencies reviewed this application from 1/25/2021 to 2/8/2021. Few agency comments were received.

Albuquerque Public Schools (APS) provided statistics of the overcrowded middle school in the area which may or may not be affected by development of this site.

Neighborhood/Public

The applicant notified property owners within 100 feet as required by the IDO for a Zone Map Amendment-EPC application. The applicant also notified the affected neighborhood associations, , Westgate Heights, Southwest Alliance of Neighborhoods (SWAN), Westside Coalition of Neighborhood Associations, and South Valley Coalition of Neighborhood Associations.

As of this writing no comments have been received from residents or neighborhood associations.

A neighborhood meeting was not requested by any of the notified neighborhood associations.

V. Conclusion

The request is for a zoning map amendment for an approximately 5-acre site located on the east side of 90th St SW., between San Ygnacio Rd. SW and Sage Rd. SW. The site is currently vacant and in an Area of Consistency, as designated in the ABC Comp Plan.

The zoning map amendment has been adequately justified pursuant to the IDO Review and Decision criteria in 6-7(F)(3). The request generally furthers a preponderance of Comprehensive Plan Goals and policies. The request for R-T would ease the development of a vacant site and utilize a currently vacant site in the area.

Property owners within 100 feet and the affected neighborhood associations, Westgate Heights, Southwest Alliance of Neighborhoods (SWAN), Westside Coalition of Neighborhood Associations, and South Valley Coalition of Neighborhood Associations, were notified as required.

Staff recommends approval.

Findings, Zoning Map Amendment (Zone Change)

Project #: 2021-004919, RZ: 2021-00004

1. The request is for a zoning map amendment (zone change) for an approximately 4.98-acre site known as all or a portion of Lots 1-A, 2-A-1, 2-A-2, 3-A, 4-A, Herrera Redivision, located on, 90th St. SW, between San Ygnacio Rd. SW, and Sage Rd. SW. The site is currently vacant.
2. The Environmental Planning Commission (EPC) is hearing this case because the EPC is required to hear all zone change cases, regardless of site size, in the City.
3. The subject site is zoned PD (Planned Development). The purpose of the PD zone district is to accommodate small- and medium-scale innovative projects that cannot be accommodated through the use of other base zone districts, provided that those projects are consistent with the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended and include standards that would not otherwise be required of the applicant in order to provide significant public, civic, or natural resource benefits. This zone district is applied on a case-by-case basis to reflect a negotiated agreement for uses and standards with the applicant. Allowable uses are negotiated on a case-by-case basis.
4. The applicant is requesting a zone change to R-T (Residential - Townhouse Zone District) which will permit the property owners to develop per IDO regulations in an efficient process rather than requiring an EPC-Site Plan. The purpose of the R-T zone district is to accommodate a mix of single-family, two-family, and townhouse uses, as well as limited civic and institutional uses to serve the surrounding residential area. The subject site is located within an Area of Consistency as designated in the Comprehensive Plan. The subject site is not located within a Protection Overlay Zone.
5. There is PD zoning to the north of the site. Lots to the south, east, and west of the subject site are zoned R-1.
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. The request generally furthers the following, applicable Comprehensive Plan Goals and policies in regards to Community Identity:

POLICY 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities. [ABC]

Respect existing neighborhood values and social, cultural, recreational resources. The rezoning to R-T zoning will respect the existing residential character of the surrounding neighborhood. R-T will encourage low-intensity residential development and prevent commercial development along a residential street.

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 requested zone map amendment to R-T from PD will reduce the possible uses of the site and allow for development more consistent with the surrounding area which is largely single-family residential.

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

The application supports Policy 4.1.4 as it will remove commercial development, which is located half a mile to the west, while providing a variety within the housing stock of the area.

8. The request generally furthers the following, applicable Comprehensive Plan Goals and policies in regards to Land Use:

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

POLICY 5.2.1- Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods. [ABC]

- a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.
- h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.
- k) Discourage zone changes to detached single-family residential uses on the West Side.
- n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The application encourages development comparable with the residential character of the surrounding area while discouraging additional detached single-family residential uses. It will also facilitate the development of a large vacant lot and put it to productive use.

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

The proposal supports development in an area with existing infrastructure. The ultimate development of the site will also provide a completed sidewalk for the public good.

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

The site is served by existing city infrastructure. R-T zoning of the site will promote a simplified development process on a site requiring no new city service expansion.

C. 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.

The issue of job/housing balance on the west side is not one that will be solved with small developments such as this request. There is some retail employment within a half a mile of the site and a housing project other than detached single-family could serve this employment market.

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

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

Infrastructure is available around the site as are basic service.

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

A mixed-use development would not be well suited to this site as there is not an employment center nearby.

- c) See Housing Goal 9.1 for policies about housing supply and affordability.

This request addresses policies for housing supply affordability. (See Goal 9.1)

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

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

This site was original zoned residential 9 du per acre. In the IDO it was converted to PD. The 98th/Gibson Comprehensive Plan Center is located less than 1.5 miles southwest of the subject site. A smaller commercial area is located .5 miles to the west along Sage Road. These areas provide for commercial and office uses along a Community Principal Arterial road and satisfy Policy 5.4.2.

POLICY 5.6.3 - Area of Consistency: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

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

R-T zoning would allow for development of appropriately scaled buildings and use within the IDO design standards for areas of consistency.

- d) In areas with predominantly single-family residential uses, support zone changes that help align the appropriate zone with existing land uses.

The surrounding area, most significantly across 90th St., is detached single-family residential. The potential commercial uses allowed in the current PD zoning are not suited to this strictly residential street. R-T zoning will maintain the small intensity residential character of the area and allow some variety in that residential offering.

- 9. The request generally furthers the following, applicable Comprehensive Plan Goals and policies in regards to Housing:

POLICY 9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households. [ABC]

The addition of townhomes in the area will provide variety in the housing stock which is currently all detached single-family houses. This supports Policy 9.1.1.

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

The introduction of townhouses will provide for a mixed-income housing option not currently available. This supports Policy 9.1.2.

POLICY 9.2.1 Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design, and relationship to the street. [ABC]

The request furthers Policy 9.2.1 by promoting low intensity housing along a residential street that has immediate access to detached single-family homes.

- 10. The applicant has adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 6-7(F)(3)-Review and Decision Criteria for Zoning Map Amendments, as follows:

- a) Criterion A: Consistency with the City's health, safety, and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan

Goals and Policies (and other plans if applicable) and does not significantly conflict with them. The applicant has adequately demonstrated, in policy-based response, that the request would be consistent with the City's health, safety, and general welfare.

- b) Criterion B: The proposed amendment is located wholly in an Area of Consistency. The existing zoning is inappropriate because a different zone district is more advantageous to the community as articulated by the ABC Comp Plan.

The requested zone map amendment would be more advantageous to the community since many of the ABC Comp Plan goals and policies will be furthered as articulated in the policy analysis section. While the uses would potentially be no different, the streamlined approval process for development in R-T could better suit development possibilities which would support Criterion C. The PD zoning is to serve unique development schemes which is not the case for this site. The surrounding zoning is R-1 which is not well suited to 5 one-acre lots and the townhouse zoning, which would be limited to buildings of no more than three units each, is still homogeneous with the residential character of the neighborhood.

- (c) Criterion C: The proposed amendment is located wholly in an Area of Consistency so this criterion does not apply.

- (d) Criterion D: None of the permissive uses in the R-T zone will be harmful to the adjacent property, neighborhood, or community.

All uses permitted in the requested R-T zone are also permitted in the existing PD zone. PD uses are determined on a case-by-case basis; however, the negotiated uses are required to be shown on a Site Plan, reviewed and approved by the EPC, prior to development.

- (e) Criterion E: The City's existing infrastructure and public improvements currently have adequate capacity to serve the proposed development.

- (f) Criterion F: The justification for the request is not solely based on the property's location on a major street. The basis is connected more to providing a clearer and more predictable set of allowed uses, development standards, and path to development. It will also (potentially) lead to faster infill development of a large vacant parcel within a residential neighborhood.

(g) Criterion G: The justification is not based completely or predominantly on the cost of land or economic considerations. Economics do play a part as the change is requested for expediency in design and approvals for developing under R-T zoning which will be less costly than designing a townhouse development through PD standards. The land has been in the family for decades so that the cost of the land is not a factor.


(h) Criterion H: Application of the R-T zone may constitute a spot zone because it is different from the surrounding zones to the north, east, south and west. The requested change to R-T will clearly facilitate implementation of the ABC Comp Plan, as amended, as discussed in the preponderance of goals and policies further by the change.

The current Zoning potentially allows for any land use, including the townhouses proposed for the site. This request is not for the purpose of allowing a change in use but rather a faster approval process. This zone map amendment would not count as a spot zone due to its size of nearly five acres and its similar use (residential) to the surrounding areas. The change also addresses criterion H- 1 as it is a transition from PD to the north and R-1 to the south.

12. The applicant's policy analysis adequately demonstrates that the request generally furthers a preponderance of applicable Goals and Policies in the Comprehensive Plan and does not significantly conflict with it. Based on this demonstration, the proposed zone category would be more advantageous to the community than the current zoning.
13. The applicant notified property owners within 100 feet as required by the IDO for a Zone Map Amendment-EPC application. The applicant also notified the affected neighborhood associations, Westgate Heights, Southwest Alliance of Neighborhoods (SWAN), Westside Coalition of Neighborhood Associations, and South Valley Coalition of Neighborhood Associations.
14. As of this writing, there are no letters in support of or opposition to this request.

Recommendation – RZ-2021-00004, February 18, 2021

APPROVAL of Project #: 2021-004919, RZ-2021-00004, a request for Zoning Map Amendment from PD to R-T for all or a portion of Lots 1-A, 2-A-1, 2-A-2, 3-A, 4-A, Herrera Redivision, a site of approximately 4.98 acres, based on the preceding Findings.


Leslie Naji
Senior Planner

Notice of Decision cc list:

(List to be compiled after final decision)

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Long Range Planning

Zoning/Code Enforcement

PR-2020-004919 RZ-2021-00004 Zoning Map Amendment (Zone Change) –
No Comment

Metropolitan Redevelopment

CITY ENGINEER

Transportation Development

Hydrology

(text)

DEPARTMENT OF MUNICIPAL DEVELOPMENT (DMD)

Transportation Planning

Project #2020-004919/RZ-2021-00004 – Zoning Map Amendment (Zone Change)

No Comments

Traffic Engineering Operations

Street Maintenance

RECOMMENDED CONDITIONS FROM THE CITY ENGINEER:

(text)

WATER UTILITY AUTHORITY

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/PLANNING

SOLID WASTE MANAGEMENT DEPARTMENT

TRANSIT DEPARTMENT

Transit Department Review of EPC Case 2021-004919, Case RZ-2021-00004

90th Street and San Ygnacio

RZ-2021-00004 – Zone Map Amendment (Zone Change)

- No objection to the request.

FIRE DEPARTMENT

COMMENTS FROM OTHER AGENCIES

ALBUQUERQUE & BERNALILLO COUNTY WATER UTILITY AUTHORITY

PR-2021-004919

RZ-2021-00004 Zoning Map Amendment (Zone Change)

No adverse comment to the proposed zone change.

ALBUQUERQUE PUBLIC SCHOOLS

1. Project #2021-004919

- a. EPC Description: RZ-2021-00004 – Zoning Map Amendment (Zone Change).

- b. Site Information: Herrera Redivision, Lots 1-A, 2-A-2, 2-A-1, 3-4, and 4-A.
- c. Site Location: Located between 90th Street NW and San Ygnacio Road NW.
- d. Request Description: Amend the current zoning from PD to R-T to facilitate future development of unspecified number of townhouse residences.
- e. **Case comments: Site is located approximately one-quarter mile from Edward Gonzales Elementary School. Residential construction at this location will impact Helen Cordero K-2 Primary School, Edward Gonzales Elementary School, Truman Middle School, and Atrisco Heritage Academy High School. Truman Middle School and Atrisco Heritage Academy High School operate over-capacity. Development will be a strain on these schools.**

School	2019-2020 Enrollment	Facility Capacity	Space Available
Helen Cordero K-2 Primary School	488	617	129
Edward Gonzales Elementary School	500	572	72
Truman Middle School	1,036	900	-136
Atrisco Heritage Academy	2,321	2,250	-71

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)

PR-2021-004919/RZ-2021-00004 – Zoning Map Amendment (Zone Change)

Lots 1-A, 2-A-2, 2-A-1, 3-4, 4-A, Herrera Redivision: (L-09)

- No adverse comments.

BERNALILLO COUNTY

PR-2021-004919 RZ-2021-00004

Zoning Map Amendment (Zone Change)

COMMENTS:

No adverse comment to zone change.

For information purposes only: Proposed development is not anticipated to have an traffic impacts on Bernalillo County roads and intersections. The site is approximately 1.5 miles from the nearest Bernalillo County intersection at Sage Rd. and Coors Blvd.

MID-REGION COUNCIL OF GOVERNMENTS (MRCOG)

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

(TEXT)

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

PUBLIC SERVICE COMPANY OF NEW MEXICO

PR-2021-004919 RZ-2021-00004

Zoning Map Amendment (zone change)

PNM COMMENT

Information:

There is an existing PNM facility abutting the site along sage road sw. The applicant should contact PNM's new service delivery department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at www.pnm.com/erequest for PNM to review.

ANY OTHER AGENCY THAT COMMENTED

PICTURE PAGES



Figure 1: View of site from southwest corner looking northeast.



Figure 2: View of site from west looking



Figure 3: View of site from northwest corner looking southeast.

ZONING

2-3(D) RESIDENTIAL – TOWNHOUSE ZONE DISTRICT (R-T)

2-3(D)(1) Purpose

The purpose of the R-T zone district is to accommodate a mix of single-family, two-family, and townhouse uses, as well as limited civic and institutional uses to serve the surrounding residential area. Other allowable uses are shown in Table 4-2-1.



2-3(D)(2) Use and Development Standards

Table 2-3-7: R-T Zone District Dimensional Standards Summary

See Table 5-1-1 for complete Dimensional Standards

Development Type		Single- or Two-family Detached	Townhouse or Other Allowable Use
Site Standards			
A	Lot size, minimum	3,500 sq. ft.	2,200 sq. ft.
B	Lot width, minimum	35 ft.	22 ft.
C	Usable open space, minimum	N/A	
Setback Standards			
D	Front, minimum	10 ft.	
E	Side, minimum	Interior: 5 ft. / Street side: 10 ft. UC-MS-PT: 0 ft.	
F	Rear, minimum	15 ft.	
Building Height			
G	Building height, maximum	26 ft.	

Table 2-3-8: Other Applicable IDO Sections

Overlay Zones	Part 14-16-3
Allowable Uses	14-16-4-2
Use-specific Standards	14-16-4-3
Dimensional Standards	14-16-5-1
Site Design and Sensitive Lands	14-16-5-2
Access and Connectivity	14-16-5-3
Subdivision of Land	14-16-5-4
Parking and Loading	14-16-5-5
Landscaping, Buffering, and Screening	14-16-5-6
Walls and Fences	14-16-5-7
Outdoor and Site Lighting	14-16-5-8
Neighborhood Edges	14-16-5-9
Solar Access	14-16-5-10
Building Design	14-16-5-11
Signs	14-16-5-12
Operation and Maintenance	14-16-5-13

2-6 PLANNED DEVELOPMENT ZONE DISTRICTS

2-6(A) PLANNED DEVELOPMENT ZONE DISTRICT (PD)

2-6(A)(1) Purpose

The purpose of the PD zone district is to accommodate small- and medium-scale innovative projects that cannot be accommodated through the use of other zone districts, provided that those projects are consistent with the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended and include standards that would not otherwise be required of the applicant in order to provide significant public, civic, or natural resource benefits. This zone district is applied on a case-by-case basis to reflect a negotiated agreement for uses and standards with the applicant. Allowable uses are negotiated on a case-by-case basis but may not include any use that is not included in Table 4-2-1.

2-6(A)(2) Other Standards

Table 2-6-1: Other Applicable IDO Sections	
Overlay Zones	Part 14-16-3
Allowable Uses	As negotiated from among those listed in Section 14-16-4-2
Use-specific Standards	Section 14-16-4-3 unless varied in the PD approval process
Dimensional Standards Tables and Exceptions	As applicable to the most similar use or district as shown in Section 14-16-5-1, unless different standards are approved in the PD approval process
Site Design and Sensitive Lands	Section 14-16-5-2 unless varied in the PD approval process
Access and Connectivity	Section 14-16-5-3 unless varied in the PD approval process
Subdivision of Land	Section 14-16-5-4 unless varied in the PD approval process
Parking and Loading	Section 14-16-5-5 unless varied in the PD approval process
Landscaping, Buffering, and Screening	Section 14-16-5-6 unless varied in the PD approval process
Walls and Fences	Section 14-16-5-7 unless varied in the PD approval process
Outdoor and Site Lighting	Section 14-16-5-8 unless varied in the PD approval process
Neighborhood Edges	Section 14-16-5-9 unless varied in the PD approval process
Solar Acces	Section 14-16-5-10 unless varied in the PD approval process
Building Design	Section 14-16-5-11 unless varied in the PD approval process
Signs	Section 14-16-5-12 unless varied in the PD approval process
Operation and Maintenance	Section 14-16-5-13 unless varied in the PD approval process

2-6(A)(3) Eligibility for Rezoning to PD

- 2-6(A)(3)(a) A PD zone district must contain at least 2 but less than 20 contiguous acres of land.
- 2-6(A)(3)(b) A Site Plan – EPC that specifies uses, site standards, and development standards shall be reviewed and decided in conjunction with the review and decision of the zone change request pursuant to Subsection 14-16-6-7(G) (Zoning Map Amendment – EPC) or Subsection 14-16-6-7(H) (Zoning Map Amendment – Council), as applicable.
- 2-6(A)(3)(c) A PD zone district will not be accepted or approved for any proposed development that could be achieved in substantially the same form through the use of one or more zone districts and/or Overlay zones.

2-6(A)(4) Allowable Uses

- 2-6(A)(4)(a) A PD zone district may contain any combination of uses listed in Table 4-2-1, except those that require NR-SU zoning, for all or part of the PD zone district, provided that those uses do not create significant adverse impacts on nearby existing neighborhoods, City parks or trails, or Major Public Open Space.
- 2-6(A)(4)(b) All allowable uses are subject to the Use-specific Standards listed for that use in Section 14-16-4-3 unless modified by the Site Plan – EPC associated with the PD zone district approval.

2-6(A)(5) Single-family Development

For PD zone districts that show a clear pattern of single-family residential platting or land use based on a pre-IDO approval, the property owner may apply for a Site Plan – Administrative pursuant to Subsection 14-16-6-5(G) for low-density residential development that maintains the pattern of development in the surrounding subdivision.

2-6(A)(6) Development and Form Standards

- 2-6(A)(6)(a) All development in the PD zone district shall be subject to the provisions of Part 14-16-5 (Development Standards) for the type of use or structures in the approved Planned Development, unless those standards are modified by the Site Plan – EPC associated with the PD zone district approval.
- 2-6(A)(6)(b) A PD zone district approval may not reduce requirements in Section 14-16-5-9 (Neighborhood Edges) designed to protect abutting properties from potential adverse impacts of development.
- 2-6(A)(6)(c) A PD zone district approval may not reduce requirements in Subsection 14-16-5-2(J) (Major Public Open Space Edges) designed to protect Major Public Open Space properties from potential adverse impacts of development.

2-6(A)(7) Provisions for Specific Areas

Specific provisions and regulations applicable to each approved PD zone district are on file at the City Planning Department.

APPLICATION



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	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<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 Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input checked="" type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Mr. John Herrera and Family		Phone:
Address: 1621 Bluffside PL NW		Email:
City: Albuquerque	State: NM	Zip: 87105
Professional/Agent (if any): Modulus Architects, Inc. C/O Angela Williamson, CEO		Phone: (505) 338-1499
Address: 100 Sun Ave. NE Suite 600		Email: awilliamson@modulusarchitects.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Agent	List all owners: Mr John Herrera and Family	

BRIEF DESCRIPTION OF REQUEST

Amend the current zoning from PD to R-T.

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

Lot or Tract No.: 1-A, 2-A-2, 2-A-1, 3-A, 4-A	Block:	Unit:
Subdivision/Addition: Herrera Redivision	MRGCD Map No.:	UPC Code: 100905636305740210, 100905636703640209, 100905636902440208, 100905637100940215, 100905536650212602
Zone Atlas Page(s): L-09-Z	Existing Zoning: PD	Proposed Zoning: R-T
# of Existing Lots: 5	# of Proposed Lots: 5	Total Area of Site (acres): +/- 4.98

LOCATION OF PROPERTY BY STREETS

Site Address/Street: N/A Albuquerque NM 87121	Between: 90th ST	and: San Ygnacio RD
-----------------------------------------------	------------------	---------------------

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

1005176

Signature: Regina Okoye	Date: 1/7/2021
Printed Name: Regina Okoye	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

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? _____ 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
- ☒ Traffic Impact Study (TIS) form (*not required for Amendment to IDO Text*)
- ☒ 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**

- ___ 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)
- ___ 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
 - ___ 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: Regina Okoye

Date: 1/7/2021

Printed Name: Regina Okoye

☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Project Number:

Case Numbers

-

-

-

Staff Signature:

Date:



Pre-application Review Team (PRT) Meeting

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).

SUMMARY

PRT Meetings are an opportunity for prospective applicants to discuss development proposals in an informal setting with staff from all relevant Planning Department Divisions. City staff provide advice about relevant City policies, standards, and processes for most requests, including:

- Site Plans (Administrative, DRB, or EPC)
- Master Development Plans and Framework Plans
- Amendments to approved Site Plans
- Conditional Use Approvals
- Variances
- Annexations
- Zoning Map Amendments

PRT Meetings **do not** include review of proposals for subdivisions or street vacations. Please email devhelp@cabq.gov for information about these actions.

PRT Meetings include City Planning Department staff representatives from Current Planning, Transportation, and Code Enforcement. A representative for the Fire Marshall attends these meetings on Tuesdays. Attendance of other staff can be requested and is subject to availability.

A Pre-application Meeting is required for some applications. (See Table 6-1-1 in the IDO.) PRT Meeting notes submitted with an application fulfill this requirement, and a \$50 fee will be charged as part of the application.

More information:

- PRT Information, Schedule, and Deadlines: <http://www.cabq.gov/planning/urban-design-development/pre-application-review-team-meetings>
- Zone Atlas pages: <http://www.cabq.gov/planning/agis-maps/maps-for-the-public>
- Forms: <http://www.cabq.gov/planning/online-forms>
- Maps: <http://www.cabq.gov/planning/agis-maps/maps-for-the-public>
- Planning Department requirements and processes: <http://www.cabq.gov/planning>

APPOINTMENTS

Requests for appointments must be submitted to the Planning Department in order to be scheduled for a PRT Meeting. The PRT information page linked above has the PRT Meeting schedule and request deadline. For the most accurate and comprehensive responses, please complete the request as fully as possible and submit any relevant information, including site plans, sketches, and prior approvals.

Appointments will only be scheduled once a completed request form and Zone Atlas page have been submitted. Due to high demand, we do not reserve time slots without a completed request.

Send your completed request form, Zone Atlas page with the property location marked, and any other relevant information via email to Geraldine Delgado at gdelgado@cabq.gov. The form can be printed, filled out, and scanned to be submitted or downloaded to be filled out and emailed as an electronic form.

Geraldine Delgado will confirm your appointment time. You can contact her at 505-924-3860 with questions.

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.

Official Use only

PA#: 20-263 Received By: Diego Ewell Date: 12/30/2020

APPOINTMENT DATE & TIME: N/A

Applicant Name: Modulus Architects Inc. Phone#: 505-338-1499 Email: awilliamson@modulusarchitect

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: 4.98 acres Existing Zoning: PD Proposed Zoning: R-T

Previous case number(s) for this site: N/A

Applicable Overlays or Mapped Areas: N/A

Residential – Type and No. of Units: TBD - Low density town homes

Non-residential – Estimated building square footage: N/A No. of Employees:

Mixed-use – Project specifics: N/A

LOCATION OF REQUEST:

Physical Address: N/A ALBUQUERQUE NM 87121 - se Zone Atlas Page (Please identify subject site on the map and attach) L-09-Z

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

Zone Map Amendment for R-ML to allow 2 story town homes.

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

Legal Description: LT 4-A REPL OF LTS 1, 2, 3 & 4 TOGETHER WITH AN ELY 5 FT VACATED POR OF 90TH ST SW
(NOW COMPR LTS 1-A, 2-A, 3-A & 4-A) HERRERA REDIV CONT

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-263 Date: 1/4/21 Time: N/A (sent via email to awilliamson@modulusarchitects.com)

Address: 90th ST SW & San Ygnacio SW

AGENCY REPRESENTATIVES

Planning: Linda Rumpf (lrumpf@cabq.gov)

Zoning/Code Enforcement: Carl Garcia (cagarcia@cabq.gov)

Fire Marshal: Bob Nevárez (rnevarez@cabq.gov) or call 505-924-3611 (if needed)

Transportation: Nilo Salgado (nsalgado-fernandez@cabq.gov)

Hydrology: Ernest Armijo, P.E. (earmijo@cabq.gov)

Solid Waste: Herman Gallegos (hgallegos@cabq.gov)

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: Zone Map Amendment for R-ML to allow 2 story town homes.

SITE INFORMATION:

Zone: PD to R-T

Size: 4.98 acres

Use: Vacant

Overlay zone: x

Comp Plan Area of: Consistency

Comp Plan Corridor: x

Comp Plan Center: x

MPOS or Sensitive Lands: x

Parking: 5-5

MR Area: x

Landscaping: 5-6

Street Trees: 5-6(D)(1)

Use Specific Standards: Allowable Uses, Table 4-2-1

Dimensional Standards: Table 5-1-1: Residential Zone District Dimensional Standards

*Neighborhood Organization/s: South West Alliance of NAs (SWAN Coalition), Westside Coalition of NAs,
South Valley Coalition of NAs

**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: 6-7-(G) Zone map amendment EPC

Review and Approval Body: EPC Is this a PRT requirement? Yes

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-263 Date: 1/4/21 Time: N/A (sent via email)

Address: 90th ST SW & San Ygnacio SW

NOTES:

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

Legal Description: LT 4-A REPL OF LTS 1, 2, 3 & 4 TOGETHER WITH AN ELY 5 FT VACATED POR
OF 90TH ST SW (NOW COMPR LTS 1-A, 2-A, 3-A & 4-A) HERRERA REDIV CONT

See the **Integrated Development Ordinance**

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

New Public Notice Forms

We have created forms for all email/mailed public notice and for Pre-submittal Neighborhood Meetings. Please complete these forms for public notice:

- [Neighborhood Meeting](#) or <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>
- [Public Notice](#) or <http://www.cabq.gov/planning/urban-design-development/public-notice>

Records requests

To request a site plan and/or Notice of Decision, please use ABQ Records web page:

<https://www.cabq.gov/clerk/public-records>

Please include the site's address and the Case Tracking #s (see Zoning Comments) in your request.

Requests to Inspect Public Records

Any person may submit their request to inspect public records to the Office of the City Clerk by clicking on the following link to request records using our ABQ Records portal. <https://cabq.nextrequest.com/>

This enables us to respond to requests in the order in which they are received. Plus, it's a better way to share large files.

- Linda Rumpf, lrumpf@cabq.gov

File Submittal

For Administrative Amendments, DRB, EPC, hydrology and traffic submittals, e-mail electronic files to PLNDRS@cabq.gov. For questions about an application submittal or the submittal process itself, please contact Jay Rodenbeck at jrodenbeck@cabq.gov and/or to Maggie Gould at mgould@cabq.gov.

For other questions, please contact the Planning representative at the top of the PRT Notes.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-263 Date: 1/4/21 Time: N/A (sent via email)

Address: 90th ST SW & San Ygnacio SW

For Building Safety Plan Review, contact Building Safety at 924-3963. Website:

<https://www.cabq.gov/planning/building-safety-permits>

Zoning Comments

- Address: 910 90TH ST SW
Lot: 2A2 Block: 0000
Subdivision: HERRERA REDIVISION
- 1005176 – Final plat approval – doesn't impact this project
- Type: Consistency
- IDO Zoning: PD
- DRB-97-377 – Sketch plat

IDO sections be aware of in R-T zone district

- R-T, Residential Townhouse
- Use specific standard - 4-3(B)(5) Dwelling, Townhouse
- 4-3(B)(5)(c) For properties on which the rear or side lot line abuts an R-A or R1 zone district or on which the rear lot line is across an alley from an R-A or R-1 zone district, no townhouse dwelling may contain more than 3 dwelling units.**
- **Dwelling, Townhouse-Definition**
A group of 3 or more dwelling units divided from each other by vertical common walls, each having a separate entrance leading directly to the outdoors at ground level. For the purposes of this IDO, this use is considered a type of low-density residential development, whether the townhouses are platted on separate lots or not. See also Development Definitions for Low density Residential.
- **Low-density Residential Development-Definition**
Properties with residential development of any allowable land use in the Household Living category in Table 4-2-1 other than multi-family dwellings. Properties with small community residential facilities are also considered low-density residential development. Properties that include other uses accessory to residential primary uses are still considered low-density residential development for the purposes of this IDO. See also Dwelling Definitions for Dwelling, Cluster Development; Dwelling, Cottage Development; Dwelling, Live-work; Dwelling, Single-family Detached; Dwelling, Townhouse; and Dwelling, Two-family Detached (Duplex);
Manufactured Home, and Other Uses Accessory to Residential Primary Uses.
- Dimensional standards per Table 5-1-1
- Parking per Table 5-5-1
- 5-9 Neighborhood edges applies

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-263 Date: 1/4/21 Time: N/A (sent via email)

Address: 90th ST SW & San Ygnacio SW

- *Second-story additions and portions of buildings over 15 feet in height shall be stepped back a minimum of 6 feet from the front façade in the following small areas, as noted – please check with Zoning on this.*

Process

- **6-7-(G) Zone map amendment EPC**

As always, if the applicant has specific questions pertaining to zoning and/or the development standards they are encouraged to reach out to the zoning counter at 505-924-3850 option 8.

Transportation Development comments

For additional information contact Jeanne Wolfenbarger (924-3991) for any type of vacation action.

Verify if minimum right-of-way width requirements from the DPM are met for 90th Street. The developer will be responsible for curb and sidewalk along entire site frontage.

*General Comments below:

Curb Cuts

- Follow DPM guidelines for residential and commercial curb cuts.
- Residential curb cut requirements – (12 feet to 22 feet wide for residential, 30 feet only if there is a 3-car garage or parking for RV)
- Location of drive with respect to intersection depends on classification of the street. (See attached table.) Classification of street is according to the Long Range Master Plan developed by MRCOG.

Clear Sight Triangle at Access Points and Intersections

- Clear sight triangle (See attached hand-outs.) Nothing opaque should be in the triangle.

Private Site and Parking Lot Design

- Follow DPM and IDO Guidelines for Site and Parking Lot Design. Current ADA standards must be followed including required number of handicapped parking spaces and drive aisles, ADA access to public right-of-way, and ADA access to on-site buildings.
- See the Traffic Circulation Layout (TCL) Checklist. A TCL is required for any change or addition to a building > 500 sq. ft. or if the parking or circulation is changed. (This includes a repaving of parking lot.) Drawing must be stamped by a registered engineer or architect.
- When developing a parking lot layout, include all dimensioning for construction purposes. Also include all curb, curb ramp and signage details.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-263 Date: 1/4/21 Time: N/A (sent via email)

Address: 90th ST SW & San Ygnacio SW

- Parking Calculations must be provided and per the requirements in the IDO. Number of vehicular spaces, motorcycle spaces, and bicycle spaces shall be specified and follow IDO requirements.
- Demonstrate queuing capacity when needed in situations such as for drive-thru facilities. It is imperative to demonstrate that the queuing will not block accessways to the site or cause vehicles to back into the main roadway. Also, provide necessary one-way signage and pavement markings.
- Shared access/parking agreement is required if access/parking is shared with parking lot adjacent to site. (This can be established on a plat if submittal of a plat is required or by an agreement.)
- Existing driveways that are not being used are required to be removed and replaced with standard curb and sidewalk to match existing.

Traffic Studies and Traffic Signals

1. See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination.
2. A proposed new traffic signal needs to A) follow guidelines for traffic signal spacing, B) meet the requirements for a traffic signal warrant study to be in operation and C) be approved by both Planning and by Traffic Operations.

Platting and Public Infrastructure Requirements for Roadways

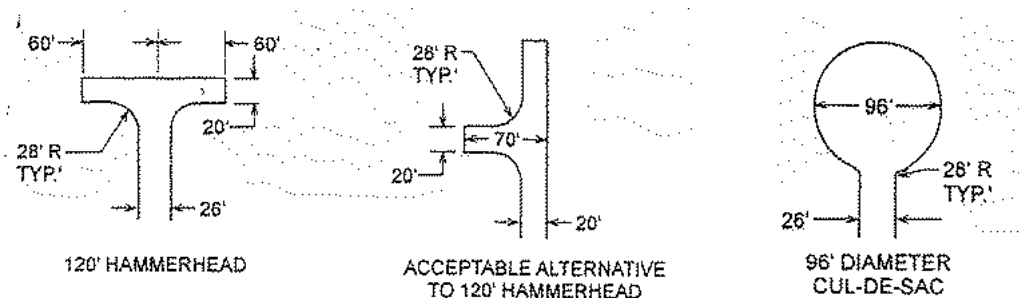
1. When submitting to DRB, all public roadway improvements that are required shall be shown on an infrastructure list. Public improvements must be included on a public work order set of drawings.
2. All public roadway facilities must be within public right-of-way including the entire width of the public sidewalk, all public curb ramps, overhead utilities, traffic signals and lighting, etc.
3. Curb and sidewalk is required along entire frontage of property. Follow IDO/DPM for specific width requirements.
4. There is a Bikeway Master Plan that is prepared MRCOG which lays out proposed bicycle facilities including bicycle trails, bike lanes, and bike routes. The site would be required to provide such facilities along the site frontage if they have not been constructed yet. Right-of-way dedication would likely be required.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-263 Date: 1/4/21 Time: N/A (sent via email)

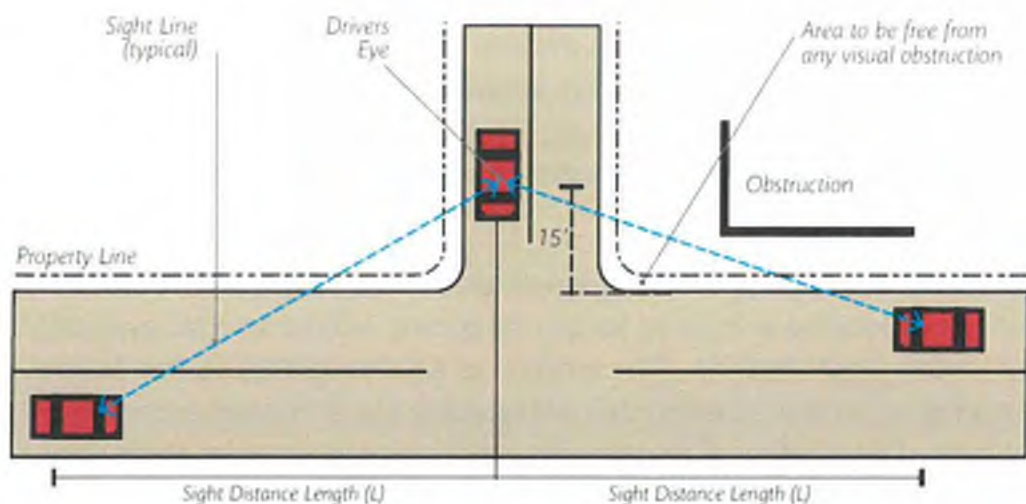
Address: 90th ST SW & San Ygnacio SW

5. Depending on site's use of an adjacent alleyway and on type of use for proposed site, alleyway improvements are required. This would include paving and/or proper right-of-way dedication to meet current width standards.
6. Follow DPM and MRCOG's Long Range Master Plan for roadway width requirements. Provide roadway cross-section. (New roadway requirements and roadway widening is also coordinated with Department of Municipal Development, depending on what plans or projects they may have on a specific roadway.)
7. If private road is over 150' long, the turnaround shall be per fire code dimensions. Fire Marshall Approval and Solid Waste Approval is required on all site layouts. For dead-ends, see options below for space dedicated to turn-arounds:



8. For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.
9. Due to sight distance concerns and to construct sufficient curb ramps, right-of-way dedication is required to add curves to corners of properties at intersections if they are not already developed. See Table 23.3 of the DPM.
10. Any private structures that are located within public right-of-way such as fences and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment.

If you would have additional questions or would like to schedule a follow-up conference call meeting please contact Linda Rumpf at lrumpf@cabaq.gov

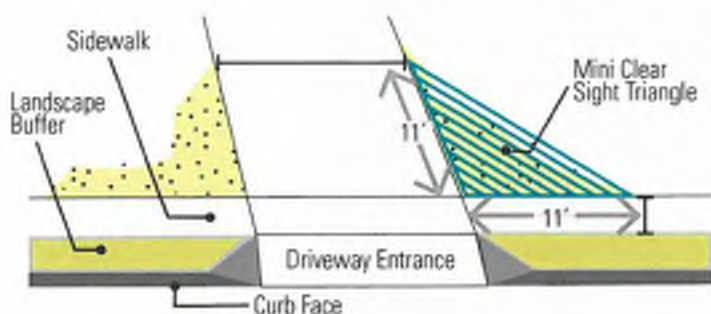
Figure 3.9.5-2 Intersection Sight Distance**Table 3.9.5-2 Minimum Intersection Sight Distance**

Speed Limit (mph)	Minimum Intersection Sight Distance (ft)					
	2 Lane Undivided		3 Lane Undivided or 2 Lane Divided w/ 12' Median		4 Lane Undivided	
	Left Turn	Right Turn	Left Turn	Right Turn	Left Turn	Right Turn
20	230	200	240	200	250	200
25	280	240	300	240	320	240
30	340	290	360	290	380	290
35	390	340	420	340	440	340
40	450	390	480	390	500	390
45	500	430	530	430	570	430
50	560	480	590	480	630	480

3.9.5.4 Mini Clear Sight Triangle

Driveways need to maintain the mini sight triangle as shown in Figure 3.9.5-3. This triangle starts at the sidewalk and measures 11 feet on a side.

Figure 3.9.5-3 Mini Clear Sight Triangle



3.9.5.5 Visibility for Site Entrances and Driveways

Site entrances and driveways shall be designed to preserve the clear sight triangle free of visual obstruction as described in section 3.9.5.3 and 3.9.5.4 above.

3.9.5.6 Sight Distance Note

The following note is required in all site plans: Landscaping, signage, walls, fences, trees, and shrubbery between three (3') and eight feet (8') tall (as measured from the gutter pan) are not allowed within the clear sight triangle.

3.9.5.7 Objects Permitted in the Clear Sight Triangle

Objects, that may be located in the sight triangle, include, but are not limited to, hydrants, utility poles, utility junction boxes, and traffic control devices provided these objects are located to minimize visual obstruction. Objects under eight inches (8") wide may be allowed.

City of Albuquerque
Environmental Planning Commission
Plaza Del Sol, 600 Second Street NW
Albuquerque, NM 87102

RE: AGENT AUTHORIZATION NOTICE – ZONE MAP AMENDMENT REQUEST – SEC OF 90TH AND SAN YGNACIO, ALBUQUERQUE NM 87121

To Whom It May Concern,

Mr. John Herrera and Family hereby authorizes Angela Williamson, CEO with Modulus Architects, Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the property located at the SEC of 90th St and San Ygnacio, Albuquerque NM, 87121 and legally described as:

LOT 1-A:

LT 1-A REPL OF LTS 1, 2, 3 & 4 TOGETHER WITH AN ELY 5 FT VACATED POR OF 90TH ST SW (NOW COMPRISING LT 1-A, 2-A, 3-A & 4-A) HERRERA REDIVISION CONT 0.8967 AC M/L OR 39,060 SF M/L

Lot 2-A-2:

LT 2-A-2 PLAT OF LOTS 2-A-1 & 2-A-2 HERRERA REDIVISION CONT 1.0242 AC

Lot 2-A-1:

LT 2-A-1 PLAT OF LOTS 2-A-1 & 2-A-2 HERRERA REDIVISION CONT 1.0242 AC

Lot 3-A:

LT 3-A REPLAT OF LTS 1, 2, 3 & 4 TOGETHER WITH AN ELY 5 FT VACATED PORT OF 90TH ST SW NOW COMPR LOTS 1-A, 2-A, 3-A, & 4-A HERRERA REDIVISION CONT 1.0245 AC

Lot 4-A:

LT 4-A REPL OF LTS 1, 2, 3 & 4 TOGETHER WITH AN ELY 5 FT VACATED POR OF 90TH ST SW (NOW COMPR LOTS 1-A, 2-A, 3-A & 4-A) HERRERA REDIV CONT 1.0214 AC M/L

This authorization is valid until further written notice from Mr. John Herrera and Family or Angela Williamson, CEO with Modulus Architects, Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request for the Environmental Planning Commission.

Sincerely,

Mr. John Herrera and Family
1612 Bluffside PL NW
Albuquerque NM 87105



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: _____

Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: L-09-Z DRB#: 1005176 EPC#: _____ Work Order#: _____

Legal Description: LOT 1-A, LOT 2-A-2, LOT 2-A-1, LOT 3-A, LOT 4-A

Development Street Address: N/A ALBUQUERQUE NM 87121(SEC of 90th ST and San Ygnacio RD)

Applicant: Modulus Architects Contact: Regina Okoye

Address: 100 Sun Ave Suite 600, Albuquerque NM 87109

Phone#: 505-338-1499 Fax#: _____

E-mail: rokoye@modulusarchitects.com

Development Information

Build out/Implementation Year: _____ Current/Proposed Zoning: PD/R-T

Project Type: New: ☒ Change of Use: ☒ Same Use/Unchanged: () Same Use/Increased Activity: ()

Proposed Use (mark all that apply): Residential: () Office: () Retail: () Mixed-Use: () **Unknown**

Describe development and Uses:

Zone Map Amendment from PD to R-T. No uses are known or being proposed at this time.

Days and Hours of Operation (if known): _____

Facility **Undeveloped**

Building Size (sq. ft.): N/A

Number of Residential Units: N/A

Number of Commercial Units: N/A

Traffic Considerations

ITE Trip Generation Land Use Code Unknown

Expected Number of Daily Visitors/Patrons (if known):* _____

Expected Number of Employees (if known):* _____

Expected Number of Delivery Trucks/Buses per Day (if known):* _____

Trip Generations during PM/AM Peak Hour (if known):* _____

Driveway(s) Located on: Street Name None developed yet

Adjacent Roadway(s) Posted Speed:

Street Name	90th ST SW	Posted Speed	25 MPH
Street Name	San Ygnacio Rd SW	Posted Speed	25 MPH

** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required*

Roadway Information (adjacent to site)

San Ygnacio Rd SW - Local Urban Street

Comprehensive Plan Corridor Designation/Functional Classification:

90th St SW - Local Urban Street
(arterial, collector, local, main street)
Sage RD- Urban Major Collector

Comprehensive Plan Center Designation:

N/A
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County):

City

Adjacent Roadway(s) Traffic Volume:

Sage Rd - 9400(0-10000)	Volume-to-Capacity Ratio (v/c):	0.0-0.25 and 0.25-0.5
	(if applicable)	

Adjacent Transit Service(s):

None	Nearest Transit Stop(s):	Bus Route 54
------	--------------------------	--------------

Is site within 660 feet of Premium Transit?:

No

Current/Proposed Bicycle Infrastructure:

Unknown
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure:

Current - Along San Ygnacio RD, small section on the corner of Sage and 90th St

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

TIS Determination

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

Traffic Impact Study (TIS) Required: Yes [☐] No [☒]

Thresholds Met? Yes [☐] No [☒]

Mitigating Reasons for Not Requiring TIS:

Previously Studied: [<input type="checkbox"/>]

Notes:

M. P. E.

12/8/2020

TRAFFIC ENGINEER

DATE

Submittal

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to plndrs@cabq.gov and to the City Traffic Engineer mgrush@cabq.gov. Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
4. Location of nearby multi-use trails, if applicable ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify volume to capacity (v/c) ratio on this form.

Regina Okoye

From: Ashlea Stewart
Sent: Tuesday, November 24, 2020 2:49 PM
To: Angela Williamson
Cc: Regina Okoye
Subject: FW: 90th Street & San Ygnacio Neighborhood Meeting Inquiry
Attachments: L-09-Z.PDF

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Tuesday, November 24, 2020 2:48 PM
To: Ashlea Stewart <astewart@modulusarchitects.com>
Subject: 90th Street & San Ygnacio Neighborhood Meeting Inquiry

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	luis@wccdg.org	5921 Central Avenue NW	Albuquerque	NM	87105		
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	
South Valley Coalition of Neighborhood Associations	Roberto	Roibal	rroibal@comcast.net	211 10th Street SW	Albuquerque	NM	87105	5059809651	
South Valley Coalition of Neighborhood Associations	Marcia	Fernandez	mbfernandez1@gmail.com	2401 Violet SW	Albuquerque	NM	87105		5058779727
Westgate Heights NA	Matthew	Archuleta	mattearchuleta1@hotmail.com	1628 Summerfield Place SW	Albuquerque	NM	87121	5054016849	
Westgate Heights NA	Christoper	Sedillo	chrissedillo4abq@gmail.com	605 Shire Street SW	Albuquerque	NM	87121	6193155051	

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you’re not sure what information you need to include in your e-mail. <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If you have questions about what type of notification is required for your particular project, please click on the link below to see a table of different types of projects and what notification is required for each: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Once you have e-mailed the contact individuals in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your permit application and submit it to the Planning Department for approval. **PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

If your permit or project requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



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

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

Sent: Tuesday, November 24, 2020 10:49 AM

To: Office of Neighborhood Coordination <astewart@modulusarchitects.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Environmental Planning Commission

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

Contact Name

Ashlea Stewart

Telephone Number

5053381499

Email Address

astewart@modulusarchitects.com

Company Name

Modulus Architects, Inc.

Company Address

100 SUN AVE NE, STE 600

City ALBUQUERQUE

State NM

ZIP 87109-4676

Legal description of the subject site for this project:
Legal Description: LT 4-A REPL OF LTS 1, 2, 3 & 4 TOGETHER WITH AN ELY 5 FT VACATED POR OF 90TH ST SW (NOW COMPR LTS 1-A, 2-A, 3-A & 4-A) HERRERA REDIV CONT

Physical address of subject site:
N/A ALBUQUERQUE NM 87121

Subject site cross streets:
90th Street & San Ygnacio

Other subject site identifiers:
Herrera Redivision (4A, 3A, 2A1, 2A2, 1A)

This site is located on the following zone atlas page:
L-09-Z

=====

This message has been analyzed by Deep Discovery Email Inspector.

Regina Okoye

From: Regina Okoye
Sent: Monday, December 7, 2020 5:08 PM
To: 'rroibal@comcast.net'; 'mbfernandez1@gmail.com'
Cc: 'plndrs@cabq.gov'; Angela Williamson
Subject: Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque
Attachments: CABQ-Official_public_notice_form-2019.pdf; L-09-Z.pdf; Signed Neighborhod Letters EPC - Neighborhood Notice.pdf

Tracking:	Recipient	Delivery	Read
	'rroibal@comcast.net'		
	'mbfernandez1@gmail.com'		
	'plndrs@cabq.gov'		
	Angela Williamson	Delivered: 12/7/2020 4:08 PM	Read: 12/7/2020 4:13 PM

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request: 12/7/2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA): South Valley Coalition of Neighborhood Associations
Name of NA Representative: Roberto Roibal and Marcia Fernandez
Email Address or Mailing Address of NA Representative: rroibal@comcast.net and mbfernandez1@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.

Email address to respond yes or no: Yes

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above (12/7/2020), unless you agree to an earlier date.

Meeting Date/Time/Location: Before Tuesday, December 22, 2020

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1.

Subject Property Address:

N/A - Albuquerque NM 87121
- Location Description:

SEC of 90th Street and San Ygnacio
2.

Property Owner:

Mr. John Herrera and Family
3.

Agent/Applicant [if applicable]:

Modulus Architects, Inc./Mr. John Herrera and Family
4.

Application(s) Type per IDO Table 6-1-1 [mark all that apply]:

Conditional Use Approval
Permit _____ (Carport or Wall/Fence - Major)
Site Plan
Subdivision _____ (Minor or Major)
Vacation _____ (Easement/Private Way or Public Right-of-way)
Variance
Waiver

X Zoning Map Amendment

Other: _____
Summary of project/request3*:

I am very pleased to send this letter to let you know that I have been hired by the property owner to pursue a Zone Map Amendment for this property. The purpose of this is to allow for development of this 4.98-acre vacant parcel. As indicated in the requested zone change zone of PD to R-T, we are looking to develop an exciting residential project. This request, if approved, would allow for the appropriate scale of development for residential townhomes.

5. This type of application will be decided by:

City Staff

OR at a public meeting or hearing by:

Zoning Hearing Examiner (ZHE)
Development Review Board (DRB)
Landmarks Commission (LC)

X **Environmental Planning Commission (EPC)**
City Council

6. Where more information about the project can be found:

Contact the Planning Department at devhelp@cabq.gov or call 505-924-3860 and ask to speak to the case planner associated with the relevant decision-making body for more information.

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

- 1. Zone Atlas Page(s): L-09-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards will be requested for this project: N/A
 - Deviation(s)
 - Variance(s)
 - Waiver(s)
 - Explanation: _____
- 4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1: **X YES** NO
- 5. For Site Plan Applications only, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.
 - b. Access and circulation for vehicles and pedestrians.
 - c. Maximum height of any proposed structures, with building elevations.
 - d. For residential development: Maximum number of proposed dwelling units.
 - e. For non-residential development
 - Total gross floor area of proposed project
 - Gross floor area for each proposed use

Additional Information:

- 1. From the IDO Zoning Map:
 - a. Area of Property [typically in acres]: 4.98 acres
 - b. IDO Zone District Planned development: (PD)
 - c. Overlay Zone(s): NA
 - d. Center or Corridor Area: NA
- 2. Current Land Use(s) [vacant, if none]: Vacant

Useful Links

Integrated Development Ordinance (IDO)
<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-0S-17.pdf>

IDO Interactive Map
<https://tinyur!.com/!DOzoningmap>

cc: Westside Coalition of Neighborhood Associations
South Valley Coalition of Neighborhood Associations
Westgate Heights Neighborhood Association

- 1 Pursuant to IDO Subsection 14-16-6-4{K}{1}{a}. email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.
- 2 If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.
- 3 Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information or discussion of concerns and opportunities.

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER
MODULUS ARCHITECTS & LAND USE PLANNING, INC.

100 Sun Avenue NE, Suite 600
Albuquerque, NM 87109
Office 505.338.1499 (Ext. 1003)
Mobile + Text 505.267.7686



****PLEASE NOTE THAT WE HAVE MOVED! OUR NEW ADDRESS IS: 100 SUN AVE. NE SUITE 600, ALB. NM, 87109****

Regina Okoye

From: Regina Okoye
Sent: Monday, December 7, 2020 5:01 PM
To: 'luis@wccdg.org'; 'jgallegoswccdg@gmail.com'
Cc: Angela Williamson; 'plndrs@cabq.gov'
Subject: Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque
Attachments: CABQ-Official_public_notice_form-2019.pdf; L-09-Z.pdf; Signed Neighborhod Letters EPC - Neighborhood Notice.pdf

Tracking:	Recipient	Delivery	Read
	'luis@wccdg.org'		
	'jgallegoswccdg@gmail.com'		
	Angela Williamson	Delivered: 12/7/2020 4:01 PM	Read: 12/7/2020 4:02 PM
	'plndrs@cabq.gov'		

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request: 12/7/2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA): South West Alliance of Neighborhoods (SWAN Coalition)
Name of NA Representative: Luis Hernandez Jr and Jerry Gallegos
Email Address or Mailing Address of NA Representative: luis@wccdg.org & jgallegoswccdg@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.

Email address to respond yes or no: Yes

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above (12/7/2020), unless you agree to an earlier date.

Meeting Date/Time/Location: Before Tuesday, December 22, 2020

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1.

Subject Property Address:

N/A - Albuquerque NM 87121
- Location Description:

SEC of 90th Street and San Ygnacio
2.

Property Owner:

Mr. John Herrera and Family
3.

Agent/Applicant [if applicable]:

Modulus Architects, Inc./Mr. John Herrera and Family
4.

Application(s) Type per IDO Table 6-1-1 [mark all that apply]:

Conditional Use Approval
Permit _____ (Carport or Wall/Fence - Major)
Site Plan
Subdivision _____ (Minor or Major)
Vacation _____ (Easement/Private Way or Public Right-of-way)
Variance
Waiver

X Zoning Map Amendment

Other: _____
Summary of project/request3*:

I am very pleased to send this letter to let you know that I have been hired by the property owner to pursue a Zone Map Amendment for this property. The purpose of this is to allow for development of this 4.98-acre vacant parcel. As indicated in the requested zone change zone of PD to R-T, we are looking to develop an exciting residential project. This request, if approved, would allow for the appropriate scale of development for residential townhomes.

5. This type of application will be decided by:

City Staff

OR at a public meeting or hearing by:

Zoning Hearing Examiner (ZHE)
Development Review Board (DRB)
Landmarks Commission (LC)

X **Environmental Planning Commission (EPC)**
City Council

6. Where more information about the project can be found:

Contact the Planning Department at devhelp@cabq.gov or call 505-924-3860 and ask to speak to the case planner associated with the relevant decision-making body for more information.

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

- 1. Zone Atlas Page(s): L-09-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards will be requested for this project: N/A
Deviation(s)
Variance(s)
Waiver(s)
Explanation: _____
- 4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1: **X YES** NO
- 5. For Site Plan Applications only, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.
 - b. Access and circulation for vehicles and pedestrians.
 - c. Maximum height of any proposed structures, with building elevations.
 - d. For residential development: Maximum number of proposed dwelling units.
 - e. For non-residential development
 - Total gross floor area of proposed project
 - Gross floor area for each proposed use

Additional Information:

- 1. From the IDO Zoning Map:
 - a. Area of Property [typically in acres]: 4.98 acres
 - b. IDO Zone District Planned development: (PD)
 - c. Overlay Zone(s): NA
 - d. Center or Corridor Area: NA
- 2. Current Land Use(s) [vacant, if none]: Vacant

Useful Links

Integrated Development Ordinance (IDO)
<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-0S-17.pdf>

IDO Interactive Map
<https://tinyur!.com/!DOzoningmap>

cc: Westside Coalition of Neighborhood Associations
South Valley Coalition of Neighborhood Associations
Westgate Heights Neighborhood Association

- 1 Pursuant to IDO Subsection 14-16-6-4{K}{1}{a}. email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.
- 2 If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.
- 3 Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information or discussion of concerns and opportunities.

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER
MODULUS ARCHITECTS & LAND USE PLANNING, INC.

100 Sun Avenue NE, Suite 600
Albuquerque, NM 87109
Office 505.338.1499 (Ext. 1003)
Mobile + Text 505.267.7686



****PLEASE NOTE THAT WE HAVE MOVED! OUR NEW ADDRESS IS: 100 SUN AVE. NE SUITE 600, ALB. NM, 87109****

Regina Okoye

From: Regina Okoye
Sent: Monday, December 7, 2020 5:05 PM
To: 'mattearchuleta1@hotmail.com'; 'chrissedillo4abq@gmail.com'
Cc: 'plndrs@cabq.gov'; Angela Williamson
Subject: Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque
Attachments: CABQ-Official_public_notice_form-2019.pdf; L-09-Z.pdf; Signed Neighborhod Letters EPC - Neighborhood Notice.pdf

Tracking:	Recipient	Delivery	Read
	'mattearchuleta1@hotmail.com'		
	'chrissedillo4abq@gmail.com'		
	'plndrs@cabq.gov'		
	Angela Williamson	Delivered: 12/7/2020 4:05 PM	Read: 12/7/2020 4:13 PM

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request: 12/7/2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA): Westgate Heights NA
Name of NA Representative: Matthew Archuleta and Christoper Sedillo
Email Address or Mailing Address of NA Representative: mattearchuleta1@hotmail.com and chrissedillo4abq@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.

Email address to respond yes or no: Yes

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above (12/7/2020), unless you agree to an earlier date.

Meeting Date/Time/Location: Before Tuesday, December 22, 2020

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1.

Subject Property Address:

N/A - Albuquerque NM 87121
- Location Description:

SEC of 90th Street and San Ygnacio
2.

Property Owner:

Mr. John Herrera and Family
3.

Agent/Applicant [if applicable]:

Modulus Architects, Inc./Mr. John Herrera and Family
4.

Application(s) Type per IDO Table 6-1-1 [mark all that apply]:

Conditional Use Approval
Permit _____ (Carport or Wall/Fence - Major)
Site Plan
Subdivision _____ (Minor or Major)
Vacation _____ (Easement/Private Way or Public Right-of-way)
Variance
Waiver

X Zoning Map Amendment

Other: _____
Summary of project/request3*:

I am very pleased to send this letter to let you know that I have been hired by the property owner to pursue a Zone Map Amendment for this property. The purpose of this is to allow for development of this 4.98-acre vacant parcel. As indicated in the requested zone change zone of PD to R-T, we are looking to develop an exciting residential project. This request, if approved, would allow for the appropriate scale of development for residential townhomes.

5. This type of application will be decided by:

City Staff

OR at a public meeting or hearing by:

Zoning Hearing Examiner (ZHE)
Development Review Board (DRB)
Landmarks Commission (LC)

X **Environmental Planning Commission (EPC)**
City Council

6. Where more information about the project can be found:

Contact the Planning Department at devhelp@cabq.gov or call 505-924-3860 and ask to speak to the case planner associated with the relevant decision-making body for more information.

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

- 1. Zone Atlas Page(s): L-09-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards will be requested for this project: N/A
Deviation(s)
Variance(s)
Waiver(s)
Explanation: _____
- 4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1: **X YES** NO
- 5. For Site Plan Applications only, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.
 - b. Access and circulation for vehicles and pedestrians.
 - c. Maximum height of any proposed structures, with building elevations.
 - d. For residential development: Maximum number of proposed dwelling units.
 - e. For non-residential development
 - Total gross floor area of proposed project
 - Gross floor area for each proposed use

Additional Information:

- 1. From the IDO Zoning Map:
 - a. Area of Property [typically in acres]: 4.98 acres
 - b. IDO Zone District Planned development: (PD)
 - c. Overlay Zone(s): NA
 - d. Center or Corridor Area: NA
- 2. Current Land Use(s) [vacant, if none]: Vacant

Useful Links

Integrated Development Ordinance (IDO)
<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-0S-17.pdf>

IDO Interactive Map
<https://tinyur!.com/!DOzoningmap>

cc: Westside Coalition of Neighborhood Associations
South Valley Coalition of Neighborhood Associations
Westgate Heights Neighborhood Association

- 1 Pursuant to IDO Subsection 14-16-6-4{K}{1}{a}. email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.
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- 3 Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information or discussion of concerns and opportunities.

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100 Sun Avenue NE, Suite 600
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Office 505.338.1499 (Ext. 1003)
Mobile + Text 505.267.7686



****PLEASE NOTE THAT WE HAVE MOVED! OUR NEW ADDRESS IS: 100 SUN AVE. NE SUITE 600, ALB. NM, 87109****

Regina Okoye

From: Regina Okoye
Sent: Monday, December 7, 2020 5:12 PM
To: 'aboard111@gmail.com'; 'ekhaley@comcast.net'
Cc: Angela Williamson; 'plndrs@cabq.gov'
Subject: Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque
Attachments: CABQ-Official_public_notice_form-2019.pdf; L-09-Z.pdf; Signed Neighborhod Letters EPC - Neighborhood Notice.pdf

Tracking:	Recipient	Delivery	Read
	'aboard111@gmail.com'		
	'ekhaley@comcast.net'		
	Angela Williamson	Delivered: 12/7/2020 4:12 PM	Read: 12/7/2020 4:12 PM
	'plndrs@cabq.gov'		

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request: 12/7/2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA):	Westside Coalition of Neighborhood Associations
Name of NA Representative:	Rene Horvath and Elizabeth Haley
Email Address or Mailing Address of NA Representative:	aboard111@gmail.com and ekhaley@comcast.net

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.

Email address to respond yes or no: Yes

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above (12/7/2020), unless you agree to an earlier date.

Meeting Date/Time/Location: Before Tuesday, December 22, 2020

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1.

Subject Property Address:

N/A - Albuquerque NM 87121
- Location Description:

SEC of 90th Street and San Ygnacio
2.

Property Owner:

Mr. John Herrera and Family
3.

Agent/Applicant [if applicable]:

Modulus Architects, Inc./Mr. John Herrera and Family
4.

Application(s) Type per IDO Table 6-1-1 [mark all that apply]:

Conditional Use Approval

Permit _____ (Carport or Wall/Fence - Major)

Site Plan

Subdivision _____ (Minor or Major)

Vacation _____ (Easement/Private Way or Public Right-of-way)

Variance

Waiver

X Zoning Map Amendment

Other: _____
Summary of project/request3*:

I am very pleased to send this letter to let you know that I have been hired by the property owner to pursue a Zone Map Amendment for this property. The purpose of this is to allow for development of this 4.98-acre vacant parcel. As indicated in the requested zone change zone of PD to R-T, we are looking to develop an exciting residential project. This request, if approved, would allow for the appropriate scale of development for residential townhomes.

5. This type of application will be decided by:

City Staff

OR at a public meeting or hearing by:

Zoning Hearing Examiner (ZHE)
Development Review Board (DRB)
Landmarks Commission (LC)

X **Environmental Planning Commission (EPC)**
City Council

6. Where more information about the project can be found:

Contact the Planning Department at devhelp@cabq.gov or call 505-924-3860 and ask to speak to the case planner associated with the relevant decision-making body for more information.

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

- 1. Zone Atlas Page(s): L-09-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards will be requested for this project: N/A
Deviation(s)
Variance(s)
Waiver(s)
Explanation: _____
- 4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1: **X YES** NO
- 5. For Site Plan Applications only, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.
 - b. Access and circulation for vehicles and pedestrians.
 - c. Maximum height of any proposed structures, with building elevations.
 - d. For residential development: Maximum number of proposed dwelling units.
 - e. For non-residential development
 - Total gross floor area of proposed project
 - Gross floor area for each proposed use

Additional Information:

- 1. From the IDO Zoning Map:
 - a. Area of Property [typically in acres]: 4.98 acres
 - b. IDO Zone District Planned development: (PD)
 - c. Overlay Zone(s): NA
 - d. Center or Corridor Area: NA
- 2. Current Land Use(s) [vacant, if none]: Vacant

Useful Links

Integrated Development Ordinance (IDO)
<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-0S-17.pdf>

IDO Interactive Map
<https://tinyur!.com/!DOzoningmap>

cc: Westside Coalition of Neighborhood Associations
South Valley Coalition of Neighborhood Associations
Westgate Heights Neighborhood Association

- 1 Pursuant to IDO Subsection 14-16-6-4{K}{1}{a}. email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.
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100 Sun Avenue NE, Suite 600
Albuquerque, NM 87109
Office 505.338.1499 (Ext. 1003)
Mobile + Text 505.267.7686



****PLEASE NOTE THAT WE HAVE MOVED! OUR NEW ADDRESS IS: 100 SUN AVE. NE SUITE 600, ALB. NM, 87109****



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Zoning Map Amendment - EPC

Decision-making Body: EPC

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No **Note:** if yes, see second page

PART II – DETAILS OF REQUEST

Address of property listed in application: N/A Albuquerque NM 87121 (90th Street & San Ygnacio)

Name of property owner: Mr. John Herrera and Family

Name of applicant: Mr. John Herrera and Family

Date, time, and place of public meeting or hearing, if applicable:

February 18, 2021, 8:30am, VIA Zoom

Address, phone number, or website for additional information:

Planning Department at devhelp@cabq.gov or call 505-924-3860

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

☐ Drawings, elevations, or other illustrations of this request.

☒ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Rogina Okaya (Applicant signature) 12/7/20 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT, 600 2ND ST. NW, ALBUQUERQUE, NM 87102 505.924.3860

www.cabq.gov

Printed 11/1/2020



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.



December 7, 2020

RE: NEIGHBORHOOD MEETING ABOUT FUTURE ENVIRONMENTAL PLANNING COMMISSION APPLICATION FOR PROPERTY LOCATED AT 90TH STREET & SAN YGNACIO, ALBUQUERQUE, NM 87121 TO AMEND THE EXISTING IDO ZONE DISTRICT FROM THE CURRENT PD (PLANNED DEVELOPMENT ZONE DISTRICT) TO R-T (RESIDENTIAL - TOWNHOUSE ZONE DISTRICT)

Dear Neighbors and Neighborhood Representatives,

I am very pleased to send this letter to let you know that I have been hired by the property owner to pursue a Zone Map Amendment for this property. The purpose of this is to allow for development of this 4.98-acre vacant parcel. As indicated in the requested zone change zone of PD to R-T, we are looking to develop an exciting residential project. This request, if approved, would allow for the appropriate scale of development for residential townhomes.

Below is the zone atlas map with the entire site outlined with the existing zoning labeled.



In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(C) Neighborhood Meeting**, we are providing you an opportunity to discuss an EPC Application for a Zone Map Amendment from Planned Development (PD) to Residential-Townhouse Zone District (R-T).

PD vs. R-T

The current zoning of PD Purpose:
Purpose The purpose of the PD zone district is to accommodate small and medium-scale innovative projects that cannot be accommodated through the use of other zone districts, provided that those projects are consistent with the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended and include standards that would not otherwise be required of the applicant in order to provide significant public, civic, or natural resource benefits. This zone district is applied on a case-by-case basis to reflect a negotiated agreement for uses and standards with the applicant.
The requested R-T Purpose:
Purpose The purpose of the R-T zone district is to accommodate a mix of single-family, two-family, and townhouses uses, as well as limited civic and institutional uses to serve the surrounding residential area.

Project or Development Proposal

90th Street & San Ygnacio
Albuquerque, NM 87121
Modulus Architects, Inc.
c/o Angela Williamson, CEO/Principal

Applicant/Property Owner

Mr. John Herrera and Family

Agent Contact Information

Modulus Architects, Inc.
c/o Angela Williamson, CEO/Principal
(505) 338-1499 ext. 1000
awilliamson@modulusarchitects.com

This application is being proposed in or near your neighborhood and before we submit an application, we would be glad to address any questions you may have with a neighborhood meeting. This would be an informal meeting where Modulus Architects, Inc. c/o Angela Williamson, CEO/Principal, would discuss our request and welcome any ideas or concerns you may have.

Per the IDO, you have 15 days from December 7, 2020 to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 calendar days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on **January 7, 2021**.

If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this letter/email.

Before submitting our application, we will send mailed and/or emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public hearing at which the project will be reviewed and decided by the City.

The following is what we are currently proposing for this development: Zoning Map Amendment-EPC.

Useful Links

Integrated Development Ordinance (IDO)

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Angela M. Williamson

Angela Williamson, CEO/Principal
Modulus Architects, Inc.
100 Sun Ave NE, Suite 600
Albuquerque, NM 87109
awilliamson@modulusarchitects.com
Office (505) 338-1499 ext. 1000
Mobile (505) 999-8016

Regina Okoye

From:

Sent:

To:

Subject:

Attachments:

Carmona, Dalaina L. <dlcarmona@cabq.gov>

Monday, December 28, 2020 4:06 PM

Regina Okoye

90th Street & San Ygnacio Public Notice Inquiry

L-09-Z.PDF

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976
South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	luis@wccdg.org	5921 Central Avenue NW	Albuquerque	NM	87105		
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	
South Valley Coalition of Neighborhood Associations	Marcia	Fernandez	mbfernandez1@gmail.com	2401 Violet SW	Albuquerque	NM	87105		5058779727
South Valley Coalition of Neighborhood Associations	Roberto	Roibal	rroibal@comcast.net	211 10th Street SW	Albuquerque	NM	87105	5059809651	
Westgate Heights NA	Matthew	Archuleta	mattearchuleta1@hotmail.com	1628 Summerfield Place SW	Albuquerque	NM	87121	5054016849	
Westgate Heights NA	Christoper	Sedillo	chrissedillo4abq@gmail.com	605 Shire Street SW	Albuquerque	NM	87121	6193155051	

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you’re not sure what information you need to include in your e-mail. <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If you have questions about what type of notification is required for your particular project, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Once you have e-mailed the contact individuals in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your permit application and submit it to the Planning Department for approval. **PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can’t answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

If your permit or project requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



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

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Monday, December 28, 2020 11:42 AM
To: Office of Neighborhood Coordination <rokoye@modulusarchitects.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
Environmental Planning Commission
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:
Contact Name
Regina Okoye
Telephone Number
15052677686
Email Address
rokoye@modulusarchitects.com
Company Name
Modulus Architects
Company Address
100 Sun Ave NE Suite 600
City
Albuquerque
State
NM
ZIP
87109

Legal description of the subject site for this project:
LT 4-A REPL OF LTS 1, 2, 3 & 4 TOGETHER WITH AN ELY 5 FT VACATED POR OF 90TH ST SW (NOW COMPR LTS 1-A, 2-A, 3-A & 4-A) HERRERA REDIV CONT 1.0214 AC M/L

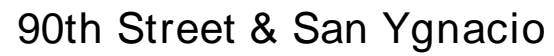
LT 3-A REPLAT OF LTS 1, 2, 3 & 4 TOGETHER WITH AN ELY 5 FTVACATED PORT OF 90TH ST SW NOW COMPR LTS 1-A, 2-A, 3-A,& 4-A HERRERA REDIVISION CONT 1.0245 AC

LT 2-A-1 PLAT OF LOTS 2-A-1 & 2-A-2 HERRERA REDIVISIONCONT 1.0242 AC

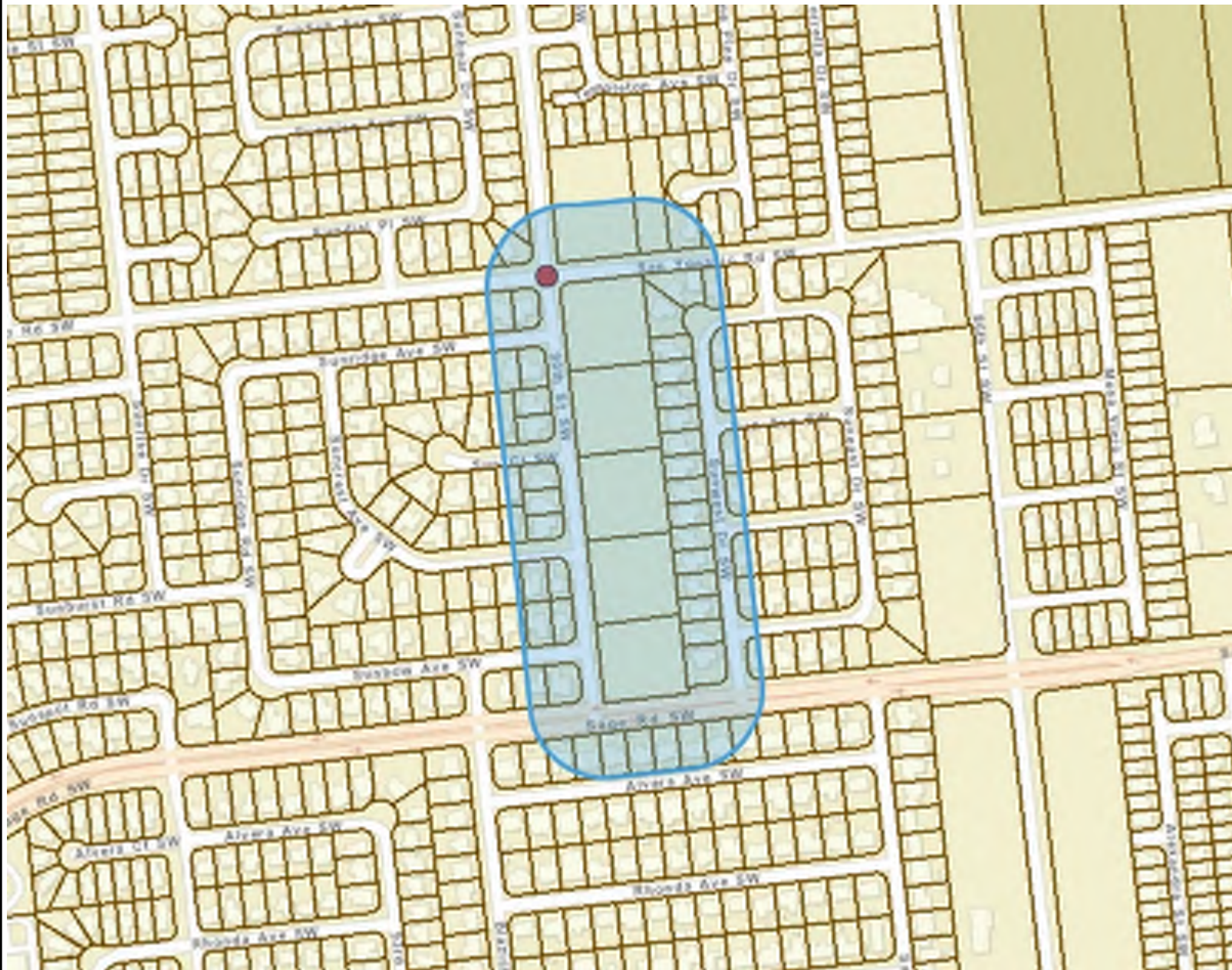
LT 2-A-2 PLAT OF LOTS 2-A-1 & 2-A-2 HERRERA REDIVISIONCONT 1.0242 AC

LT 1-A REPL OF LTS 1, 2, 3 & 4 TOGETHER WITH AN ELY 5 FT VACATED POR OF 90TH ST SW (NOW COMPRISING LT 1-A, 2-A, 3-A & 4-A) HERRERA REDIVISION CONT 0.8967 AC M/L OR 39,060 SF M/L
Physical address of subject site:
N/A ALBUQUERQUE NM 87121
Subject site cross streets:
90th Street & San Ygnacio
Other subject site identifiers:
Herrera Redivision (4A, 3A, 2A1, 2A2, 1A
This site is located on the following zone atlas page:
L-09-Z

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



Bernalillo County Parcels



Buffer: 190 Ft.
ROW Sage RD: 90 Ft.

WGS_1984_Web_Mercator_Auxiliary_Sphere
12/29/2020 © City of Albuquerque

1: 4,467

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

SANTOS RAFAEL R
9008 SUN RIDGE AVE SW
ALBUQUERQUE NM 87121

ROBERTS SANDRA MARIE & ROBERTS LEE
A
9005 SUNRIDGE AVE SW
ALBUQUERQUE NM 87121-8856

GALLARZA ANA CRISEL
8808 TYNDALL CT SW
ALBUQUERQUE NM 87121-6418

NERI EDUARDO & HERRERA-IBARRA
MACRINA
9001 ALVERA AVE SW
ALBUQUERQUE NM 87105-7323

GABALDON ELIZABETH A
823 SUNWEST DR SW
ALBUQUERQUE NM 87121

SAIZ JOSEPH L & ELIZABETH BRILL-SAIZ
9009 SUNRIDGE RD SW
ALBUQUERQUE NM 87121-8856

Jaquez TRINIDAD LORENA
927 SUNWEST DR SW
ALBUQUERQUE NM 87121

PEREZ JOSE E & LUCY
9005 ALVERA AVE SW
ALBUQUERQUE NM 87105

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103

SERNA PAMELA S
9000 SUNBOW AVE SW
ALBUQUERQUE NM 87121-8850

GALLEGOS IVAN MEDINA & VALENZUELA
LUIS ANGEL
8804 SUN AVE SW
ALBUQUERQUE NM 87121-9444

MADRID VIANEY
8805 ALVERA AVE SW
ALBUQUERQUE NM 87121

CARAVEO EFRAIN M
815 SUNWEST DR SW
ALBUQUERQUE NM 87121-9433

MERAZ-GONZALEZ ALDO
901 90TH ST SW
ALBUQUERQUE NM 87121-8858

ARCINIEGA MARIA G
909 SUNWEST DR SW
ALBUQUERQUE NM 87121

SANCHEZ ALBERT ETUX
1501 CLIFFSIDE CT NW
ALBUQUERQUE NM 87105-1015

GABALDON WALTER J SR & LISA
905 SUNWEST DR SW
ALBUQUERQUE NM 87121

VALENZUELA EMMA
9005 SUNBOW AVE SW
ALBUQUERQUE NM 87121-8851

ABRAM DEBRA J
8809 ALVERA AVE SW
ALBUQUERQUE NM 87105

PADILLIA GILBERT J
8804 SUNCREST AVE SW
ALBUQUERQUE NM 87105

MORALES JOSE M & MARIA T
9000 SUNRIDGE RD SW
ALBUQUERQUE NM 87121

MOORE RAY L & LYNDAL
8909 ALVERA AVE SW
ALBUQUERQUE NM 87105

SANCHEZ TERRI
1501 CLIFFSIDE CT NW
ALBUQUERQUE NM 87105

SANCHEZ MICHAEL E & SHIRLEY M LOPEZ
815 90TH ST SW
ALBUQUERQUE NM 87121

DOMINGUEZ STEVE L & CAROL A
919 SUNWEST DR SW
ALBUQUERQUE NM 87121-9428

MUNOZ PEDRO & SILVIA MARQUEZ DE
MUNOZ & MUNOZ AILENE
831 SUNWEST DR SW
ALBUQUERQUE NM 87121-9433

GALLIEN FREEMAN J & DIANA L
8809 SUNBOW AVE SW
ALBUQUERQUE NM 87121-9425

PEREZ-TENA FAVIOLA MARITZA
905 90TH ST SW
ALBUQUERQUE NM 87121-8858

VASQUEZ ROBERTO
923 SUNWEST DR SW
ALBUQUERQUE NM 87121

SOLIS EDWARD V & DARLENE Y
805 SUNWEST DR SW
ALBUQUERQUE NM 87121-9433

ORTIZ-ZAPATA CLAUDIA ANALY
8808 SUNBOW AVE SW
ALBUQUERQUE NM 87121

MELENDEZ MARIO H
801 SUNWEST DR SW
ALBUQUERQUE NM 87121

LOVATO NORMAN R & BETANCOURT-
LOVATO NANCY
809 SUNWEST DR SW
ALBUQUERQUE NM 87121-9433

JUAREZ DANIEL & VALLEJOS DELILAH E
9004 SUN CT SW
ALBUQUERQUE NM 87121-8843

HERRERA SISTO
1313 ATRISCO DR NW
ALBUQUERQUE NM 87105-1107

RAEL RACHEL
8804 TYNDALL CT SW
ALBUQUERQUE NM 87121

GABALDON CANDACE M & GABALDON
WALTER J SR
901 SUNWEST DR SW
ALBUQUERQUE NM 87121-9428

LARRANAGA JONATHAN
724 SUN BEAR DR SW
ALBUQUERQUE NM 87121

LEEWAY RONALD M & ELIZABETH A
9004 SUNCREST RD SW
ALBUQUERQUE NM 87121

KENNEDY NANCY C/O LORENA M
TARANGO
8804 SUNRIDGE RD SW
ALBUQUERQUE NM 87121

BELTRAN-SALCIDO ALEJANDRO
9001 SUNRIDGE RD SW
ALBUQUERQUE NM 87121-8856

DOMINGUEZ BENJAMIN JR & MONCE
9009 ALVERA AVE SW
ALBUQUERQUE NM 87121-8828

BOLDIN DENISE G
9009 SUNBOW AVE SW
ALBUQUERQUE NM 87121-8851

FIERRO FRANCISCO SAENZ & OFELIA
DUARTE SAENZ
8805 SUNRIDGE AVE SW
ALBUQUERQUE NM 87121-9437

PALACIOS MARTIN & JOANN Y
8905 ALVERA AVE SW
ALBUQUERQUE NM 87121-7884

TORRES DANIEL RAY & ALICIA R
9008 SUNCREST RD SW
ALBUQUERQUE NM 87121-8845

BRYANT EDDIE L & BRYANT WILLIAM
LLYOD
9001 SUNBOW AVE SW
ALBUQUERQUE NM 87121-8851

HERRERA JOHN D ETAL
1612 BLUFFSIDE PL NW
ALBUQUERQUE NM 87105-1001

PADILLA JOSEPH A & JULIE D
819 SUNWEST DR SW
ALBUQUERQUE NM 87121

ROSE CYNTHIA T
9000 SUNDIAL PL SW
ALBUQUERQUE NM 87121

GAMBOA C HUMBERTO
2260 MAYFLOWER DR SW
ALBUQUERQUE NM 87121-6574

MARTINEZ SHARON M
827 SUNWEST DR SW
ALBUQUERQUE NM 87121

BRONSON WARREN D
8805 SUNCREST AVE SW
ALBUQUERQUE NM 87121-9447

THORNTON LELAND CRAIG
1308 SECRET VALLEY DR SW
ALBUQUERQUE NM 87121-3498

BYERS-SMITH TERRI L & PATRICK A
8901 ALVERA AVE SW
ALBUQUERQUE NM 87121-7884

ROMERO ROSARIO
1010 MESA LP NW
LOS LUNAS NM 87031-8327

GARCIA HENRY P
9000 SUNCREST AVE SW
ALBUQUERQUE NM 87121

MARQUEZ FIDEL & ISABEL BANUELOS
8801 ALVERA AVE SW
ALBUQUERQUE NM 87105

ORTIZ DELGADO LAURO R
8809 SUNRIDGE AVE SW
ALBUQUERQUE NM 87121

EVANS CY A
915 SUNWEST DR SW
ALBUQUERQUE NM 87121

CARDENAS ALAN & BERTHA
9005 SUN CT SW
ALBUQUERQUE NM 87121-8843

GRIEGO RICHARD G & LOUISE L
8713 ALVERA AVE SW
ALBUQUERQUE NM 87121-7870

MARTINEZ JOHN E & MELISSA J
9006 SUNBOW AVE SW
ALBUQUERQUE NM 87121-8850

SWAN COALITION
JERRY GALLEGOS
5921 CENTRAL AVE NW
ALBUQUERQUE NM 87105

SWAN COALITION
LUIS HERNANDEZ JR
5921 CENTRAL AVE NW
ALBUQUERQUE NM 87105

WESTSIDE COALITION OF NA
RENE HORVATH
5515 PALOMINO DR NW
ALBUQUERQUE NM 87120

WESTSIDE COALITION OF NA
ELIZABETH HALEY
6005 CHAPARRAL CIRCLE NW
ALBUQUERQUE NM 87114

SOUTH VALLEY COALITION OF NA
MARCIA FERNANDEZ
2401 VIOLET SW
ALBUQUERQUE NM 87105

SOUTH VALLEY COALITION OF NA
ROBERTO ROIBAL
211 10TH STREET SW
ALBUQUERQUE NM 87105

WESTGATE HEIGHTS NA
MATTHEW ARCHULETA
1628 SUMMERFIELD PL SW
ALBUQUERQUE NM 87121

WESTGATE HEIGHTS NA
CHRISTOPER SEDILLO
605 SHIRE ST SW
ALBUQUERQUE NM 87121

Regina Okoye

From:

Sent:

To:

Cc:

Subject:

Attachments:

Regina Okoye

Wednesday, January 6, 2021 12:21 PM

'luis@wccdg.org'; 'jgallegoswccdg@gmail.com'; 'aboard111@gmail.com'; 'ekhaley@comcast.net'; 'rroibal@comcast.net'; 'mbfernandez1@gmail.com'; 'mattearchuleta1@hotmail.com'; 'chrissedillo4abq@gmail.com'

Angela Williamson

Public Notice of a Proposed Project in the City of Albuquerque

L-09-Z.PDF; CABQ-Official_public_notice_form-2019.pdf; Zoom Hearing Information.pdf

Tracking:	Recipient	Delivery	Read
	'luis@wccdg.org'		
	'jgallegoswccdg@gmail.com'		
	'aboard111@gmail.com'		
	'ekhaley@comcast.net'		
	'rroibal@comcast.net'		
	'mbfernandez1@gmail.com'		
	'mattearchuleta1@hotmail.com'		
	'chrissedillo4abq@gmail.com'		
	Angela Williamson	Delivered: 1/6/2021 12:21 PM	Read: 1/6/2021 12:30 PM

Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed/Emailed to a Neighborhood Association

Date of Notice: 01/06/2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA):

South West Alliance of Neighborhoods, Westside Coalition of NA, South Valley Coalition NA, Westgate Heights NA

Name of NA Representative:

Luis Hernandez Jr., Jerry Gallegos, Rene Horvath, Elizabeth Haley, Roberto Roibal, Marcia Fernandez, Matthew Archuleta, Christoper Sedillo

Email Address or Mailing Address of NA Representative:

luis@wccdg.org, jgallegoswccdg@gmail.com, aboard111@gmail.com, ekhaley@comcast.net, rroibal@comcast.net, mbfernandez1@gmail.com, mattearchuleta1@hotmail.com, chrissedillo4abq@gmail.com

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1.

Subject Property Address:

N/A Albuquerque, NM 87121
- Location Description:

SEC of 90th & San Ygnacio
2.

Property Owner:

Mr. John Herrera and Family
3.

Agent/Applicant [if applicable]:

Modulus Architects, Inc./Mr. John Herrera and Family
4.

Application(s) Type per IDO Table 6-1-1 [mark all that apply]:

Conditional Use Approval

Permit _____ (Carport or Wall/Fence - Major)

Site Plan

Subdivision _____ (Minor or Major)

Vacation _____ (Easement/Private Way or Public Right-of-way)

Variance

Waiver

X

Zoning Map Amendment

Other: _____

Summary of project/request: I am very pleased to send this letter to let you know that I have been hired by the property owner to pursue a Zone Map Amendment for this property. The purpose of this is to allow for development of this 4.98-acre vacant parcel. The request is to change the zoning from PD to R-T, we are looking to develop an exciting residential project. This request, if approved, would allow for the appropriate scale of development for residential townhomes.

5. This type of application will be decided at a public hearing by:

X Environmental Planning Commission (EPC) City Council

This application will be first reviewed and recommended by:

- Environmental Planning Commission (EPC)
- Landmarks Commission (LC)
- Not applicable (Zoning Map Amendment – EPC Only)

Date/Time: February 18, 2021 at 8:30 am
Location: Via Zoom, See Attached “Zoom Hearing Information”

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>
To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860

6. Where more information about the project can be found:

Contact the Planning Department at devhelp@cabq.gov or call 505-924-3860 and ask to speak to the case planner associated with the relevant decision-making body for more information.

Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

- 1. Zone Atlas Page(s): L-09-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards will be requested for this project: N/A
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation: N/A
- 4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1: **X YES** NO

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Westgate Heights NA, South Valley Coalition of NA, Westside Coalition of Neighborhood Associations, and South West Alliance of Neighborhood Associations were notified of this request. No meeting was requested on behalf of the neighborhood associations.

Additional Information:

- 1. From the IDO Zoning Map:
 - a. Area of Property [typically in acres]: 4.98 acres
 - b. IDO Zone District: Planned Development (PD)
 - c. Overlay Zone(s): NA
 - d. Center or Corridor Area: N/A
 - e. Current Land Use(s): Vacant

NOTE: For Zoning Map Amendment- EPC only, pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO)

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

IDO Interactive Map

<https://tinyurl.com/!DOzoningmap>

- cc: Westside Coalition of NA
 South Valley Coalition of NA
 Westgate Heights NA
 South West Alliance of NA (SWAN Coalition)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(3\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/connection/>

⁶ Available here: <https://tinyurl.com/!DOzoningmap>

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER
MODULUS ARCHITECTS & LAND USE PLANNING, INC.

100 Sun Avenue NE, Suite 600
Albuquerque, NM 87109
Office 505.338.1499 (Ext. 1003)
Mobile + Text 505.267.7686



******PLEASE NOTE THAT WE HAVE MOVED! OUR NEW ADDRESS IS: 100 SUN AVE. NE SUITE 600, ALB. NM, 87109******

**Public Notice of a Proposed Project in the City of Albuquerque
for Policy Decisions Mailed to a Property Owner**

Date of Notice*: 1/6/21

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: SANTOS RAFAEL R

Mailing Address*: 9008 SUN RIDGE AVE SW ALBUQUERQUE NM 87121

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* N/A Albuquerque NM 87121
Location Description SEC of 90th Street and San Ygnacio
2. Property Owner* Mr. John Herrera and Family
3. Agent/Applicant* *[if applicable]* Modulus Architects, Inc./Mr. John Herrera and Family
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*

☒ Zoning Map Amendment

☐ Other: _____

Summary of project/request^{1*}:

I am very pleased to send this letter to let you know that I have been hired by the property owner to pursue a Zone Map Amendment for this property. The purpose of this is to allow for development of this 4.98-acre vacant parcel. The request is to change the zoning from PD to R-T, we are looking to develop an exciting residential project. This request, if approved, would allow for the appropriate scale of development for residential townhomes.

5. This application will be decided at a public hearing by*:

☒ Environmental Planning Commission (EPC)

☐ City Council

This application will be first reviewed and recommended by:

☐ Environmental Planning Commission (EPC)

☐ Landmarks Commission (LC)

☐ Not applicable (Zoning Map Amendment – EPC only)

Date/Time*: February 18, 2021 at 8:30am

Location*²: VIA Zoom, See Attached "Zoom Hearing Information"

¹ Attach additional information, as needed to explain the project/request.

² Physical address or Zoom link

[Note: Items with an asterisk (*) are required.]

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found^{*3}:

Contact the Planning Department at devhelp@cabq.gov or call 505-924-3860 and ask to speak to the case planner associated with the relevant decision-making body for more information.

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)^{*4} L-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project^{*}: N/A

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation^{*}:

N/A

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☒ Yes ☐ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

Westgate Heights NA, South Valley Coalition of NA, Westside Coalition of Neighborhood Associations, and South West Alliance of Neighborhood Associations were notified of this request. No meeting was requested on behalf of the neighborhood associations.

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 4.98 acres
 2. IDO Zone District Planned Development (PD)
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

NOTE: For Zoning Map Amendment – EPC only, pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Zoning Map Amendment - EPC

Decision-making Body: EPC

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No **Note: if yes, see second page**

PART II – DETAILS OF REQUEST

Address of property listed in application: N/A Albuquerque NM 87121 (90th Street & San Ygnacio)

Name of property owner: Mr. John Herrera and Family

Name of applicant: Mr. John Herrera and Family

Date, time, and place of public meeting or hearing, if applicable:

February 18, 2021, 8:30am, VIA Zoom

Address, phone number, or website for additional information:

Planning Department at devhelp@cabq.gov or call 505-924-3860

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

☐ Drawings, elevations, or other illustrations of this request.

☒ Summary of pre-submittal neighborhood meeting, if applicable. N/A, No meet was requested

☒ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Rogina Okaya (Applicant signature) 1/6/21 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT, 600 2ND ST. NW, ALBUQUERQUE, NM 87102 505.924.3860

www.cabq.gov

Printed 11/1/2020



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- ☐ a. Location of proposed buildings and landscape areas.
- ☐ b. Access and circulation for vehicles and pedestrians.
- ☐ c. Maximum height of any proposed structures, with building elevations.
- ☐ d. For residential development: Maximum number of proposed dwelling units.
- ☐ e. For non-residential development:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Zoom Hearing Information

Hearing Date: February 18, EPC hearing

Join Zoom Meeting

<https://cabq.zoom.us/j/2269592859>

Meeting ID: 226 959 2859

One tap mobile

+12532158782,,2269592859# US (Tacoma)

+13462487799,,2269592859# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 301 715 8592 US (Washington D.C)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 226 959 2859

Find your local number: <https://cabq.zoom.us/u/alDEsva2b>

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



BRECKEN WARMER D
8805 SUNCREST AVE SW
ALBUQUERQUE NM 87123-8447

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



ORTIZ DELGADO LAURO R
8840 SURREGE AVE SW
ALBUQUERQUE NM 87123

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



BRYANT EDDIE L & BRYANT WILLIAM
LYCQ
9004 SUNCOR AVE SW
ALBUQUERQUE NM 87121-8851

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



MARQUEZ FIDEL & ISABEL BARREROS
8801 ALVERA AVE SW
ALBUQUERQUE NM 87105

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



MARTINEZ SHARON M
827 SUNWEST DR SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



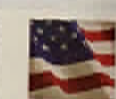
GARCIA HENRY F
9000 SUNCREST AVE SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



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ALBUQUERQUE NM 87123-6574

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ALBUQUERQUE, NM 87109



ROMERO ROSARIO
1018 MESA ST NW
LOS LUNAS NM 87031-8127

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100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



ROSE CYNTHIA T
9000 SUNCORAL PL SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



THORNTON LELAND CRAIG
8308 SECRET VALLEY DR SW
ALBUQUERQUE NM 87113-3428

Modulus Architects, Inc.
100 Sun Ave NE
Ste 600
Albuquerque, NM 87109-4676



VANZQUELA EMMA
9001 SUNSHIN AVE SW
ALBUQUERQUE NM 87123-8851

Modulus Architects, Inc.
100 Sun Ave NE
Ste 600
Albuquerque, NM 87109-4676



CARAVEDI ERIN M
815 SUNWEST DR SW
ALBUQUERQUE NM 87121-9433

Modulus Architects, Inc.
100 Sun Ave NE
Ste 600
Albuquerque, NM 87109-4676



ARCINIEGA MARIA G
905 SUNWEST DR SW
ALBUQUERQUE NM 87121

Modulus Architects, Inc.
100 Sun Ave NE
Ste 600
Albuquerque, NM 87109-4676



GABALDON WALTER J SR & LISA
905 SUNWEST DR SW
ALBUQUERQUE NM 87121

Modulus Architects, Inc.
100 Sun Ave NE
Ste 600
Albuquerque, NM 87109-4676



GALLEGOS IVAN MEDINA & VILLOQUELA
LUIS ANGEL
8808 SUN AVE SW
ALBUQUERQUE NM 87121-9444

Modulus Architects, Inc.
100 Sun Ave NE
Ste 600
Albuquerque, NM 87109-4676



ABRAHAM DEBRA I
8805 ALVARADO AVE SW
ALBUQUERQUE NM 87145

Modulus Architects, Inc.
100 Sun Ave NE
Ste 600
Albuquerque, NM 87109-4676



SANCHEZ TERRI
1501 CLIFFSIDE CT NW
ALBUQUERQUE NM 87145

Modulus Architects, Inc.
100 Sun Ave NE
Ste 600
Albuquerque, NM 87109-4676



SANCHEZ MICHAEL E & SARILEYAN LORIE
885 90TH ST SW
ALBUQUERQUE NM 87121

Modulus Architects, Inc.
100 Sun Ave NE
Ste 600
Albuquerque, NM 87109-4676



TORRES DANIEL RAY & ALICIA R
9008 SUNCREST RD SW
ALBUQUERQUE NM 87121-8845

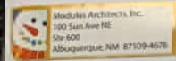
Modulus Architects, Inc.
100 Sun Ave NE
Ste 600
Albuquerque, NM 87109-4676



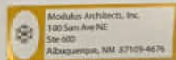
MUNOZ PEDRO & CELIA MARQUEZ DE
MUNOZ & MARQUEZ ALINE
811 SUNWEST DR SW
ALBUQUERQUE NM 87121-9433



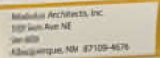
MADRID VANCEY
8805 ALVARA AVE SW
ALBUQUERQUE NM 87121



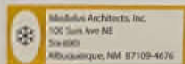
MERAZ GONZALEZ ALDO
1421 90TH ST SW
ALBUQUERQUE NM 87121-8858



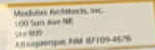
DOMINGUEZ STEVE L & CAROLA
509 SUNWEST DR SW
ALBUQUERQUE NM 87121-9438



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ALBUQUERQUE NM 87121-8858



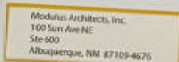
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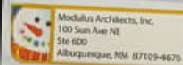
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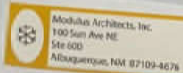
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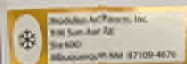
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823 SUNDOWN DR SW
ALBUQUERQUE NM 87125



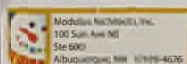
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TRINIDAD
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ALBUQUERQUE NM 87121



LEEWY RONALD M & ELIZABETH A
9004 SUNCREST RD SW
ALBUQUERQUE NM 87121



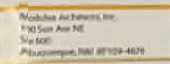
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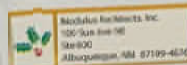
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WALTER J SR
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ALBUQUERQUE NM 87121-9428



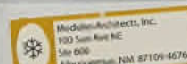
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ALBUQUERQUE NM 87121



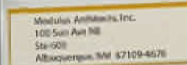
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DUARTE SAHAG
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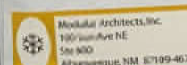
ORTIZ ZAPATA OLIVIA ANA Y
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SOUTH VALLEY COALITION OF NA
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111 20TH STREET SW
ALBUQUERQUE NM 87106



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Product	Qty	Unit Price	Price
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Forever® Postage Stamp	71	\$0.55	\$39.05
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Grand Total:			\$39.05
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Credit Card Remitted			\$39.05
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Account #: XXXXXXXXXXXX1521

Approval #: 040276

Transaction #: 014

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AID: A0000000031010

AL: VISA CREDIT

PIN: Not Required

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Mr. Dan Serrano
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM. 87102

January 7, 2021

**RE: ZONE MAP AMENDMENT – EPC
LOCATED ON THE SEC OF 90TH ST AND SAN YGNACIO RD, ALBUQUERQUE NM, 87121 AND
LEGALLY DESCRIBED AS:**

LOT 1-A:

**LT 1-A REPL OF LTS 1, 2, 3 & 4 TOGETHER WITH AN ELY 5 FT VACATED POR OF 90TH ST SW (NOW
COMPRISING LT 1-A, 2-A, 3-A & 4-A) HERRERA REDIVISION CONT 0.8967 AC M/L OR 39,060 SF
M/L**

LOT 2-A-1:

LT 2-A-1 PLAT OF LOTS 2-A-1 & 2-A-2 HERRERA REDIVISIONCONT 1.0242 AC

LOT 2-A-2:

LT 2-A-2 PLAT OF LOTS 2-A-1 & 2-A-2 HERRERA REDIVISIONCONT 1.0242 AC

LOT 3-A:

**LT 3-A REPLAT OF LTS 1, 2, 3 & 4 TOGETHER WITH AN ELY 5 FTVACATED PORT OF 90TH ST SW
NOW COMPR LTS 1-A, 2-A, 3-A,& 4-A HERRERA REDIVISION CONT 1.0245 AC**

LOT 4-A:

**LT 4-A REPL OF LTS 1, 2, 3 & 4 TOGETHER WITH AN ELY 5 FT VACATED POR OF 90TH ST SW (NOW
COMPR LTS 1-A, 2-A, 3-A & 4-A) HERRERA REDIV CONT 1.0214 AC M/L**

Dear Mr. Chairman and members of the Environmental Planning Commission,

Modulus Architects, Inc., hereafter referred to as “Agent” for the purpose of this request, represents Mr. John Herrera and Family, hereafter referred to as “Applicant”. The agent is requesting approval of a Zone

Map Amendment for four (4) adjacent lots described as Lots: 2-A-1, 2-A-2, 3-A, 4-A. The parcel (the “subject site”) is +/- 4.98 acres in size, zoned Planned Development (PD) and is located on the south east corner of 90th St. and San Ygnacio RD.

The purpose of this Zone Map Amendment is to change the current zoning of PD, which this justification narrative will demonstrate is not suitable for the subject property. The purpose of this letter is to provide the very pertinent background, policy analysis and justification for the proposed Zone Map Amendment request. This request is for a Zone Map Amendment from PD to Residential - Townhouse (R-T). The property site is currently undeveloped. The land use is classified as vacant land. This site is surrounded by residential zoning.

The PD zone poses challenges for the applicant in terms of development standards. All uses permitted in the requested R-T zone are also permitted in the existing PD zone. PD uses are determined on a case-by-case basis; however, the negotiated uses are required to be shown on a Site Plan, reviewed and approved by the EPC, prior to development. The requested R-T zone permits a variety of residential uses with a much more efficient process of development. The existing PD zone permits a much greater range of uses, however the requested R-T zone will permit the property owners to develop per IDO regulations in an efficient process rather than requiring an EPC-Site Plan. **The requested R-T zone will allow for development that is more direct and consistent than the current zone of PD, which relies upon negotiated land uses and is intended for development that cannot be accommodated in one of the IDO's base zones.**

The Herrera family has been in New Mexico for over 100 years and this property has been in their family since then. The subject property was left as an inheritance to the applicants. They are locals to New Mexico and want to make their lasting footprint in the state they love and have established their roots in for many centuries. The requested Zone Map Amendments is an endeavor for the applicant to develop the vacant property with townhouses. They owned the land before the effective date of the IDO with this exact intent.

PROPOSAL

This is a request for a Zone Map Amendment (Zone Change) for approximately 5 acres located between 90th St. and San Ygnacio RD in Albuquerque’s Southwest Mesa area. The request is to re-zone the property from the existing PD zone district, to the proposed R-T zone district. The purpose of the R-T zone district “is to accommodate a mix of single-family, two-family, and townhouse uses, as well as limited civic and institutional uses to serve the surrounding residential area”. The R-T zone district will be more in line with developing this property than the uses currently allowed and is more advantageous to the community as articulated by the ABC Comp Plan goals and policies (*in italics*) and are furthered by the proposed zone change (**in bold**) noted in the “Policy Analysis” portion of this letter.

The purpose of the PD zone district is to “accommodate small- and medium-scale innovative projects that cannot be accommodated through the use of other zone districts, provided that those projects are consistent with the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended and include standards that would not otherwise be required of the applicant in order to provide significant public, civic, or natural resource benefits. This zone district is applied on a case-by-case basis to reflect a

negotiated agreement for uses and standards with the applicant. Allowable uses are negotiated on a case-by-case basis but may not include any use that is not included in Table 4-2-1”.

The PD zone allows for any use, use-specific standards, and development standards causing great unknowns until an applicant submits a site-specific proposal to the City with all the mentioned details for review and decision by the EPC. The allowable uses in the R-T zone district are limited and are tied to use-specific standards established by the IDO.

The area is predominantly characterized by single-family (low-density) residential homes. This request may constitute as a spot zone, but due to the size of the individual lots it would be appropriate to develop them with a higher residential zoning. The R-1 adjacent zoning would not be appropriate and unrealistic for this site because the purpose of the R-1 zoning is for the single-family detached homes on individual lots. The site is also too large for the uses under the R-1 zone. It would not be realistic to develop this site under the adjacent zone districts. The R-T zoning is very similar to the surrounding areas’ dimensional standards and uses. The R-T zoning will be appropriate at this location.

BACKGROUND

The subject site is located in Albuquerque’s Southwest Mesa area and within an Area of Consistency. The site is along two Local Urban Streets (90th St. and San Ygnacio RD) and along an Urban Major Collector (Sage RD). It is not with a designated Center, Corridor or an overlay zone.

The original zoning for this subject site was R-D (9 DU/A). After the effective date of the IDO, the site adopted the PD zoning. On May 16, 2007, the Development Review Board (DRB) approved project 1005176 that consisted of the preliminary and final plat with final sign off delegated to Planning to remove Note 5 and to record plat for lot 2-A. The request subdivided the lot into two separate lots (2-A-1 and 2-A-2). Final sign off was satisfied and achieved. There was also an approval for a Subdivision Design Variance from minimum DPM design standards in the same project request (1005176).

Table 1: Surrounding Zoning & Land Use

SITE	IDO ZONING	LAND USE
SUBJECT SITE	PD	Vacant
NORTH	R-1B, PD, R-1A	Low-density Residential, Vacant
EAST	R-1B	Low-density Residential
SOUTH	R-1C	Low-density Residential
WEST	R-1B	Low-density Residential

Figure 1: Existing Zoning and Land Use



Figure 2. Subject Site (Highlighted in Blue)

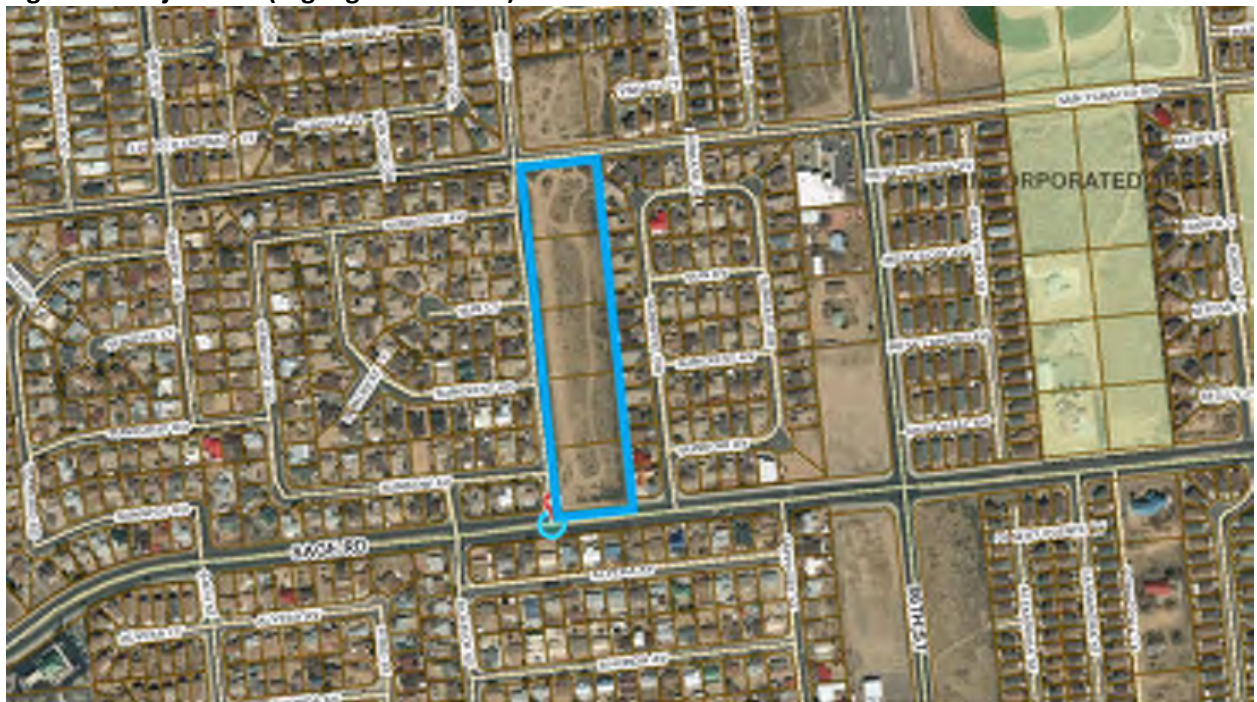


Figure 3: Subject Site Undeveloped Land (North View)



Figure 4: Subject Site Undeveloped Land (East View)



Figure 5: Subject Site Undeveloped Land (South View)



POLICY ANALYSIS

6-7(G) ZONING MAP AMENDMENT – EPC

6-7(G)(3) Review and Decision Criteria

An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria:

- 6-7(G)(3)(a) The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

Response:

The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comprehensive Plan, as amended, and other applicable plans adopted by the City. Below is the in-depth analysis of the applicable Goals and Policies:

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

CHAPTER 4: CHARACTER

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

a) Respect existing neighborhood values and social, cultural, recreational resources.

Response:

The subject site is located within an Area of Consistency and within Southwest Mesa Community Planning Area, furthering Policy 4.1.1 because this request will encourage quality development that is consistent with the distinct character of this community. A Community Planning Area distinctively defines each area. Southwest Mesa CPA is one of Albuquerque's "emerging communities", meaning this area is still developing and is still discovering its true identity and sense of community. This area is also the "Gateway" to Albuquerque from the west, where I-40 and Route 66 separate from each other. This Zone Map Amendment will fall in line with the district residential characteristics of the surrounding area. Future development will respect the existing neighborhood values and social, cultural and recreational resources that are established. The surrounding area are residential uses. The request will not divert from the intended characteristic, rather contribute to it. Future development will follow the IDO and DPM standards. These standards will not deviate from the vision of this community. The request furthers Policy 4.1.1.

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.

Response:

This request furthers Policy 4.1.2 because future development on the subject site under the R-T zone, which the request would make possible, would protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design. Future development would be subject to IDO requirements including dimensional standards (Table 2-3-7) and building design standards (14-16-5-11). These would help ensure appropriate scale and location of development and character of building design. The request furthers Policy 4.1.2.

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

Response:

This request furthers Policy 4.1.4 because the R-T zoning is consistent with the surrounding residential uses. The surrounding zoning and the requesting zoning are both classified as protect lots per the IDO. The R-T zoning will enhance, protect and preserve the neighborhood and the traditional community as key to its long-term health and vitality. The subject site is larger than the surrounding sites, as a result the R-T zoning will be appropriate for the site, along with the proposed townhouses. This request furthers Policy 4.1.4.

Goal 4.3 City Community Planning Area

Protect and enhance the natural and cultural characteristics and features that contribute to distinct identity and prioritize projects and programs to meet the needs of communities, neighborhoods, and sub-areas. [A]

Response:

This request for a Zone Map Amendment furthers Goal 4.3 because it will protect and enhance the natural and cultural characteristics and features that contribute to distinct identity and prioritize projects and programs to meet the needs of communities, neighborhoods, and sub-areas. The Southwest Mesa CPA is one of Albuquerque's "emerging communities". Development of this site will help this CPA get a sense of who it is and where the residential development is moving towards. This undeveloped site is currently not representing the identity that the community has the potential of being and is currently not giving a lasting impression for the future of this area. This area is also the "Gateway" to Albuquerque from the west, where I-40 and Route 66 separate from each other. This request will help revitalize this important area. This request will make possible the development of townhouses on the subject site and will be designed based on the IDO and the DPM. The IDO and the DPM will add additional protections to allow the site to develop with distinct identity of the existing community. The request further Goal 4.3.

CHAPTER 5: LAND USE

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

Response:

This request furthers Policy 5.2.1 because the proposed zone change request to the R-T zone district would allow for a mixture of residential uses in the area. This will allow for development of similar residential uses on a larger sized lot, while still being in line with the surrounding area. The R-T zoning will facilitate infill development in a form that is scale appropriate for the neighborhoods. This request has the potential to add complimentary uses that reflect the surrounding developments. The continued residential viability of the property is necessary to maintain productive use of the property and avoid the continued existence of an under-utilized property. This request furthers Policy 5.2.1.

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

Response:

This request furthers Goal 5.3 because it will promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good. The subject site is adjacent to existing residential developments; therefore, the requested R-T zone will maximize an efficient, development pattern of residential uses on an infill property, supporting the public good. This request furthers Goal 5.3.

Policy 5.3.1

Infill Development: Support additional growth in areas with existing infrastructure and public facilities. [ABC]

Response:

This request furthers Policy 5.3.1 because the proposed zone change will support additional growth in an Area of Consistency with existing infrastructure and public facilities. The property is well serviced by existing infrastructure and other public facilities including access roads, water and sewage. This request furthers Policy 5.3.1.

Policy 5.6.3

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

Response:

This request furthers Policy 5.6.3 because the R-T zone district will enhance the character of the existing surrounding single-family neighborhoods and is outside of Centers and Corridors, parks, and Major Public Open Space. The R-T zoning will permit developed to spur in a similar manner to the surrounding area. The proposed intensity will be a lesser degree than what is currently allowed under the PD zoning. The scale of the townhouses will be similar to the single-family homes. This request furthers Policy 5.6.3.

Policy 5.6.3 Area of Consistency (b):

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

Response:

This request furthers this Policy 5.6.3(b) because the R-T zoning is comparable in scale, intensity, and setbacks to the immediately surrounding context. The townhouse development will have the same height restrictions and similar setback requirements as the surrounding zonings and developments. The intensity of the proposed development will also be in line with the surrounding area and will be a lesser degree than the existing uses allowed. The downzoning of this site will protect and reinforce the neighborhood. This request furthers Policy 5.6.3(b).

Policy 5.6.3 Area of Consistency (d):

d) In areas with predominantly single-family residential uses, support zone changes that help align the appropriate zone with existing land uses.

Response:

This request furthers this Policy 5.6.3(d) because the area is predominantly single-family (low-density) residential uses and the R-T zoning will be in align and will be an appropriate zone for the existing land uses. The proposed townhouse development is categorized as low-density residential as is described as single-family homes. The R-T zone will be in line with the surrounding community and will bring the zoning into alignment with the existing land uses. This request furthers Policy 5.6.3(d).

CHAPTER 7: URBAN DESIGN

Policy 7.3.2 Community Character:

Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places. [ABC]

Response:

This request furthers Policy 7.3.2 because the R-T zoning will allow for residential uses on a larger lot. The surrounding area largely contains residential uses on smaller lots giving the community its distinct identity with the different sized lots in close proximity. The continuation of residential developments will make this area a safe and attractive place. This request furthers Policy 7.3.2.

POLICY 7.3.5

Development Quality: Encourage innovative and high-quality design in all development. [ABC]

Response:

Policy 7.3.5 is furthered because the proposed zone change and subsequent development will encourage innovative and high-quality design in all development. The development of this site will be led by Modulus Architects, Inc. a local architecture firm with a long history of high-quality design. Modulus Architects is known for innovative and high-quality design, which will be implemented into this development project when it comes time. This request furthers Policy 7.3.5.

CHAPTER 9: HOUSING

Policy 9.1.2 Affordability:

Provide for mixed-income neighborhoods by encouraging high-quality, affordable and mixed income housing options throughout the area. [ABC]

Response:

This request furthers Policy 9.1.2 because the proposed townhouses will proved for a mixed-income neighborhood that will encourage high-quality, affordable housing options throughout the area. The area is predominantly surrounded by single-family homes. The townhouses will allow for a mix of residential house while being compatible in scale and density with the surrounding area. The residential uses in the areas, including the proposed townhomes are all

categorized as low-density residential so this request will not deviate from the existing communities identity. This request furthers Policy 9.1.2.

Policy 9.2.1 Compatibility:

Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design, and relationship to the street. [ABC]

Response:

This request furthers Policy 9.2.1 because the R-T zoning will enhance the neighborhood's character, will maintaining compatibility with the surrounding uses. The density and site design of the townhouses will be compatible to the surrounding single-family homes. Townhouses and single-family homes are comparable uses and the IDO restricts the height and setbacks in a similar way. This will allow for the community to be consistent within an Area of Consistency. This request will also help correct the existing zone that is not consistent with the surrounding area. This request furthers Policy 9.2.1.

As demonstrated in the policy narrative above, the proposed zone change would further a preponderance of Goals and Policies found in the ABC Comprehensive Plan and would clearly facilitate the desired goals of the Comp Plan which provides a framework to guide private development land use decisions, and decision-makers as they contemplate new plans affecting the whole community.

6-7(G)(3) Review and Decision Criteria, Continued

- 6-7(G)(3)(b) If the subject property is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:
1. There was typographical or clerical error when the existing zone district was applied to the property.
 2. There has been a significant change in neighborhood or community conditions affecting the site.
 3. A different zone district is more advantageous to the community as articulated by the ABC Com Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Response:

The subject property is located completely within an Area of Consistency (as shown in the ABC Comp Plan, as amended) and this justification along with the application has demonstrated that the existing zoning is inappropriate because it meets criteria (3). A different zone district would be more advantageous to the community because many of the ABC Comp Plan goals and policies have been furthered as articulated in the "Policy Analysis" section above. This proposed zone change will allow for the implementation of development and implementation of patterns of land use that are consistent with the Comp Plan and the surrounding community. The change

Pr-2021

in zoning would bring more choice use residential developments to the community and will be more predictable and consistent within the Area of Consistency. The development of this site will protect the character and security of this predominantly residential area. This zone change will not permit development that is significantly different from the existing character as opposed to if it were to stay zoned PD. The existing zoning has the potential to allow for incompatible uses within the community. This zone change will be advantageous to the community.

- 6-7(G)(3)(c) If the subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:
1. There was typographical or clerical error when the existing zone district was applied to the property.
 2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
 3. A different zone district is more advantageous to the community as articulated by the ABC Com Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Response:

The subject property is not located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended). As a result, the above criterion are not applicable as the proposed amendment is wholly in an Area of Consistency as shown on the ABC Comp Plan.

- 6-7(G)(3)(d) The requested zoning does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.

Response:

All uses permitted in the requested R-T zone are also permitted in the existing PD zone. PD uses are determined on a case-by-case basis; however, the negotiated uses are required to be shown on a Site Plan, reviewed and approved by the EPC, prior to development. The requested R-T zone permits a mix of single-family, two-family, and townhouse uses, as well as an efficient process of development. The area is largely characterized by residential uses and it would be advantageous to the existing residents for predictable residential uses to be located in the community and with the Area of Consistency.

The permissive uses between the PD zoning designation and the R-T zoning designation will be fewer, more limited and more controlled. None of the permissive uses would be harmful to the surrounding community. A majority of the permitted uses are also permitted on the adjacent and abutting properties. The uses will also be in line with the adjacent properties. For discussion, below is the outlined permissive uses in the R-T zone district as identified in Table 4-2-1 of the IDO (Allowable Uses):

R-T Permissive Uses

Dwelling, single-family detached
Dwelling, cottage development
Dwelling, Townhouse
Community center of library
Religious institution
Residential Community amenity, indoors
Art Gallery
Electric utility
Solar energy generation

Dwelling, cluster development
Dwelling, two-family detached(duplex)
Community residential facility, small
Parks and open space
Community Garden
Residential Community amenity, outdoors
Drainage Facility
Major Utility, other

This property is underutilized and has stayed vacant. This zone map amendment will be a positive change as compared to if the property were to stay in its current condition. The proposed townhouses, categorized as low-density residential development, will be in line with the surrounding single-family developments, also categorized as low-density residential, within the community. This opportunity to develop will provide more residential housing for this area. Future development of this property will develop in accordance with dimensional standards within IDO Table 2-3-7.

This request will remove possible harmful uses adjacent to the single-family uses. This is a downsize zone request and will adequately mitigate any potential harmful impacts to adjacent properties, the neighborhood or community.

- 6-7(G)(3)(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 the following requirements:
1. Have adequate capacity to serve the development made possible by the change of zone.
 2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
 3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.
 4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City-approved Development Agreement between the City and the applicant.

Response:

The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meets requirement (1) because the City's existing infrastructure and public improvements currently have adequate capacity to serve the development made possible by the zone change. The existing infrastructure includes but is not limited to water, sewer, roadways, and storm facilities. However, it is fully understand that the developer will be responsible for any on site infrastructure costs.

Although the City's existing infrastructure and public improvements currently have adequate capacity to serve the existing development, the development of this site will fill the void of

infrastructure on site and bring full connectivity with the development of sidewalks and any other onsite infrastructure that the city requires.

- 6-7(G)(3)(f) The applicant's justification for the Zoning Map Amendment is not completely based on the property's location on a major street.

Response:

The justification for the Zoning Map Amendment provided herein is not based completely on the property's location on a major street, but rather on a preponderance of applicable Goals and Policies of the Comp Plan as outlined in the Policy Narrative. The policy analysis revealed that this request is consistent with the health, safety, and general welfare of the City. The downzoning will also remove potentially incompatible and harmful land uses from future development.

The subject site is located predominantly along a Local Urban Street (90th St and San Ygnacio RD) and partially along an Urban Major Collector (Sage RD). The development of this site will improve not only the community but the visualization factor that the Comp Plan, and the CPA emphasizes and is centered on. This request is also about upgrading the site for the surrounding residential community, while keeping the consistency in the surrounding area.

- 6-7(G)(3)(g) The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

Response:

This justification is not based completely or predominantly on the cost of land or other economic considerations and are not the determining factors for this zone change request. The justification is based on an in-depth analysis of the applicable Goals and Policies the Comp Plan demonstrated above. There are a variety of different and applicable Goals and Policies that are consistent with the health, safety, and general welfare of the City. The proposed zone change is based on the intention to develop the site into townhouses, there are no economic considerations that are being considered in the justification. The R-T zone will stay consistent with the surrounding land uses and in the area.

- 6-7(G)(3)(h) The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone") unless the requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:

1. The subject property is different from surrounding land because it can function as a transition between adjacent zone districts.
2. The subject property is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
3. The nature of structures already on the subject property makes it unsuitable for the uses allowed in any adjacent zone district.

Response:

Application of the R-T zone may constitute a spot zone because it is different from the surrounding zones to the north, east, south and west. The requested change to R-T will clearly facilitate implementation of the ABC Comp Plan, as amended, as discussed in the preponderance of goals and policies further by the change.

This proposal qualifies under criteria (1) in that the site can function as a transition between the adjacent zone districts. The surrounding area is residential uses and the R-T zoning has much fewer permissive uses than the current PD zonings. The R-T zone will protect the neighborhood in a greater way than the PD zone does. The permissive uses are greatly limited and are not considered harmful unlike the PD zoning. This in turn will benefit the surrounding neighborhoods will functioning as a transition between adjacent zone districts. The R-T zoning is classified as a protected lot as well as all the surrounding adjacent lots. The R-T zone will fall in line with the surrounding area. Additionally, the IDO classifies townhouses as a low-density residential development which will also be compatible with the surrounding uses.

This Zone Map Amendment will fall in line with the surrounding area and within an Area of Consistency. Area of Consistency is defined as “An area designated as an Area of Consistency in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where development must reinforce the character and intensity of existing development”. This request will not alter the very definition state above, nor will it disturb the surrounding zone districts. The development of this land will be compatible in scale and character with the surrounding area.

CONCLUSION

This request is for a Zone Map Amendment (Zone Change) for approximately a +/- 4.98-acre property located in Southwest Mesa Community Planning Area and in an Area of consistency. The current zoning request is to allow for the future of this site to develop into townhouses. Future development permissive by the R-T zone district will further multiple goals and policies of the Comprehensive Plan and will serve as an excellent development opportunity. This zone change seeks to develop this vacant land into townhouses that will be compatible with the surrounding community. Due to the size of the site and the proposed use, R-T will be an appropriate zone district for this site.

Westgate Heights NA, South Valley Coalition of NA, Westside Coalition of Neighborhood Associations, and South West Alliance of Neighborhood Associations were notified of this request. No meetings were requested on behalf of the neighborhood associations. There was also no inquiring emails or phone calls received. The approval of this request for a Zone Map Amendment to the R-T zone district for this subject property will ensure that this site remains a viable project prime for development. This development will provide choice housing options within the community. The R-T zoning is similar with the zoning pattern in the vicinity and represents a justifiable request for a Zone Map Amendment. The future development of this site will be subject to R-T zoning and subject to the IDO requirements including dimensional standards (Table 2-3-7) and building design standards (14-16-5-11). These requirements would help ensure appropriate scale and location of development and character of building design. Use-specific Standards include precautionary measures such as distance requirements, dwelling unit restrictions, design standards, landscaping requirements, and various other measures.

This requests will not have any negative effects on the surrounding community or its' residence. The requested R-T zone will clearly help align the appropriate zone with goals and policies of the Comprehensive Plan.

The agent and applicant respectfully request that the EPC support this Zone Map Amendment with an approval.

Sincerely,

Angela M. Williamson, CEO/Principal
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100 Sun Ave NE, Suite 600
Albuquerque, New Mexico 87109
Office: 505.338.1499 ext. 1000
Cell: 505.999.8016
Email: awilliamson@modulusarchitects.com

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 2.3.2021 To 2.18.2021

5. REMOVAL

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

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

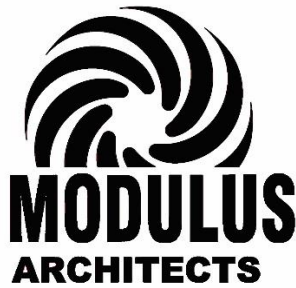
Regina Okoya
(Applicant or Agent)

1/7/21
(Date)

I issued 3 signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: PR-2021-004919

JUSTIFICATION



Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM. 87102

January 7, 2021

**RE: ZONE MAP AMENDMENT – EPC
LOCATED ON 90TH ST SW BETWEEN SAN YGNACIO RD SW AND SAGE RD SW, ALBUQUERQUE
NM, 87121 AND LEGALLY DESCRIBED AS:**

LOT 1-A:

**LT 1-A REPL OF LTS 1, 2, 3 & 4 TOGETHER WITH AN ELY 5 FT VACATED POR OF 90TH ST SW (NOW
COMPRISING LT 1-A, 2-A, 3-A & 4-A) HERRERA REDIVISION CONT 0.8967 AC M/L OR 39,060 SF
M/L**

LOT 2-A-1:

LT 2-A-1 PLAT OF LOTS 2-A-1 & 2-A-2 HERRERA REDIVISION CONT 1.0242 AC

LOT 2-A-2:

LT 2-A-2 PLAT OF LOTS 2-A-1 & 2-A-2 HERRERA REDIVISION CONT 1.0242 AC

LOT 3-A:

**LT 3-A REPLAT OF LTS 1, 2, 3 & 4 TOGETHER WITH AN ELY 5 FT VACATED PORT OF 90TH ST SW
NOW COMPR LTS 1-A, 2-A, 3-A, & 4-A HERRERA REDIVISION CONT 1.0245 AC**

LOT 4-A:

**LT 4-A REPL OF LTS 1, 2, 3 & 4 TOGETHER WITH AN ELY 5 FT VACATED POR OF 90TH ST SW (NOW
COMPR LTS 1-A, 2-A, 3-A & 4-A) HERRERA REDIV CONT 1.0214 AC M/L**

Dear Mr. Chairman and members of the Environmental Planning Commission,

Modulus Architects, Inc., hereafter referred to as “Agent” for the purpose of this request, represents Mr. John Herrera and Family, hereafter referred to as “Applicant”. The agent is requesting approval of a Zone Map Amendment for five (5) adjacent lots described as Lots: 1-A, 2-A-1, 2-A-2, 3-A, and 4-A. The parcel

(the “subject site”) is +/- 4.98 acres in size, zoned Planned Development (PD) and is located on 90th St. SW, between San Ygnacio Rd. SW, and Sage Rd. SW.

The Herrera family (property owners) have been in New Mexico for over 100 years and are part of the original Atrisco Land Grant family, this property has been in their family since then. The subject property was left as an inheritance to the applicants. They are locals to New Mexico and want to make their lasting footprint in the state they love and have established their roots in for many centuries. They are saddened to see so many of the Southwest Mesas young people leaving for other parts of the City or leaving the City altogether. They want to respond to what they see as a growing separation from our roots and offer housing options that will be attractive to the young people that represent the largest segment of the local population and a growing part of the workforce. While many young families will likely choose to live in traditional detached homes, growing numbers will desire to live in cottage homes, townhomes, and intentional living communities. The Herrera Family would like to help evolve the southwest community to include more of these desired housing types. Beyond planning for Millennials, they also recognize that Boomers are the second largest generation in our region — whose housing preferences and needs are also expected to shift in the next two decades. In fact, of the growth in population expected by 2040 80 percent will be households without children. This signals a significant change from past housing preferences, and existing and anticipated housing stock in this area is not sufficient if more of these households prefer housing options other than single-family homes, particularly if they want affordable options. While not Developers, the members of the Herrera family see a need to respond to the changing needs of the community and would like to be part of the solution. Simply put, they would like to offer the same housing options, new development, affordability and quality found in other parts of the City so that the Southwest Mesa can retain or gain many that have chosen to leave.

The purpose of this Zone Map Amendment is to change the current zoning of PD, which this justification narrative will demonstrate is not suitable for the subject property. The purpose of this letter is to provide the very pertinent background, policy analysis and justification for the proposed Zone Map Amendment request. This request is for a Zone Map Amendment from PD to Residential - Townhouse (R-T). The property site is currently undeveloped. The land use is classified as vacant land. This site is surrounded by residential zoning.

The PD zone poses challenges for the applicant in terms of development standards. All uses permitted in the requested R-T zone are also permitted in the existing PD zone. PD uses are determined on a case-by case basis; however, the negotiated uses are required to be shown on a Site Plan, reviewed and approved by the EPC, prior to development. The requested R-T zone permits a variety of residential uses with a much more efficient process of development. The existing PD zone permits a much greater range of uses, however the requested R-T zone will permit the property owners to develop per IDO regulations in an efficient process rather than requiring an EPC-Site Plan. **The requested R-T zone will allow for development that is more direct and consistent than the current zone of PD, which relies upon negotiated land uses and is intended for development that cannot be accommodated in one of the IDO's base zones.**

The requested Zone Map Amendments is an endeavor for the applicant to develop the vacant property with townhouses. They owned the land before the effective date of the IDO with this exact intent.

PROPOSAL

This is a request for a Zone Map Amendment (Zone Change) for approximately 5 acres located on 90th St. SW, between San Ygnacio Rd. SW, and Sage Rd. SW. The request is to re-zone the property from the existing PD zone district, to the proposed R-T zone district. The purpose of the R-T zone district “is to accommodate a mix of single-family, two-family, and townhouse uses, as well as limited civic and institutional uses to serve the surrounding residential area”. The R-T zone district will be more in line with developing this property than the uses currently allowed and is more advantageous to the community as articulated by the ABC Comp Plan goals and policies (*in italics*) and are furthered by the proposed zone change (**in bold**) noted in the “Policy Analysis” portion of this letter.

The purpose of the PD zone district is to “accommodate small- and medium-scale innovative projects that cannot be accommodated through the use of other zone districts, provided that those projects are consistent with the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended and include standards that would not otherwise be required of the applicant in order to provide significant public, civic, or natural resource benefits. This zone district is applied on a case-by-case basis to reflect a negotiated agreement for uses and standards with the applicant. Allowable uses are negotiated on a case-by-case basis but may not include any use that is not included in Table 4-2-1”.

The PD zone allows for any use, use-specific standards, and development standards causing great unknowns until an applicant submits a site-specific proposal to the City with all the mentioned details for review and decision by the EPC. The allowable uses in the R-T zone district are limited and are tied to use-specific standards established by the IDO.

The area is predominantly characterized by single-family (low-density) residential homes. This request may constitute as a spot zone, but due to the size of the individual lots it would be appropriate to develop them with a higher residential zoning. The R-1 adjacent zoning would not be appropriate and unrealistic for this site because the purpose of the R-1 zoning is for the single-family detached homes on individual lots. The site is also too large for the uses under the R-1 zone. It would not be realistic to develop this site under the adjacent zone districts. The R-T zoning is very similar to the surrounding areas’ dimensional standards and uses. The R-T zoning will be appropriate at this location.

BACKGROUND

The subject site is located in Albuquerque’s Southwest Mesa area and within an Area of Consistency. The site is along two Local Urban Streets (90th St. and San Ygnacio RD) and along an Urban Major Collector (Sage RD). It is not with a designated Center, Corridor or an overlay zone.

The original zoning for this subject site was R-D (9 DU/A). After the effective date of the IDO, the site adopted the PD zoning. On May 16, 2007, the Development Review Board (DRB) approved project 1005176 that consisted of the preliminary and final plat for lot 2-A. The request subdivided lot 2-A into two separate lots (2-A-1 and 2-A-2). A Subdivision Design Variance from minimum DPM design standards was also approved in the same request (1005176) for lot 2-A. The variance granted a waiver to the infrastructure requirements associated with the approved plat mentioned above. The plat was then permitted to proceed without any infrastructure requirements.

Table 1: Surrounding Zoning & Land Use

SITE	IDO ZONING	LAND USE
SUBJECT SITE	PD	Vacant
NORTH	R-1B, PD, R-1A	Low-density Residential, Vacant
EAST	R-1B	Low-density Residential
SOUTH	R-1C	Low-density Residential
WEST	R-1B	Low-density Residential

Figure 1: Existing Zoning and Land Use



Figure 4: Subject Site Undeveloped Land (East View)



Figure 5: Subject Site Undeveloped Land (South View)



POLICY ANALYSIS

6-7(G) ZONING MAP AMENDMENT – EPC

6-7(G)(3) Review and Decision Criteria

An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria:

6-7(G)(3)(a) CRITERION A

The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

Response:

The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comprehensive Plan, as amended, and other applicable plans adopted by the City. Below is the in-depth analysis of the applicable Goals and Policies:

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

The Comprehensive Plan in its entirety provides the “why” and the “how” we envision the City of Albuquerque growing, it describes the communities vision for the future of the built and natural environment and provides for goals, policies and actions to achieve that vision. It helps to guide decisions about growth and development related to land use.

2.4.3 EXPANDING HOUSING OPTIONS

Attracting young people is a key strategy for economic development and needs to be reflected in the housing policies of the City of Albuquerque. Millennials represent the largest segment of the local population and a growing part of the workforce. While most young families will likely choose to live in traditional detached homes, growing numbers will desire to live in cottage homes, urban townhomes, and intentional living communities. Our local housing stock needs to evolve to include more of these desired housing types. Beyond planning for Millennials, we must also be planning for Boomers the second largest generation in our region — whose housing preferences and needs are also expected to shift in the next two decades. In fact, of the growth in population expected by 2040 80 percent will be households without children. This signals a significant change from past housing preferences, and existing and anticipated housing stock in the Albuquerque area will not be sufficient if more of these households prefer housing options other than single-family homes, particularly if they want affordable rental options.

Although not specifically a policy, it should be noted with high regard that the Comprehensive Plan recognizes the need for expanding housing types for the ever changing population of Albuquerque.

CHAPTER 4: CHARACTER

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

a) Respect existing neighborhood values and social, cultural, recreational resources.

Response:

The subject site is located within an Area of Consistency and within Southwest Mesa Community Planning Area, furthering Policy 4.1.1 because this request will encourage quality development that is consistent with the distinct character of this community. A Community

Planning Area distinctively defines each area. Southwest Mesa CPA is one of Albuquerque's "emerging communities", meaning this area is still developing and is still discovering its true identity and sense of community. This area is also the "Gateway" to Albuquerque from the west, where I-40 and Route 66 separate from each other. This Zone Map Amendment will fall in line with the district residential characteristics of the surrounding area. Future development will respect the existing neighborhood values and social, cultural and recreational resources that are established. The surrounding area are residential uses. The request will not divert from the intended characteristic, rather contribute to it. Future development will follow the IDO and DPM standards. These standards will not deviate from the vision of this community. The request furthers Policy 4.1.1.

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.

Response:

This request furthers Policy 4.1.2 because future development on the subject site under the R-T zone, which the request would make possible, would protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design. Future development would be subject to IDO requirements including dimensional standards (Table 2-3-7) and building design standards (14-16-5-11). These would help ensure appropriate scale and location of development and character of building design. The request furthers Policy 4.1.2.

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

Response:

This request furthers Policy 4.1.4 because the R-T zoning is consistent with the surrounding residential uses. The surrounding zoning and the requesting zoning are both classified as protect lots per the IDO. The R-T zoning will enhance, protect and preserve the neighborhood and the traditional community as key to its long-term health and vitality. The subject site is larger than the surrounding sites, as a result the R-T zoning will be appropriate for the site, along with the proposed townhouses. This request furthers Policy 4.1.4.

Goal 4.3 City Community Planning Area

Protect and enhance the natural and cultural characteristics and features that contribute to distinct identity and prioritize projects and programs to meet the needs of communities, neighborhoods, and sub-areas. [A]

Response:

This request for a Zone Map Amendment furthers Goal 4.3 because it will protect and enhance

the natural and cultural characteristics and features that contribute to distinct identity and prioritize projects and programs to meet the needs of communities, neighborhoods, and sub-areas. The Southwest Mesa CPA is one of Albuquerque's "emerging communities". Development of this site will help this CPA get a sense of who it is and where the residential development is moving towards. This undeveloped site is currently not representing the identity that the community has the potential of being and is currently not giving a lasting impression for the future of this area. This area is also the "Gateway" to Albuquerque from the west, where I-40 and Route 66 separate from each other. This request will help revitalize this important area. This request will make possible the development of townhouses on the subject site and will be designed based on the IDO and the DPM. The IDO and the DPM will add additional protections to allow the site to develop with distinct identity of the existing community. The request further Goal 4.3.

CHAPTER 5: LAND USE

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

Response:

This request furthers Policy 5.2.1 because the proposed zone change request to the R-T zone district would allow for a mixture of residential uses in the area. This will allow for development of similar residential uses on a larger sized lot, while still being in line with the surrounding area. The R-T zoning will facilitate infill development in a form that is scaled appropriate for the neighborhoods. This request has the potential to add complimentary uses that reflect the surrounding developments. The continued residential viability of the property is necessary to maintain productive use of the property and avoid the continued existence of an under-utilized property. This request furthers Policy 5.2.1.

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

Response:

This request furthers Goal 5.3 because it will promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good. The subject site is adjacent to existing residential developments; therefore, the requested R-T zone will maximize an efficient, development pattern of residential uses on an infill property, supporting the public good. This request furthers Goal 5.3.

Policy 5.3.1

Infill Development: Support additional growth in areas with existing infrastructure and public facilities. [ABC]

Response:

This request furthers Policy 5.3.1 because the proposed zone change will support additional growth in an Area of Consistency with existing infrastructure and public facilities. The property

is well serviced by existing infrastructure and other public facilities including access roads, water and sewage. This request furthers Policy 5.3.1.

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

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

Response: This request furthers Policy 5.4.1(a) because it places a priority on higher-density housing options instead of single family homes in an area that has adequate services and infrastructure; providing for affordable diversity in housing options.

Policy 5.6.3

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

Response:

This request furthers Policy 5.6.3 because the R-T zone district will enhance the character of the existing surrounding single-family neighborhoods and is outside of Centers and Corridors, parks, and Major Public Open Space. The R-T zoning will permit developed to spur in a similar manner to the surrounding area. The proposed intensity will be a lesser degree than what is currently allowed under the PD zoning. The scale of the townhouses will be similar to the single-family homes. This request furthers Policy 5.6.3.

Policy 5.6.3 Area of Consistency (b):

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

Response:

This request furthers this Policy 5.6.3(b) because the R-T zoning is comparable in scale, intensity, and setbacks to the immediately surrounding context. The townhouse development will have the same height restrictions and similar setback requirements as the surrounding zonings and developments. The intensity of the proposed development will also be in line with the surrounding area and will be a lesser degree than the existing uses allowed. The downzoning of this site will protect and reinforce the neighborhood. This request furthers Policy 5.6.3(b).

Policy 5.6.3 Area of Consistency (d):

d) In areas with predominantly single-family residential uses, support zone changes that help align the appropriate zone with existing land uses.

Response:

This request furthers this Policy 5.6.3(d) because the area is predominantly single-family (low-density) residential uses and the R-T zoning will be in align and will be an appropriate zone for the existing land uses. The proposed townhouse development is categorized as low-density

residential as is described as single-family homes. The R-T zone will be in line with the surrounding community and will bring the zoning into alignment with the existing land uses. This request furthers Policy 5.6.3(d).

POLICY 8.1.1

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

POLICY 8.1.2

Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy. [ABC]

This request furthers Policy 8.1.1 and 8.1.2 because fostering a broader range of intensities, densities and building scale responds directly to the goals of the community to grow the economic base through recruitment, retention/expansion, and new business startups to bring additional income into the region. the Millennial generation has the talent that employers are looking for. Unlike previous generations, Millennials on the whole tend to shop for a city first and then look for a job when they get there. Locally, Millennials make up the largest proportion of the population. As this generation grows and influences our talent-based economy, it will be increasingly important to understand major trends that motivate them and provide housing and lifestyle options they want. While the Millennial generation – like any generation – includes a wide range of individuals and preferences, the emerging trend of the last five years suggests that a larger share of this generation prefers a different housing option than previous generations before them at the same age. Interestingly, these same elements are increasingly attractive now to retiring Baby Albuquerque/ Cities that offer these diverse housing options – in addition to more traditional options –are able to attract and retain more diverse talent and businesses. Planning now for a future that includes more diverse housing options will increase our chances for a successful and diverse economy in the future.

CHAPTER 9: HOUSING

POLICY 9.1.1

Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households. [ABC]

This request furthers Policy 9.1.1 because supporting the development, improvement, and conservation of housing for a variety of income levels and types of residents and households proactively takes into account existing housing gaps as well as the needs of people who might live in the region in the future. A new emphasis on smaller homes, townhomes, and multifamily rental units will be needed to serve residents who will increasingly opt for smaller homes in more connected places for better access to the lifestyle preferences and affordability.

Policy 9.1.2 Affordability:

Provide for mixed-income neighborhoods by encouraging high-quality, affordable and mixed income housing options throughout the area. [ABC]

Response:

This request furthers Policy 9.1.2 because the proposed townhouses will provide for a mixed-income neighborhood that will encourage high-quality, affordable housing options throughout the area. The area is predominantly surrounded by single-family homes. The townhouses will allow for a mix of residential use while being compatible in scale and density with the surrounding area. The residential uses in the area, including the proposed townhomes, are all categorized as low-density residential so this request will not deviate from the existing community's identity. This request furthers Policy 9.1.2.

9.1.2.4 OPPORTUNITIES FOR CHANGE

Zoning for a Range of Housing Options Zoning codes should allow a range of zones with a diversity of lot sizes for single-family neighborhoods.

Proactive housing planning takes into account existing housing gaps as well as the needs of people who might live in the region in the future. A new emphasis on smaller homes, townhomes, and multifamily rental units will be needed to serve residents who will increasingly opt for smaller homes in more connected places for better access to jobs and services, walkability, and affordability.

Policy 9.2.1 Compatibility:

Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design, and relationship to the street. [ABC]

Response:

This request furthers Policy 9.2.1 because the R-T zoning will enhance the neighborhood's character, will maintain compatibility with the surrounding uses. The density and site design of the townhouses will be compatible to the surrounding single-family homes. Townhouses and single-family homes are comparable uses and the IDO restricts the height and setbacks in a similar way. This will allow for the community to be consistent within an Area of Consistency. This request will also help correct the existing zone that is not consistent with the surrounding area. This request furthers Policy 9.2.1.

As demonstrated in the policy narrative above, the proposed zone change would further a preponderance of Goals and Policies found in the ABC Comprehensive Plan and would clearly facilitate the desired goals of the Comp Plan which provides a framework to guide private development land use decisions, and decision-makers as they contemplate new plans affecting the whole community.

6-7(G)(3) Review and Decision Criteria, Continued

6-7(G)(3)(b) CRITERION B

If the subject property is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding

Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site.
3. A different zone district is more advantageous to the community as articulated by the ABC Com Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Response:

The subject property is located completely within an Area of Consistency (as shown in the ABC Comp Plan, as amended) and this justification along with the application has demonstrated that the existing zoning is inappropriate because it meets criteria (3). A different zone district would be more advantageous to the community because many of the ABC Comp Plan goals and policies have been furthered as articulated in the “Policy Analysis” section above. This proposed zone change will allow for the implementation of development and implementation of patterns of land use that are consistent with the Comp Plan and the surrounding community. The change in zoning would bring more choice use residential developments to the community and will be more predictable and consistent within the Area of Consistency. The development of this site will protect the character and security of this predominantly residential area. This zone change will not permit development that is significantly different from the existing character as opposed to if it were to stay zoned PD. The existing zoning has the potential to allow for incompatible uses within the community.

The Comprehensive Plan states that a key strategy for the City’s Success is attracting young people as a key strategy for economic development and needs to be reflected in the housing policies of the City of Albuquerque. Millennials represent the largest segment of the local population and a growing part of the workforce. While most young families will likely choose to live in traditional detached homes, growing numbers will desire to live in cottage homes, townhomes, and intentional living communities. Our local housing stock needs to evolve to include more of these desired housing types. Beyond planning for Millennials, we must also be planning for Boomers the second largest generation in our region — whose housing preferences and needs are also expected to shift in the next two decades. In fact, of the growth in population expected by 2040 80 percent will be households without children. This signals a significant change from past housing preferences, and existing and anticipated housing stock in the Albuquerque area will not be sufficient if more of these households prefer housing options other than single-family homes, particularly if they want affordable rental options.

The Comprehensive Plan recognizes the need for expanding housing types for the ever changing population of Albuquerque. This zone change will be advantageous to the community.

6-7(G)(3)(c) CRITERION C

If the subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
3. A different zone district is more advantageous to the community as articulated by the ABC Com Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Response:

The subject property is not located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended). As a result, the above criterion is not applicable as the proposed amendment is wholly in an Area of Consistency as shown on the ABC Comp Plan. However, it should be noted that the implementation of development density and housing types is a direct response to the growth and evolving lifestyles of the community — whose housing preferences and needs are expected to shift in the next two decades. In fact, of the growth in population expected by 2040 80 percent will be households without children. This signals a significant change from past housing preferences, and existing and anticipated housing stock in the Albuquerque area will not be sufficient if more of these households prefer housing options other than single-family homes, particularly if they want affordable rental options.

Planning now for a future that includes options for more diverse housing options will allow Albuquerque to increase its chances for a successful and diverse economy in the future. Our local housing stock needs to evolve to include more of these desired housing types.

This is also evident in the sharp decline in enrollment with the Albuquerque Public Schools. In fact, since 2010 the most precipitous declines are in the ranks of kindergartners, making the outlook even more evident as fewer students enter the APS pipeline. This information is directly quoted from the Albuquerque Journal interview with Rose-Ann McKernan, Executive Director of APS' Office of Accountability and Reporting, Published by the Albuquerque Journal February 27, 2016.

6-7(G)(3)(d) CRITERION D

The requested zoning does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.

Response:

All uses permitted in the requested R-T zone are also permitted in the existing PD zone. PD uses are determined on a case-by-case basis; however, the negotiated uses are required to be shown on a Site Plan, reviewed and approved by the EPC, prior to development. The requested R-T zone permits a mix of single-family, two-family, and townhouse uses, as well as an efficient process of development. The area is largely characterized by residential uses and it would be advantageous to the existing residents for predictable residential uses to be located in the community and with the Area of Consistency.

The permissive uses between the PD zoning designation and the R-T zoning designation will be fewer, more limited and more controlled. None of the permissive uses would be harmful to the surrounding community. A majority of the permitted uses are also permitted on the adjacent and abutting properties. The uses will also be in line with the adjacent properties. For discussion, below is the outlined permissive uses in the R-T zone district as identified in Table 4-2-1 of the IDO (Allowable Uses):

R-T Permissive Uses

Dwelling, single-family detached
 Dwelling, cottage development
 Dwelling, Townhouse
 Community center of library
 Religious institution
 Residential Community amenity, indoors
 Art Gallery
 Electric utility
 Solar energy generation

Dwelling, cluster development
 Dwelling, two-family detached(duplex)
 Community residential facility, small
 Parks and open space
 Community Garden
 Residential Community amenity, outdoors
 Drainage Facility
 Major Utility, other

This property is underutilized and has stayed vacant. This zone map amendment will be a positive change as compared to if the property were to stay in its current condition. The proposed townhouses, categorized as low-density residential development, will be in line with the surrounding single-family developments, also categorized as low-density residential, within the community. This opportunity to develop will provide more residential housing for this area. Future development of this property will develop in accordance with dimensional standards within IDO Table 2-3-7.

This request will remove possible harmful uses adjacent to the single-family uses. This is a downsize zone request and will adequately mitigate any potential harmful impacts to adjacent properties, the neighborhood or community.

6-7(G)(3)(e) CRITERION E

The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 the following requirements:

1. Have adequate capacity to serve the development made possible by the change of zone.
2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.
4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City-approved Development Agreement between the City and the applicant.

Response:

The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meets requirement (1) because the City's existing infrastructure and public improvements currently have adequate capacity to serve the development made possible by the zone change. The existing infrastructure includes but is not limited to water, sewer, roadways, and storm facilities. However, it is fully understand that the developer will be responsible for any on site infrastructure costs.

Although the City's existing infrastructure and public improvements currently have adequate capacity to serve the existing development, the development of this site will fill the void of infrastructure on site and bring full connectivity with the development of sidewalks and any other onsite infrastructure that the city requires.

6-7(G)(3)(f) CRITERION F

The applicant's justification for the Zoning Map Amendment is not completely based on the property's location on a major street.

Response:

The justification for the Zoning Map Amendment provided herein is not based completely on the property's location on a major street, but rather on a preponderance of applicable Goals and Policies of the Comp Plan as outlined in the Policy Narrative. The policy analysis revealed that this request is consistent with the health, safety, and general welfare of the City. The downzoning will also remove potentially incompatible and harmful land uses from future development.

The subject site is located predominantly along a Local Urban Street (90th St and San Ygnacio RD) and partially along an Urban Major Collector (Sage RD). The development of this site will improve not only the community but the visualization factor that the Comp Plan, and the CPA emphasizes and is centered on. This request is also about upgrading the site for the surrounding residential community, while keeping the consistency in the surrounding area.

6-7(G)(3)(g) CRITERION G

The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

Response:

This justification is not based completely or predominantly on the cost of land or other economic considerations and are not the determining factor for this zone change request. The requested zone change will allow the development of denser housing options, thereby providing more housing choices in an area of Albuquerque currently underserved by such options. The subject site is located in Albuquerque's Southwest Mesa where the imbalance of affordable housing options instead of single family homes poses a significant challenge for our future growth. On the whole, residents drive less if there are desirable housing options in areas with existing infrastructure.

Changing demographics pose both a challenge and opportunity for our region as preferences shift about the kinds of places we live we choose. The current limited variety in housing options fails to foster equitable opportunities in the housing market.

The justification provided an in-depth analysis of the applicable Goals and Policies the Comp Plan. There are a variety of different and applicable Goals and Polices that are consistent with the health, safety, and general welfare of the City. The proposed zone change is based on the intention to develop the site into townhouses, there are no economic considerations that are being considered in the justification. The R-T zone will stay consistent with the surrounding land uses and in the area.

6-7(G)(3)(h) CRITERION H

The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a “spot zone”) or to a strip of land along a street (i.e. create a “strip zone”) unless the requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:

1. The subject property is different from surrounding land because it can function as a transition between adjacent zone districts.
2. The subject property is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
3. The nature of structures already on the subject property makes it unsuitable for the uses allowed in any adjacent zone district.

Response:

Application of the R-T zone in essence is a holdover from the pre IDO zoning. Since there was no transition from density based residential development which is what this property was, to the IDO, a designation of PD was given to the subject property. However, the intended uses remain the same. The designation of PD zoning from the transition pre IDO clearly states that the land use was clearly identifiable as low-density residential land use / development pattern of R-1 or R-T.

Planned Development Zones		Planned Development Zone Districts	
SU-1 PRD	Planned Residential Development	PD	Planned Development
R-D	Residential & Related Uses – Developing Area		<i>If land use was clearly identifiable as low-density residential land use / development pattern: R-1 or R-T.</i>
PC	Planned Community	PC	Planned Community

The requested change to R-T will clearly facilitate implementation of the ABC Comp Plan, as amended, as discussed in the preponderance of goals and policies further by the change.

This proposal qualifies under criteria (1) in that the site can function as a transition between the adjacent zone districts but more importantly, this proposal qualifies as a transition between the zoning prior to the IDO which did not have a mechanism for density based zoning to be applied to the IDO zones. The surrounding area is residential uses and the R-T zoning is much the same and is appropriate transition between R-T zoning and R-1B zoning. The R-T zone will protect the

neighborhood in a greater way than the PD zone does. The permissive uses are greatly limited and are not considered harmful unlike the PD zoning. This in turn will benefit the surrounding neighborhoods functioning as a transition between adjacent zone districts. The R-T zoning is classified as a protected lot as well as all the surrounding adjacent lots. The R-T zone will fall in line with the surrounding area. Additionally, the IDO classifies townhouses as a low-density residential development which will also be compatible with the surrounding uses.

This Zone Map Amendment will fall in line with the surrounding area and within an Area of Consistency. Area of Consistency is defined as “An area designated as an Area of Consistency in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where development must reinforce the character and intensity of existing development”. This request will not alter the very definition state above, nor will it disturb the surrounding zone districts. The development of this land will be compatible in scale and character with the surrounding area.

CONCLUSION

This request is for a Zone Map Amendment (Zone Change) for approximately a +/- 4.98-acre property located in Southwest Mesa Community Planning Area and in an Area of consistency. The current zoning request is to allow for the future of this site to develop into townhouses. Future development permissive by the R-T zone district will further multiple goals and policies of the Comprehensive Plan and will serve as an excellent development opportunity. This zone change seeks to develop this vacant land into townhouses that will be compatible with the surrounding community. Due to the size of the site and the proposed use, R-T will be an appropriate zone district for this site.

Westgate Heights NA, South Valley Coalition of NA, Westside Coalition of Neighborhood Associations, and South West Alliance of Neighborhood Associations were notified of this request. No meetings were requested on behalf of the neighborhood associations. There was also no inquiring emails or phone calls received. The approval of this request for a Zone Map Amendment to the R-T zone district for this subject property will ensure that this site remains a viable project prime for development. This development will provide choice housing options within the community. The R-T zoning is similar with the zoning pattern in the vicinity and represents a justifiable request for a Zone Map Amendment. The future development of this site will be subject to R-T zoning and subject to the IDO requirements including dimensional standards (Table 2-3-7) and building design standards (14-16-5-11). These requirements would help ensure appropriate scale and location of development and character of building design. Use-specific Standards include precautionary measures such as distance requirements, dwelling unit restrictions, design standards, landscaping requirements, and various other measures.

This requests will not have any negative effects on the surrounding community or its' residence. The requested R-T zone will clearly help align the appropriate zone with goals and policies of the Comprehensive Plan.

The agent and applicant respectfully request that the EPC support this Zone Map Amendment with an approval.

Sincerely,

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