



Environmental Planning Commission

Agenda Number: 5
Project #: PR-2021-004920
Case #: RZ-2021-00005
Hearing Date: February 18, 2021

Staff Report

Agent	Consensus Planning
Applicant	Tekin & Associates, LLC
Request	Zoning Map Amendment (zone change)
Legal Description	Lots 1-4 and 29-32, Block 27, Tract A, Unit B, North Albuquerque Acres
Location	Between Oakland Avenue NE and Eagle Rock NE 9320 San Pedro Drive NE
Size	Approximately 6.8 acres
Existing Zoning	NR-BP
Proposed Zoning	R-MH

Staff Recommendation

APPROVAL of RZ-2021-00005, based on the Findings beginning on Page 28.

Staff Planner
Silvia Bolivar, PLA, ASLA

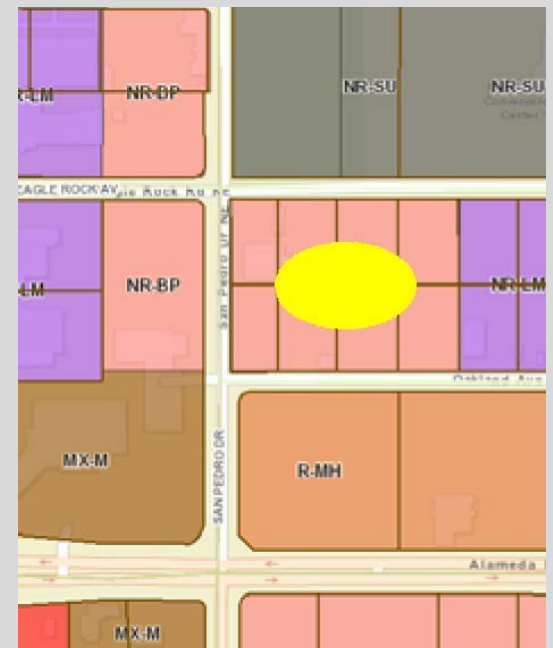
Summary of Analysis

The request is for a Zoning Map Amendment from NR-BP to R-MH for Lots 1-4 and 29-32, Block 27, Tract A, Unit B, North Albuquerque Acres, located at 9320 San Pedro Dr. NE, between Oakland Ave. NE and Eagle Rock Ave. NE, approximately 6.8 acres. The applicant wants to change the subject site's zoning to R-MH in order to facilitate redevelopment of the site with multi-family residential units. The subject site is in an Area of Consistency.

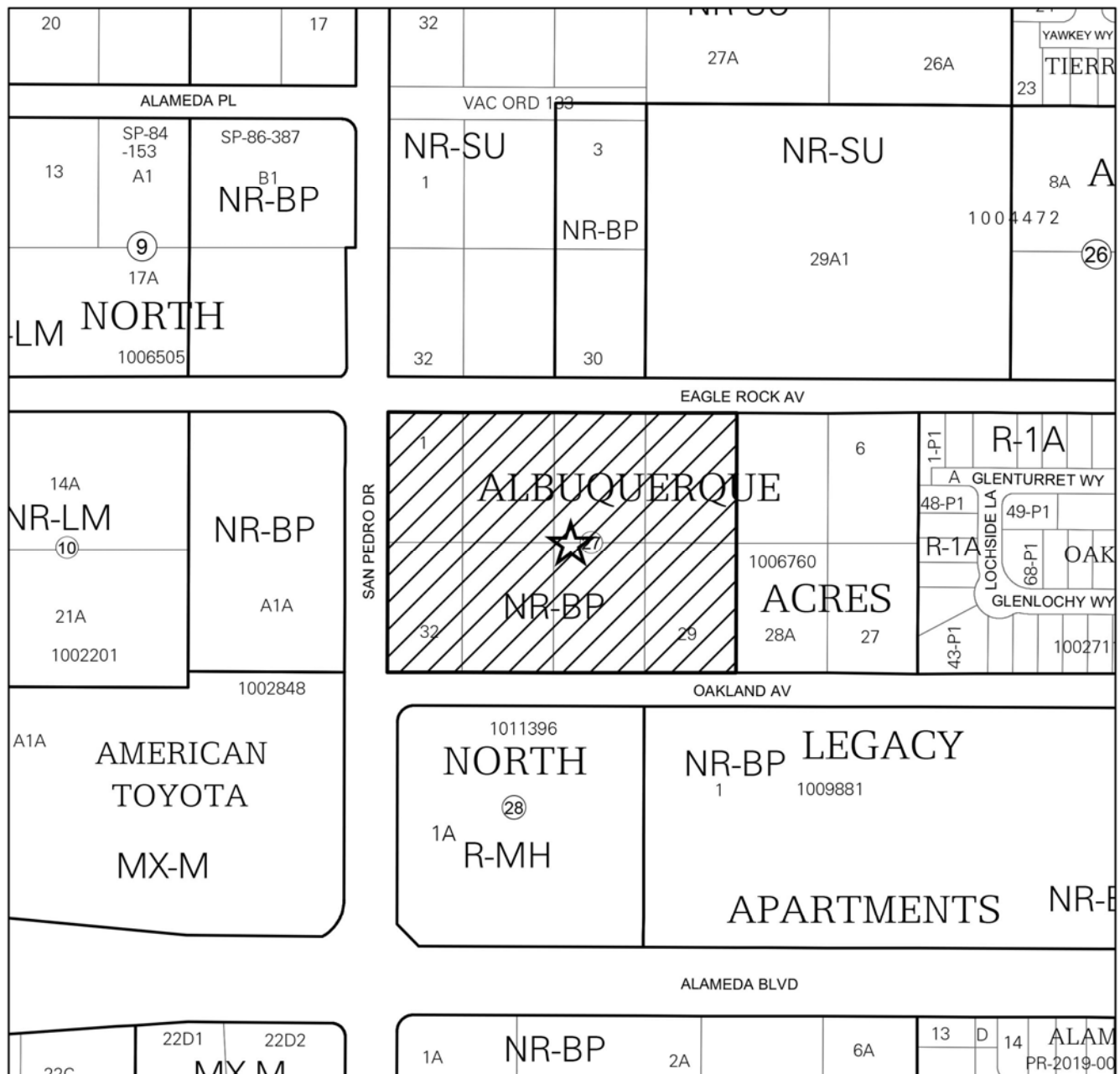
The applicant has adequately justified the request pursuant to the IDO zone change criteria, based upon the proposed zoning being more advantageous to the community because a preponderance of Comprehensive Plan Goals and policies are furthered.

The affected neighborhood organizations are the District 4 Coalition of Neighborhood Associations and Nor Este Neighborhood Association. Property owners within 100 feet of the subject site were also notified as required. A pre-application meeting was not requested. Staff has received an email opposing the request when the proposal included the properties located immediately to the east on Oakland Avenue.

Staff recommends approval.







IDO ZONING MAP

Note: Gray shading indicates County.



1 inch = 250 feet

Hearing Date:

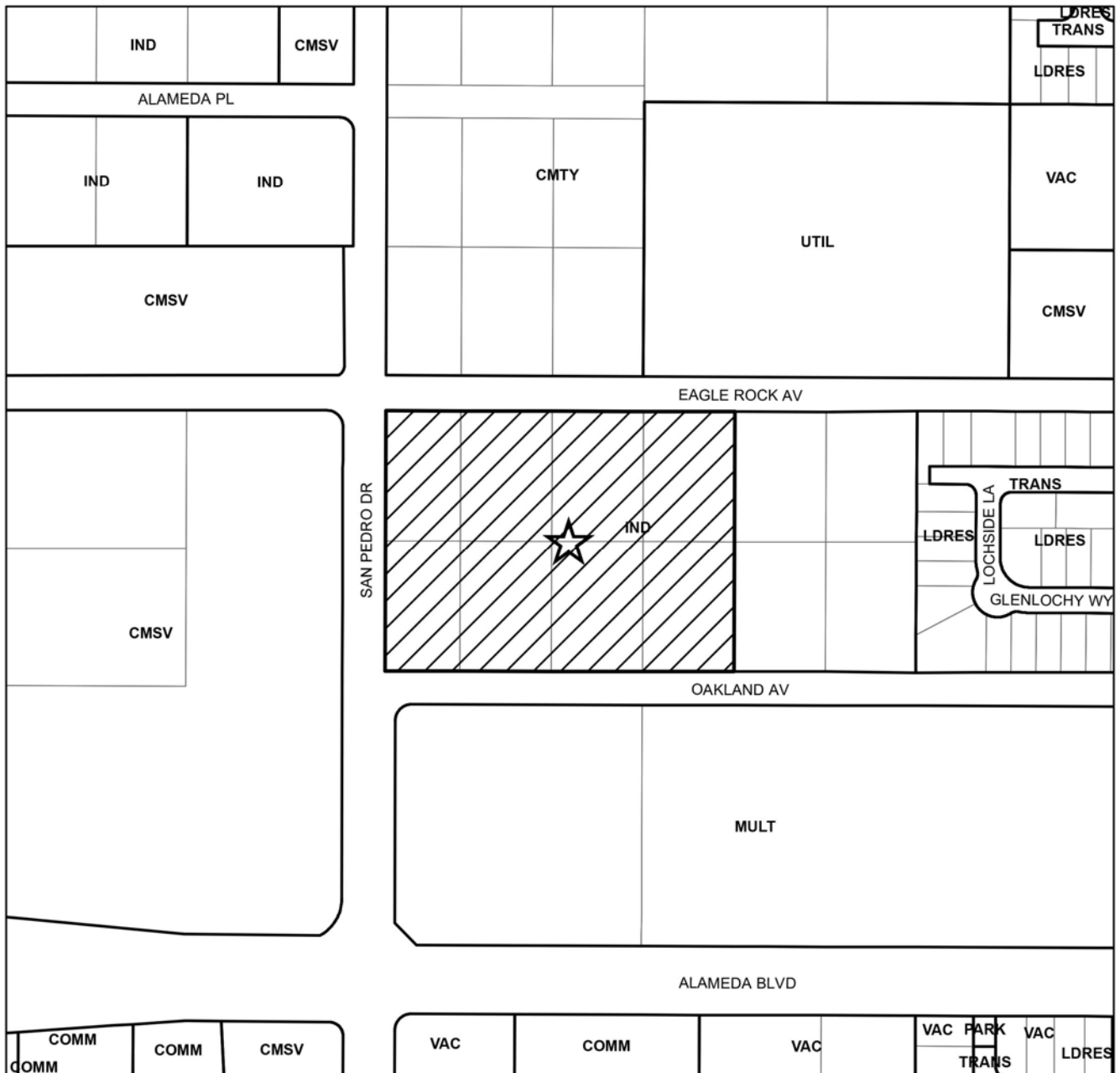
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LAND USE MAP

Note: Gray shading indicates County.

Key to Land Use Abbreviations

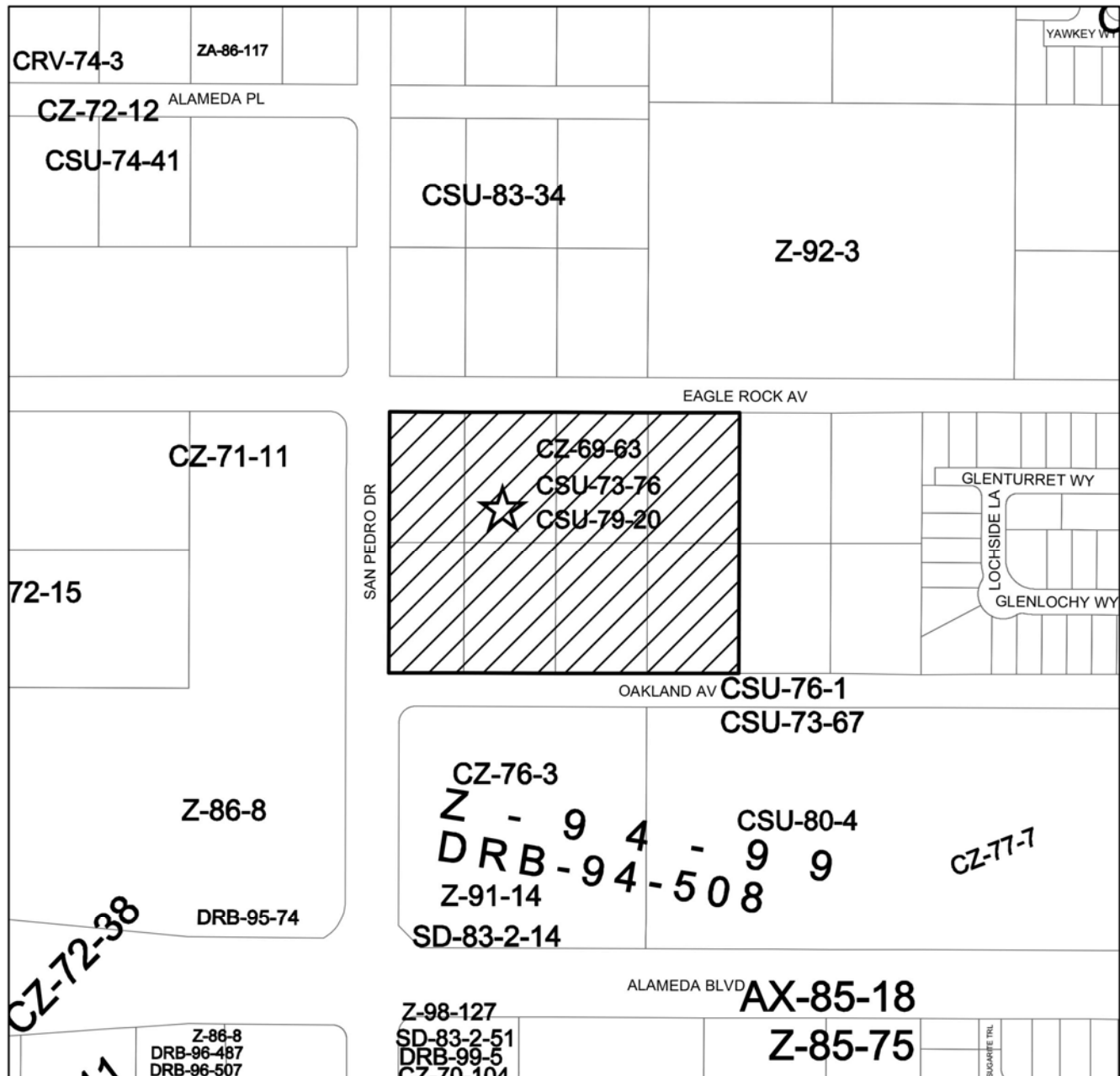
LDRES Low-density Residential	APRT Airport
MULT Multi-family	TRANS Transportation
COMM Commercial Retail	AGRI Agriculture
CMSV Commercial Services	PARK Parks and Open Space
OFC Office	DRNG Drainage
IND Industrial	VAC Vacant
INSMED Institutional / Medical	UTIL Utilities
ED Educational	CMTY Community
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



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HISTORY MAP

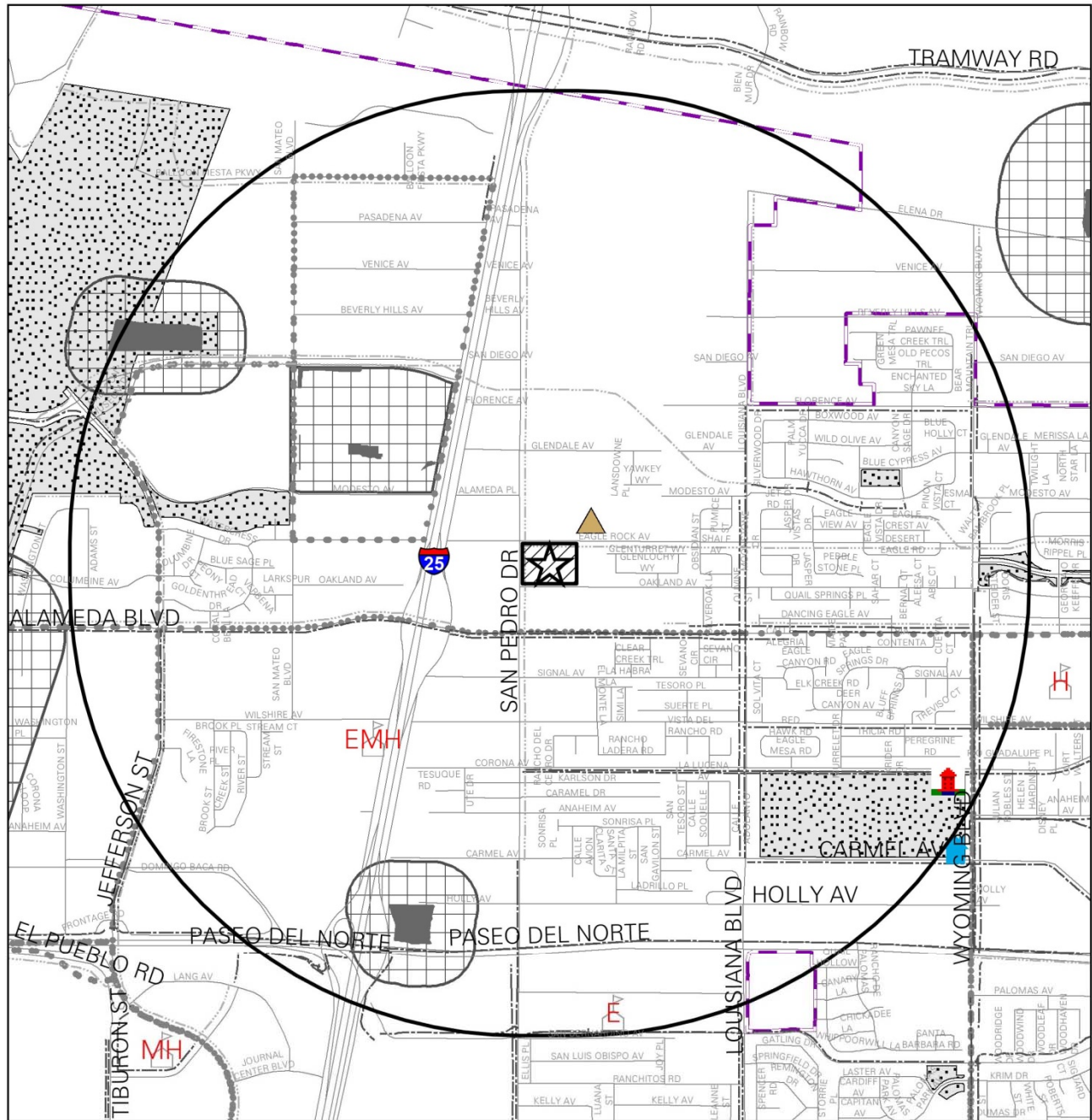
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Public Facilities Map with One-Mile Buffer

- | | | | |
|----------------------|-------------|--------------------------|-----------------------------|
| 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

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area	Land Use
Site	NR-BP	Area of Consistency	Automobile dismantling, storage business
North	NR-SU/NR-BP	Area of Consistency	COA Eagle Rock Convenience Center and Sandia Memory Gardens Cemetery
South	R-MH	Area of Change	Multi-family residential
East	NR-LM/R-1A	Area of Consistency	Salvage yard, Single-family residential (Oakland Estates)
West	MX-M, NR-BP NR-LM	Area of Change	Light vehicles sales and rental

Request

The request is for a Zoning Map Amendment (zone change) for an approximately 6.8-acre site legally described as Lots 1-4 and 29-32, Block 27, Tract A, Unit B, North Albuquerque Acres.

The subject site consists of eight lots located at 9320 San Pedro Drive NE, zoned NR-BP (Non-residential – Business Park Zone District), and currently developed as the Coronado Auto Recyclers and Coronado Storage Plus. The applicant, Tekin & Associates, LLC, a real estate investment and development company, is requesting the Zoning Map Amendment from NR-BP to R-MH in order to facilitate future redevelopment of the subject site with multi-family residential development.

When the Applicant originally began working on the Zoning Map Amendment, they were seeking to purchase four additional lots located to the east of the subject property and adjacent to the Oakland Estates subdivision. The Applicant was unable to come to an agreement for the purchase of the additional property and they scaled the project back accordingly.

If the Zoning Map Amendment is approved, the Applicant intends to submit a Site Plan – DRB for redevelopment of the property and the site plan would be subject to IDO requirements

The application was submitted January 7, 2021 and is being reviewed using the November 2, 2020 version of the Integrated Development Ordinance (IDO).

EPC Role

The 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 the EPC decision is appealed. If so, the Land Use Hearing Officer (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.

Context

The subject site consists of eight lots in North Albuquerque Acres, zoned NR-BP (Non-residential Business Park), located at 9320 San Pedro Drive NE. The subject site is approximately 6.8 acres and is currently the home of Coronado Auto Recyclers and Coronado Storage Plus. The site is bounded by Eagle Rock Drive NE to the north and Oakland Avenue NE to the south.

The property is zoned NR-BP (Non-residential Business Park), and the applicant is requesting a Zoning Map Amendment to R-MH (Residential Multi-family High Density) in order to facilitate future redevelopment of the site with multi-family residential development.

The current zoning (NR-BP) matches the automobile dealership properties to the west of the subject site. To the south of the subject site are multi-family dwellings zoned R-MH that match the proposed zoning. Other zone districts to the west include MX-M and NR-LM. To the north of the subject site are both the City of Albuquerque Eagle Rock Convenience Center and Sandia Memory Gardens Cemetery, both zoned NR-SU (Non-residential Sensitive Use). The salvage yard to the east is zoned NR-LM.

The subject site is located in an Area of Consistency as designated by the Comprehensive Plan and is part of the North Albuquerque Community Planning Area. Immediately north and east of the subject site are Areas of Consistency. South and west of the subject site are Areas of Change. Approximately 565 feet south of the subject site is Alameda Boulevard that is designated as a Multi-Modal Corridor. I-25, west of the subject site is a Commuter Corridor classified as an Urban Freeway.

History

As previously mentioned, the subject site is approximately 6.8 acres and currently the home of Coronado Auto Recyclers and Coronado Storage Plus, an automobile dismantling and storage business first established in 1965.

The NR-BP zoning for the area was established at the effective date of the Integrated Development Ordinance based upon prior zoning and land use designations (SU-2) created by the 2010 North I-25 Sector Development Plan. Prior to the adoption of the 2010 North I-25 Sector Plan, the previous 1986 Sector Plan zoning included mostly intense industrial uses that extended east of I-25 and were adjacent to residential uses.

The subject site was part of the Bernalillo County zoning actions in the late 1960's and 1970's prior to annexation into the City of Albuquerque, which occurred in 1985 (Ordinance 64-1985), reflected in the 1986 Sector Plan.

I-25, west of the subject site is a Commuter Corridor and has historically been heavily commercial use with several large employers located west of the Interstate, including Presbyterian Healthcare and General Mills. There are smaller offices, warehouses, and industrial uses located within three business parks in the area and several automobile dealerships located near Alameda Boulevard and I-25.

Over the past decade some multi-family development has occurred in the area including the Reserve by Markana apartments adjacent to the subject site and the Northpoint apartments on San Mateo. The traffic volume on San Pedro Drive is approximately 5,000 vehicles per day.

Case history for the area includes case numbers CZ 69-63, CSU 73-76, CSU 79-20, however those case files were not located. Project #1004557 was filed by Mark Goodwin & Associates on behalf of STV investments for a major drainage plan to determine the cost allocation for storm drainage improvements. The case was heard before the Development Review Board meeting of December 21, 2005 and approved.

Transportation System

The Long-Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Region Planning Organization (MRMPO), identifies the functional classifications of roadways.

San Pedro Drive NE is classified as an Urban Major Collector. Oakland Avenue NE and Eagle Rock Avenue NE are both classified as Local Urban Streets. Alameda Boulevard, located approximately 565 feet south of the subject property is classified as an Urban Principal Arterial/Multi-modal Corridor.

Comprehensive Plan Corridor Designation

The Comprehensive Plan designates Alameda Boulevard to the south as a Multi-Modal Corridor. I-25 is classified as an Urban Freeway (Interstate).

Comprehensive Plan Community Planning Area Designation

The subject site, located at 9320 San Pedro Drive NE, between Oakland Avenue NE and Eagle Rock Avenue NE, is part of the North Albuquerque Community Planning Area (CPA). The North Albuquerque CPA is characterized by breathtaking vistas and high desert setting, it has developed primarily as low-density, large lot subdivisions, with retail and institutional uses along corridors.

Design/Character Considerations:

Topography of the Sandia foothills;

Proximity to open space;

Indigenous landscaping;

Views of the mountains to the east and of the city and Northwest Mesa to the west;

Rural densities on platted one-acre lots in North Albuquerque Acres north of San Antonio and east of Eubank;

Pattern of urban development reflecting post-War subdivisions and site design standards;

Walled neighborhoods

Trails/Bikeways

The Long Range Bikeway System (LRBS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies existing and proposed routes and trails. Alameda Blvd (south) has an existing bike lane. Louisiana (east) has an existing bike lane. San Pedro Drive NE and Eagle Rock Drive NE have proposed bike lanes.

PRT meeting notes of 1/4/21 included with the application state that 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.

Transit

The subject site is not well served by Transit. ABQ Ride Route 98 (Wyoming Commuter) on Alameda has service temporarily suspended but when providing service, has transit stops at San Pedro and Alameda (one block south).

Public Facilities/Community Services

Please refer to the Public Facilities Map (Page 6), which shows public facilities and community services located within one mile of the subject site.

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions

Areas 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.

Area of Change: 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.

Center and Corridor Definitions:

Employment Center (EC): An area designated as an Employment Center in the ABC Comp Plan, as amended.

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.

Infill Development: An area platted or un-platted land that includes no more than 20 acres of land and where at least 75 percent of the adjacent lots are developed and contain existing primary buildings.

Multi-family Residential Development: Residential development of multi-family dwellings or uses from the Group Living category (except small community residential facilities) in zone districts as

allowed per Table 4-2-1. Properties that include both multi-family dwellings and low-density residential development are considered multi-family residential development for the purposes of this IDO. Properties with other uses accessory to residential primary uses allowed per Table 4-2-1 are still considered multi-family residential development for the purposes of this IDO.

Neighborhood Edge: Any distance required by the standard in Section 14-16-5-9 (Neighborhood Edges) is measured from the nearest point on the nearest lot line of the Protected Lot to the nearest point on the Regulated lot that contains the feature being regulated.

Salvage Yard: Any use involving storage and/or sale of inoperable, disused, dismantled or wrecked vehicles, equipment, machinery, or goods, or the storage or processing of scrap metal, wastepaper, rags, wastes, construction wastes, industrial wastes or other scrap, salvage, waste, or junk materials.

Zoning

The subject site is currently zoned NR-BP [Non-Residential – Business Park Zone District, IDO 14-16-2-5(B)] that was assigned upon the adoption of the IDO. The purpose of the NR-BP zone district is to accommodate a wide range of non-residential uses in campus-like settings to buffer potential impacts on surrounding uses and adjacent areas. Allowable uses include a wide variety of office, commercial, research, light industrial, distribution, showroom, processing, and institutional uses. Allowable uses are shown in Table 4-2-1, IDO pgs. 143-148.

The request is to change the subject site's zoning to R-MH [Residential – Multi-Family High Density Zone District, IDO 14-16-2-3(F)]. The purpose of the R-MH zone district is to promote and encourage the development of high-density attached and multi-family housing, with taller, multi-story buildings encouraged in Centers and Corridors in areas close to major streets and public transit facilities. The primary land use is multi-family development, with limited civic and institutional uses to serve the surrounding residential area. Allowable uses are shown in Table 4-2-1, IDO pgs. 143-148.

The applicant is requesting to downzone from the more intense commercial and light manufacturing uses permitted in the NR-BP zone to R-MH. The downzone would facilitate future redevelopment of the site with multi-family residential units. It is important to note that the subject property is located south of the City of Albuquerque Eagle Rock Convenience Center and the Sandia Memory Gardens Cemetery, both zoned NR-SU. The purpose of the NR-SU zone district is to accommodate highly specialized public, civic, institutional, or natural resource-related uses that require additional review of location, site design, and impact mitigation to protect the safety and character of surrounding properties.

The requested R-MH zone restricts the number of non-residential permissive uses but some of those allowances include assisted living facility or nursing home, community residential (small and large), dormitories, group homes, community center or library along with public schools. Residential permissive uses would include townhouse, live-work, and multi-family residential development. Until the subject property is redeveloped, the current use as an automobile dismantling and storage business will be able to continue to operate legally as a nonconforming use in accordance with the IDO provision for nonconformities.

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Consistency. Areas of Consistency policies state that development must reinforce the character and intensity of existing development.

Applicable Goals and policies are listed below. Applicant's justification language is in italics. Staff analysis follows in plain text.

- * indicates a Goal or policy chosen by the applicant in their response to zone change criterion 14-16-6-7(G)(3)(a). When a Goal or policy is listed and is not applicable, it is because the applicant included it in the zone change justification letter.

Chapter 4: Community Identity

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

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

As described in this justification letter, the North I-25 Sector Plan envisioned a more mixed-use development pattern near the residential neighborhoods east of the Interstate. This request furthers the identity and design of this area, by ensuring the appropriate scale and mix of uses that protects these single-family neighborhoods to the east from potentially harmful industrial development while providing appropriate densities and matching the increasing multi-family and mixed-use character of the Alameda and San Pedro Corridors.

Staff response: The request for a Zoning Map Amendment to facilitate future redevelopment of the site with multi-family development is similar to what has occurred further south at Reserve by Markana apartments and at North Point apartments on San Mateo. The request would expand the area's mix of uses and contribute to homogeneity in the area by adding a similar housing type to units further south (Reserve by Markana). If the Zoning Map Amendment is approved, the Applicant intends to submit a Site Plan – DRB for redevelopment of the property and the site plan would be subject to IDO requirements that would protect the identity and cohesiveness of nearby neighborhoods. Neighborhood edges (14-16-5-9), edge buffer landscaping (14-16-5-6-E), residential-multi-family dimensional standards (Table 2-3-11), and residential zone district dimensional standards (14-16-5-1) would have to be followed in order to continue to protect and preserve the distinct community along with the identity and design of the area. However, staff is concerned of potential impacts to the neighborhood as the proposed units will be across from the Sandia Memory Gardens and the City of Albuquerque Eagle Rock Convenience Center. The Solid Waste Management Refuse Division has commented that if the Zone Map Amendment is granted, a site plan will be required that showed proposed refuse service for the site. The volume of traffic on San Mateo Drive on a daily basis is 5,000 vehicles and the proposed units will add to the congestion during peak hours. The request furthers Goal 4.1 – Character and Policy 4.1.2- Identity and Design.

Chapter 5: Land Use

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

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

- g) Encourage residential infill in neighborhoods adjacent to Centers and Corridors to support transit ridership.

The subject site is located just north of Alameda Boulevard Multi-Modal Corridor. Multi-Modal Corridors are intended to encourage the redevelopment of the area “to a more mixed-use, pedestrian-oriented environment that focuses heavily on providing safe, multi-modal transportation options.” The request furthers this goal and policy by providing more housing density that can support improved transit services on the Corridor, which is located just one block south of the subject site. Consistent with its location adjacent to such a Corridor, the requested Zoning Map Amendment also aligns closely with the land use goals of the North I-25 Sector Plan that used to apply to the area and intended for more mixed-use development with uses including multi-family residential to create a transition between the more intense commercial uses to the west to have growing neighborhoods located to the east. Future residents at the site will have convenient access to bicycle facilities such as bike lanes on Louisiana Boulevard and along the La Cueva arroyo channel connecting the two new commercial development along Alameda, North Domingo Baca Park, and the La Cueva Activity Center. The development of additional housing options near an area of concentrated employment with access to transit helps continue to transition the built environment in Albuquerque to a more sustainable, mixed-use development pattern.

Staff response: The request would generally contribute to growth along a designated Multi-Modal Corridor, Alameda Boulevard. The request generally furthers Goal 5.1 – Centers & Corridors.

Though the subject site is near a Multi-Modal Corridor, Alameda Boulevard, it is unlikely that the redevelopment of the site with multi-family residential units would contribute to regional growth. Staff finds that Policy 5.1.1 – Desired Growth does not apply.

Residential infill will be encouraged but one of the goals of residential infill is to promote compact development and increase density near transit which is lacking in the area. The subject site is not well served by Transit. ABQ Ride Route 98 (Wyoming Commuter) on Alameda has service temporarily suspended but when providing service, has stops at San Pedro and Alameda (one block south). If redevelopment in the area were to occur, there would have to be frequent, reliable service and buses to show up on time in order to support rider transit because if you want ridership, you have to run service which is currently suspended in the area. The request does not further sub policy 5.1.1(g) – Encourage residential infill in neighborhoods adjacent to Centers and Corridors to support transit ridership.

*Policy 5.1.11 – Multi-Modal Corridors: Design safe Multi-Modal Corridors that balance the competing needs of multiple modes of travel and become more mixed-use and pedestrian-oriented over time.

- b) Prioritize improvements that increase pedestrian safety and convenience and make bicycle and transit options more viable.

The subject site is located one block north of the Alameda Boulevard Multi-modal Corridor. The request furthers this policy by providing for additional higher density residential uses near a Multi-modal Corridor that will allow for residents to utilize a wide variety of travel modes to get to work and leisure activities. Redevelopment of the subject site and the related site plan requirements will ensure that the surrounding roadways, including San Pedro Drive are improved to current City standards with sidewalks and bike lanes were applicable. Infrastructure improvements will be complemented by new users that will visit nearby businesses and make transit options along the Corridor more viable.

Staff response: The request would facilitate development of a residential multi-family use along a designated Multi-Modal Corridor, which would enable future residents to live in close proximity to transit service, when in service. For now, the request is only for a Zoning Map Amendment but at the time of Site Plan – DRB submittal, the proposed development will have to be as pedestrian-oriented or friendly as it can be in order to provide additional pedestrian access and connections to the area that are currently lacking. Currently, there are only sidewalks along a small part of the site boundary. Adjacent properties have constructed sidewalks with recent development. The request partially furthers Policy 5.1.1 – Multi-Modal Corridors and sub policy 5.1.1(b).

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

The proposed Zoning Map Amendment furthers this goal by adding additional denser housing, thus providing more options for residents to live in a location where they can work, learn, shop, and play due to the site's proximity to the North I-25 Employment Center, La Cueva Activity Center, North Domingo Baca Regional Park, and La Cueva High School.

Staff response: The request would facilitate a multi-family residential development use that would foster a community where residents can live, work, learn, shop, and play together. The future residents would live on the subject site, work nearby, and play as families and be part of a community within a community. The request furthers Goal 5.2 – Complete Communities.

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

- a) Encourage development and redevelopment that brings goods, services, and amenities within walking distance of neighborhoods and promotes good access for all residents.
- b) Encourage development that offers choice in transportation, work areas, and lifestyles.
- d) Encourage development that broadens housing options to meet a range of incomes and lifestyles.

The request furthers this policy and sub-policies by allowing for redevelopment of the subject site and multi-family residential near existing goods and services and access to transit. The Alameda corridor has seen significant investment in the last few years, and the provision of additional multi-family housing options near it and the North I-25 Employment Center and surrounding area will offer residents a choice in the transportation, work area, and lifestyles by promoting access to these areas by walking, biking, and transit in addition to driving. This density allows a broader type of housing available to a greater range of incomes and lifestyles than single-family residential houses.

Staff response: The request would contribute to creating a healthy, sustainable, and distinct community with a mix of uses because it would reinforce the same type of housing found further south of the subject site. There are restaurants and a mix of uses conveniently accessible on Alameda Boulevard at Tin Can Alley that are within walking distance of the subject site. The request furthers Policy 5.2.1 Land Uses.

The request would not further this sub policy because the redevelopment would not bring goods, services and amenities. The Zone Map Amendment, if granted, would be to facilitate redevelopment of the site with multi-family residential units. At the time of Site Plan – DRB submittal it would be determined what amenities and services would be provided to the residents of the proposed development and see if they will be accessible to the surrounding neighborhoods. Staff finds that sub policy 5.2.1(a) does not apply.

At the moment, the development would not offer a choice in transportation but would have access to work areas along the North I-25 Employment Center. Staff finds that sub policy 5.2.1 (b) is partially furthered.

The sub policy would be furthered by providing opportunities for different types of housing options to accommodate diverse demographic groups. The increase stock of housing options will provide a similar inventory found further south of the subject property at a variety of price ranges. The price ranges should include both affordable and market rate price points. Staff finds that sub policy 5.2.1(d) is furthered.

- f) Encourage higher density housing as an appropriate use in the following situations:
- ii. In areas with good street connectivity and convenient access to transit;
 - iii. In areas where mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses, and where adequate infrastructure is or will be available;

The request furthers this sub-policy by allowing for redevelopment of the subject site with multi-family residential, which is appropriate due to easy access and connectivity to San Pedro Drive, Alameda Boulevard, Louisiana Boulevard, and Interstate 25. In addition, a mixed density pattern is clearly established with the adjacent properties to the south of the subject site zoned R-MH and developed with multi-family residential housing in addition to other nearby lower density options. The proposed zone is compatible with the area land uses and adequate infrastructure is available for the proposed redevelopment. Infill redevelopment of the site will

provide for broader housing options in this area to meet a range of incomes or lifestyles less than one mile from a major employment center west of Interstate 25 with options for transit and bicycle travel.

Staff response: The request would facilitate higher density housing as the subject site is located in an area with a Multi-Modal Corridor, good street connectivity and access to transit once ABQ Ride Route 98 resumes service. There already is a mixed density pattern established at the intersection of Alameda Boulevard and San Mateo Drive NE, compatible with the requested zone change and there is adequate infrastructure available for the proposed development. Staff finds that sub policy 5.2.1(f) is furthered.

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

The request furthers this sub-policy allowing for redevelopment of the subject site with multi-family residential in a form and scale compatible to the existing development immediately to the south, which has the same zoning designation.

Staff response: The request would encourage infill development and add complementary uses that are compatible in form and scale to the immediately surrounding development as R-MH is already found further south of the subject property. The proposed development would be more compatible in form and scale than the uses currently found on the property that include automobile dismantling and a storage business. Staff finds that sub policy 5.2.1(h) is furthered.

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

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

The request furthers this goal and policy because the change supports redevelopment of the site, which is currently an outdoor vehicle storage and salvage yard use with multi-family residential uses that support additional residential growth near jobs and existing services and infrastructure.

Staff response: The request would facilitate development of a site that is already served by existing infrastructure and public facilities and maximizes the utility of both and uses land in an efficient manner. Staff finds that Goal 5.3 – Efficient Development is furthered.

The subject site is located near a Multi-Modal Corridor and in an area that is mostly developed and has existing infrastructure and public facilities. The request would facilitate future growth in the area. Staff finds that Policy 5.3.1 – Infill Development is furthered.

*Policy 5.4.1 – Housing Near Jobs: Allow higher-density housing and discourage single-family housing near areas of concentrated employment.

The North I-25 corridor area is a major employment area for Albuquerque. The requested zone change furthers this policy by providing more higher-density housing near an area of concentrated employment without further overburdening river crossing due to the site's location

east of the River. By choosing the R-MH zone district, the Applicant is ensuring the redevelopment will not take advantage of the change to simply add more single-family detached residential to the area because the R-MH zone does not permit single-family development.

Staff response: The request would facilitate development of multi-family dwellings, which would increase the variety of housing types and improve housing options in an area that is near areas of concentrated employment. Most of the dwellings to the east of the subject site are single-family detached homes and the proposed development will expand housing options with varying price points as the dwellings will most likely be 1, 2 or 3 bedrooms. The request furthers Policy 5.4.1 – Housing Near Jobs.

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

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

The request furthers this policy through the careful consideration to downzone the subject site from Business Park to Multi-family residential uses, which will match the scale and intensity of the adjacent multi-family housing to the south. By utilizing the same R-MH zone district as what exists to the south, the same height and setback regulations will be applied to this future development thereby reinforcing the scale, intensity, and setbacks of the immediately surrounding context.

Staff response: The original tracts are in an Area of Consistency; therefore, the premise is subject to Area of Consistency policies. Surrounding properties to the east are zoned NR-LM (salvage yard) and R-1A (single-family homes); however, there are mixed-uses to the south of the subject site. Across the street are areas zoned NR-SU (COA Eagle Rock Convenience Center and Sandia Memory Gardens Cemetery) that are in Areas of Consistency. The requested R-MH zone would act as a transition between the zones, and reinforce the existing character and future character of the surrounding area. Any new development is subject the IDO's Neighborhood Edges standards (14-16-5-9) along the boundaries, which would protect the R-1A single-family homes east of the subject property. Staff finds that Policy 5.6.3 – Areas of Consistency and sub policy 5.6.3(b) are furthered.

- e) In areas with predominantly non-residential land uses, carefully consider zone changes from non-residential to mixed-use or residential zones for potential impact on land use compatibility with abutting properties, employment opportunities, and historic development patterns.

The request furthers this sub-policy by carefully considering the change from a non-residential zone district and existing non-residential use to the proposed residential zone. The change is compatible with the abutting properties and surrounding development and is consistent with the on-going transition in the area into a more mixed-use development pattern that supports the larger employment focus of the North I-25 area, particularly west of the Interstate.

Staff response: The request would further this policy as the zoning is going to be downzoned from the more intense use of light manufacturing. The possible scale, intensity, and setbacks

would change under the requested zoning and the development standards would be consistent with the surrounding area. Staff finds that sub policy 5.6.3(e) is furthered.

- f) Limit the location of higher density housing and mixed-use development to areas within ¼ mile of transit stations and within 660 feet of arterials and Corridors as an appropriate transition to single-family neighborhoods.

The subject site is located approximately 500 feet north of Alameda Boulevard, an Arterial Roadway, so it meets sub-policy criterion for an appropriate location for higher density housing and mixed-use development that may transition to single-family neighborhoods.

Staff response: The subject is located approximately 565 north of Alameda Boulevard, an Urban Principal Arterial/Multi-Modal Corridor and will allow for an appropriate transition to single-family neighborhoods. Staff finds that sub policy 5.6.3(f) is furthered.

Chapter 9 - Housing

*Goal 9.1 – Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

*Policy 9.1.1 – Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents.

- a) Increase the supply of housing that is affordable for all income levels.

The requested Zoning Map Amendment to R-MH for the subject property allows for the development of multi-family residential, which furthers this goal and policy to allow for new range of housing in an area that is underserved by such development. While it is beginning to change, according to CBRE January 2019 Multi-family Market Survey, the North I-25 (MLS Areas 21, 100 and 102) only had a combined 935 units, both market rate and affordable with an occupancy rate of 94.8%. Most of the multi-family residential development in Albuquerque is located south of Paseo del Norte, particularly along the Montgomery Boulevard corridor and south to Interstate 40 consisting of over 21,000 units. Providing more multi-family farther north, east of the River, and closer to the employment in the vicinity is appropriate and this request contributes to balancing of housing options and meeting this need.

Staff response: The request would facilitate development of multi-family dwellings, which would increase the supply and range of high-quality housing types and improve housing options in the area. The request furthers Goal 9.1 – Supply.

The proposed development would improve housing for a variety of income levels and types of residents by allowing for a series of units of different sizes that will ensure a variety of price points for future residents that have a variety of income levels. The request furthers Policy 9.1.1 – Housing Options and sub policy 9.1.1(a).

*Goal 9.3 – Density: Support increased housing density in appropriate places with adequate services.

The request furthers this goal by providing increased housing density in an appropriate location near an Employment Center and Multi-modal Corridor where adequate services and amenities exist near the site.

Staff response: The request furthers increased housing density in an area near Alameda Boulevard, a Multi-Modal Corridor. Staff finds that Goal 9.3 – Density is furthered.

*Policy 9.3.2 – Other Areas: Increase housing density and housing options in other areas by locating near appropriate uses and services and maintaining the scale of surrounding development

The request furthers this policy by providing increased density and housing options such as townhouses, live-work, and multi-family near appropriate uses and services along the Alameda Multi-modal Corridor. The requested zone district will also maintain the scale of the surrounding development by matching the zoning immediately to the south, so the allowable height and setbacks for the redevelopment of the site will match those on the neighboring property.

Staff response: The request will increase housing density and housing options by being located near Alameda Boulevard and San Mateo Drive NE. The scale will be maintained as the proposed zoning matches zoning located further south. Staff finds that Policy 9.3.2 – Other Areas is furthered.

- a) Encourage higher density residential and mixed-use development as appropriate uses near existing public facilities, educational facilities, job centers, social services, and shopping districts.

The request furthers this sub-policy by providing an opportunity for redevelopment of the subject site with multi-family residential near an area of concentrated employment (less than a mile from North I-25 Employment Center), additional commercial retail and services along the Alameda corridor, educational opportunities with La Cueva High School and the CNM Workforce Training Center, and recreation at North Domingo Baca Park.

Staff response: The request will encourage higher density and mixed-use development near existing public facilities, job centers (CNM Workforce Training Center), social services, and shopping districts. However, Albuquerque Public Schools has informed staff that the proposed development will impact EG Ross Elementary School, Desert Ridge Middle School, and La Cueva High School. EG Ross Elementary School is operating above capacity and development will be a strain on the school. The request partially furthers sub policy 9.3.2(a) as the proposed development will put a strain on Albuquerque Public Schools. Please see Agency Comments for the carrying capacity of each school.

Integrated Development Ordinance (IDO) 14-16-6-7(G)(3)-Review and Decision Criteria for Zone Map Amendments

Requirements

The review and decision criteria outline policies and requirements for deciding zone change applications. The applicant must provide sound justification for the proposed change and demonstrate that several tests have been met. The burden is on the applicant to show why a change should 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 zone change justification letter analyzed here, received on February 2, 2021, is a response to Staff's request for a revised justification (see attachment). The subject site is currently zoned NR-BP (Non-residential Business Park), and currently developed as the Coronado Auto Recyclers and Coronado Storage Plus, an automobile dismantling and storage business first established in 1965. The requested zoning is R-MH (Residential Multi-family High Density). The reason for the request is to obtain zoning that will facilitate future redevelopment of the site with +/- 200 multi-family dwelling units.

The applicant believes that the proposed Zoning Map Amendment (zone change) meets the zone change decision criteria in IDO 14-16-6-7(G)(3)(a) as elaborated in the justification letter. The citation is from the IDO. The applicant's arguments are in *italics*. Staff analysis follows in plain text.

- A. The proposed zone 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.

The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering a preponderance of the applicable Goals and policies in the Comprehensive Plan Goals and policies, as follows:

Staff: Consistency with the City's health, safety, morals 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.

Applicable citations: Goal 4.1 – Character, Policy 4.1.2 – Identity and Design, Goal 5.1 – Centers & Corridors, Policy 5.1.11 - Multi-Modal Corridors, Sub policy 5.1.11(b), Goal 5.2 – Complete Communities, , Policy 5.2.1 – Land Uses, sub policies 5.2.1 (d)(f)(h), Goal 5.3- Efficient Development, Policy 5.3.1 – Infill Development, Policy 5.4.1 – Housing near Jobs, Policy 5.6.3 – Areas of Consistency, sub policy 5.6.3(b)(e)(f), Goal 9.1 – Supply, Policy 9.1.1 – Housing Options, sub policy 9.1.1(a), Goal 9.3 – Density, Policy 9.3.2 – Other Areas.

Non-applicable citations: Policy 5.1.1 – Desired Growth, Sub policy 5.1.1(g), sub policy 5.2.1 (a)

Partially furthered citation: Sub policy 5.2.1(b) Sub policy 9.3.2(a) – Other Areas (due to limited capacity at Albuquerque Public Schools). 9.1, 9.1.1, and I think 5.6.3.

The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable Goals and Policies regarding character, identity and design, centers & corridors, land uses, efficient development, and housing. Therefore, the request is consistent with the City's health, safety, morals and general welfare. The response to Criterion A is sufficient.

B. If the subject property 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 Com Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant: The existing NR-BP zoning is no longer appropriate for the subject site because the proposed R-MH zone is more advantageous to the community as articulated by the ABC Comp Plan as thoroughly explained in this justification letter. The existing NR-BP zoning and land use predates annexation into the City and was converted from the previous North I-25 Sector Plan zoning to allow the most intense uses rather than continuing to pursue the vision for mixed-use and higher density developments east of I-25 to provide a transition between the heavy commercial and existing residential areas. Over the years, the character of the surrounding area has changed and become more residential and mixed-use. Most of the surrounding uses have built up in accordance with the City's Plans and Policies put in place since the Coronado Auto Recyclers business began operations in 1965 and those changed community conditions also make the existing zoning no longer appropriate for the subject site.

The requested Zoning Map Amendment also clearly reinforces the character of the area and would not permit development significant different than that character by mating the zoning of the properties to the south to guide redevelopment in a similar and compatible manner.

Staff response: The subject site is located wholly in an Area of Consistency. The applicant has clearly demonstrated that the new zone will clearly reinforce and strengthen the established character of the surrounding Areas of Consistency.

The zone change to R-MH would be more advantageous to the community than the current NR-LM because the request furthers a preponderance of applicable Goals and Policies in the Comprehensive Plan regarding Community Identity, Land Use, and Housing. The response to Criterion B is sufficient.

- 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 any of the following criteria: There was typographical or clerical error when the existing zone district was applied to the property.

Applicant: The subject site is located wholly in an Area of Consistency, so this criterion does not apply.

Staff: The subject site is in an Area of Consistency, not an Area of Change. The response to Criterion C is sufficient.

- 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.

Applicant: None of the permissive uses in the R-MH zone will be harmful to the adjacent property, neighborhood, or community. The following table provides a comparison of the NR-BP and R-MH zones. As is clearly shown, many fewer total uses will be allowable in the requested zone district. Many intense and potentially inappropriate or objectionable uses will no longer be able to be developed on the subject site following approval of the request, including but not limited to hospitals, adult entertainment and retail, nightclubs, large retail stores, helipad, and distribution centers. Overall, the request will benefit and add protections for adjacent properties, the neighborhood, and the community.

IDO Zoning Comparison: NR-BP vs. R-MH		
Use	NR-BP	R-MH
Dwelling, townhouse & Dwelling, multi-family	-	P
Dwelling, live work	CA	P
Group Living Category	-	P/C
Community center or library	C	P
Daytime gathering facility & Overnight shelter	C	-
Hospital	P	-
Museum	P	C
Sports field	P	-
University or college & Vocational school	P	CV

General agriculture	C	-
Kennel, Veterinary hospital, & Other pet services	P	-
Nursery	P	-
Adult entertainment	P	-
Auditorium or theater	P	A
Bar, Restaurant, & Tap room or tasting room	P	-
Catering service	P	-
Health club or gym	P	A
Nightclub & Other indoor entertainment	P	-
Residential community amenity	-	P
Bed and breakfast	-	P
Hotel or motel	P	-
Heavy vehicle and equipment sales, rental, fueling, and repair	C	-
Light vehicle fueling station, repair, & sales and rental	P	-
Outdoor vehicle storage	C	-
Paid parking lot & Parking structure	P	A
Offices and Services Category	P	-
Amphitheater & Drive-in theater	C	-
Other outdoor entertainment	P	CA
Adult retail	P	-
Art gallery	-	P
Bakery goods or confectionary shop	P	-
Building and home improvement materials store	P	-
Cannabis retail	P	-
Farmers' market	P	T
General retail, small	P	A
General retail, medium & large	C/P	-
Liquor & Nicotine retail	C	-
Pawn shop	P	-
Freight terminal or dispatch center & railroad yard	C	-
Helipad	P	-
Park-and-ride lot & Transit facility	P	C
Artisan & Light manufacturing	P	-
Geothermal energy generation	P	A
Wind energy generation	A	-
Salvage yard	C	-
Warehousing & Wholesaling and distribution center	P	-
Drive-through or drive-up facility	A	-
Family care facility & Family home day care	-	A
Home occupation	-	A
Independent living facility	-	A
Parking of more than 2 truck tractors and 2 semitrailers for more than 2 hours	A	-

Staff response: The applicant has compared the existing NR-BP zoning to the proposed R-MH zoning, noting which uses would become permissive in the new zone. The IDO's Use Specific Standards will help mitigate potential harm to the surrounding properties, neighborhood, or the community. The development standards serve to limit the overall density on the site. The response to Criterion D is sufficient.

- E. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 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.

Applicant: The proposed zone change will not require major and unprogrammed capital expenditures by the City. This is an infill development property near existing developed improvements, including roadways, trails, and sidewalk systems. Due to the request being a down-zone with fewer intense uses that could allow heavy truck traffic, the impacts on existing infrastructure will be minimized. Any necessary improvements to infrastructure attributed to redevelopment of the subject property under the new zoning designation will be the sole responsibility of the developer in fulfilling their obligations under the IDO, the DPM, or an Infrastructure Improvement Agreement if one is required for future development of the site for the installation of infrastructure along the abutting public rights-of-way.

Staff: Staff agrees that the request meets the requirement that the City's existing infrastructure and public improvements have adequately served the subject site for many years and have adequate capacity to serve the development made possible by the change of zone (requirement 1). However, Albuquerque Public Schools has informed staff that the proposed development will impact EG Ross Elementary School, Desert Ridge Middle School, and La Cueva High School. EG Ross Elementary School is operating above capacity and development will be a strain on the school. The response to Criterion E is sufficient.

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

Applicant: San Pedro Drive is considered a Major Collector, but the request is not based on the property's location along this street. Instead, the justification is based on changed community conditions and being more advantageous to the community while reinforcing the character of the surrounding area.

Staff: Staff agrees that the requested zone change is not completely based on the property's location on San Pedro Drive, an Urban Major Collector. The response to Criterion F is sufficient.

- G. The applicant's justification for the requested zone change is not completely or predominantly on the cost of land or economic conditions.

Applicant: The cost of land or other economic considerations are not the determining factor for this zone change request. The requested zone change furthers numerous City goals and policies as articulated in the Comprehensive Plan and will provide an expansion of denser housing options compatible with the surrounding area that benefits the Alameda Boulevard Multi-Modal Corridor and the overall jobs-housing balance in the City of Albuquerque.

Staff response: Economic considerations are always a factor with a private development project, but the applicant's justification for the R-MH zone is not based completely or predominantly on the cost of land or economic considerations. Rather, the applicant has demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies. The response to Criterion G is sufficient.

- 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.

Applicant: The zone change is not applying the requested zoning to a small area or single premise different than the surrounding zone districts because it matches the adjacent zoning to the south of the subject site. The request is not considered a spot zone or a strip zone.

Staff: The request will not create a spot zone. Staff agrees that the property is adjacent to existing R-MH to the south of the subject property. The proposed uses for the subject site will be more appropriate and will act as a transition between the properties to the east. The response to Criterion H is sufficient.

III. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other interested agencies reviewed this application. Few agency comments were received.

The Transportation Development Review Services Section had no objection to the request.

The Solid Waste Management Department noted that if the zone amendment is granted, a site plan will be required that shows proposed refuse for the site.

Albuquerque Public Schools (APS) noted that residential construction at this location will impact EG Ross Elementary School, Desert Ridge Middle School, and La Cueva High School. EG Ross Elementary School is operating above capacity and any future development will be a strain on the school.

Bernalillo County Public Works, Transportation Planning had no adverse comments.

Neighborhood/Public

The affected neighborhood organizations are the District 4 Coalition of Neighborhood Associations and Nor Este Neighborhood Association. Property owners within 100 feet of the subject were also notified as required. A pre-application meeting was not requested.

Staff received an email opposing the redevelopment when the proposal included the properties located immediately to the east on Oakland Avenue (see attachment). The Applicant has forwarded correspondence received from a member of Oakland Estates who is concerned about development in the area.

Staff has not received further communication of support or opposition.

IV. CONCLUSION

The request is for a Zoning Map Amendment (zone change) from NR-BP to R-MH for Lots 1-4 and 29-32, Block 27, Tract A, Unit B, North Albuquerque Acres, located at 9320 San Pedro Drive NE, between Oakland Avenue NE and Eagle Rock Avenue NE, approximately 6.8 acres. The applicant would like to change the subject's site zoning to R-MH in order to facilitate future redevelopment of the site with multi-family residential development. The subject site is in an Area of Consistency.

The applicant has adequately justified the zoning map amendment based upon the proposed zoning being more advantageous to the community than the current zoning and would further a preponderance of applicable Goals and policies in the Comprehensive Plan.

The affected neighborhood organizations are the District 4 Coalition of Neighborhood Associations and Nor Este Neighborhood Association. Oakland Estates HOA, although not part of the neighboring organizations has been kept up to date to the status of the request. Property owners within 100 feet of the subject site were also notified as required. A pre-application meeting was not requested.

Staff received an email opposing the redevelopment when the proposal included the properties located immediately to the east on Oakland Avenue. The Applicant has forwarded correspondence received from a member of Oakland Estates who is concerned about development in the area.

Staff recommends approval.

FINDINGS - RZ-2021-00005, February 18, 2021 - Zoning Map Amendment (Zone Change)

1. The request is for a zoning map amendment (zone change) for an approximately 6.8-acre site legally described as Lots 1-4 and 29-32, Block 27, Tract A, Unit B, North Albuquerque Acres, located at 9320 San Pedro Drive NE, between Oakland Avenue NE and Eagle Rock Avenue NE.
2. The subject site is zoned NR-BP (Non-residential Business Park). The zoning was received as a conversion from the subject site's former zoning of SU-2 created by the 2010 North I-25 Sector Development Plan. The NR-BP zoning was established at the effective date of the Integrated Development Ordinance based upon prior zoning and land use designations created by the 2010 North I-25 Sector Development Plan. The previous 1986 Sector Plan zoning included mostly intense industrial uses.
3. The applicant is requesting a zone change to R-MH (Residential – Multi-Family High Density Zone District) in order to facilitate future redevelopment of the subject site.
4. The application was submitted on January 7, 2021 and is being reviewed using the November 2020 version of the Integrated Development Ordinance (IDO).
5. The subject site is in an Area of Consistency as designated by the Comprehensive Plan.
6. The subject site is located approximately 565 north of Alameda Boulevard, classified as a Multi-Modal Corridor.
7. 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.
8. The request furthers the following, applicable Goals and policies from Chapter 4: Community Identity:
 - A. *Goal 4.1- Character: Enhance, protect, and preserve distinct communities.

The request for a Zoning Map Amendment to facilitate future redevelopment of the site with multi-family residential units is consistent with the development that has occurred further south at Reserve by Markana apartments and at North Point apartments on San Mateo. The request would enhance, protect, and preserve the distinct community.
 - B. *Policy 4.1.2 – Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The request for a Zoning Map Amendment would protect the identity and cohesiveness of neighborhoods by ensuring appropriate scale and location of development, mix of uses,

and character of building design. The Applicant intends to submit a Site Plan – DRB for redevelopment of the property and the site plan would be subject to IDO requirements that protect the identity and cohesiveness of nearby neighborhoods. Neighborhood Edges (14-16-5-9), edge buffer landscaping (14-16-5-6-E), residential-multi-family dimensional standards (Table 2-3-11), and residential zone district dimensional standards (14-16-5-1) would have to be followed in order to continue to protect and preserve the distinct community along with the identity and design of the area. However, staff is concerned of potential impacts to the neighborhood as the proposed units will be across from the Sandia Memory Gardens and the City of Albuquerque Eagle Rock Convenience Center. The volume of traffic on San Mateo Drive on a daily basis is 5,000 vehicles and the proposed units will add to the congestion during peak hours.

9. The request furthers Goals and policies from Chapter 5: Centers & Corridors & Multi-Modal Corridors: :

- A. *Goal 5.1 – Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The request would generally contribute to growth along a designated Multi-Modal Corridor, Alameda Boulevard.

- B. *Policy 5.1.1 – Multi-Modal Corridors: Design safe Multi-Modal Corridors that balance the competing needs of multiple modes of travel and become more mixed-use and pedestrian-oriented over time.

- b) Prioritize improvements that increase pedestrian safety and convenience and make bicycle and transit options more viable.

The request would facilitate development of a residential multi-family use along a designated Multi-Modal Corridor, which would enable future residents to live in close proximity to transit service, when in service. For now, the request is only for a Zoning Map Amendment but at the time of Site Plan – DRB submittal, the proposed development will have to be as pedestrian-oriented or friendly as it can be in order to provide additional pedestrian access and connections to the area that are currently lacking. Currently, there are only sidewalks along a small part of the site boundary. Adjacent properties have constructed sidewalks with recent development.

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

The request would facilitate a multi-family residential development use that would foster a community where residents can live, work, learn, shop, and play together. The future residents would live on the subject site, work nearby, and play as families and be part of a community within a community.

10. The request furthers Policies and sub policies Chapter 5: Land Use:

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

d) Encourage development that broadens housing options to meet a range of incomes and lifestyles.

The request would contribute to creating a healthy, sustainable, and distinct community with a mix of uses because it would reinforce the same type of housing found further south of the subject site. There are restaurants and a mix of uses conveniently accessible on Alameda Boulevard at Tin Can Alley that are within walking distance of the subject site.

(f): Encourage higher density housing as an appropriate use in the following situations:

- ii. In areas with good street connectivity and convenient access to transit;
- iii. In areas where mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses, and where adequate infrastructure is or will be available;

The request would facilitate higher density housing as the subject site is located in an area with a Multi-Modal Corridor, good street connectivity and access to transit once ABQ Ride Route 98 resumes service. There already is a mixed density pattern established at the intersection of Alameda Boulevard and San Mateo Drive NE, compatible with the requested zone change and there is adequate infrastructure available for the proposed development.

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

The request would encourage infill development and add complementary uses that are compatible in form and scale to the immediately surrounding development as R-MH is already found further south of the subject property. The proposed development would be more compatible in form and scale than the uses currently found on the property that include automobile dismantling and a storage business.

11. The request furthers Goals and policies regarding Efficient Development Patterns & Infill Development.

- A. *Goal 5.3 Efficient Development: 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 request would facilitate development of a site that is already served by existing infrastructure and public facilities and maximizes the utility of both and uses land in an efficient manner.

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

The subject site is located near a Multi-Modal Corridor and in an area that is mostly developed and has existing infrastructure and public facilities. The request would facilitate future growth in the area.

- C. *Policy 5.4.1 – Housing Near Jobs: Allow higher-density housing and discourage single-family housing near areas of concentrated employment.

The request would facilitate development of multi-family dwellings, which would increase the variety of housing types and improve housing options in an area that is near areas of concentrated employment. Most of the dwellings to the east of the subject site are single-family detached homes and the proposed development will expand housing options with varying price points as the dwellings will most likely be 1, 2 or 3 bedrooms.

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

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

The original tracts are in an Area of Consistency; therefore, the premise is subject to Area of Consistency policies. Surrounding properties to the east are zoned NR-LM (salvage yard) and R-1A, single-family homes; however, there are mixed-uses to the south of the subject site. Across the street are areas zoned NR-SU (COA Eagle Rock Convenience Center and Sandia Memory Gardens Cemetery) that are in Areas of Consistency. The requested R-MH zone would act as a transition between the zones, and reinforce the existing character and future character of the surrounding area. Any new development is subject to the IDO's Neighborhood Edges standards (14-16-5-9) along the boundaries, which would protect the R-1A single-family homes east of the subject property.

- e) In areas with predominantly non-residential land uses, carefully consider zone changes from non-residential to mixed-use or residential zones for potential impact on land use compatibility with abutting properties, employment opportunities, and historic development patterns.

The request would further this policy as the zoning is going to be downzoned from the more intense use of light manufacturing. The possible scale, intensity, and setbacks would change under the requested zoning and the development standards would be consistent with the surrounding area.

- f) Limit the location of higher density housing and mixed-use development to areas within ¼ mile of transit stations and within 660 feet of arterials and Corridors as an appropriate transition to single-family neighborhoods.

The subject is located approximately 565 north of Alameda Boulevard, an Urban Principal Arterial/Multi-Modal Corridor and will allow for an appropriate transition to single-family neighborhoods.

12. The request furthers Goals and policies from Chapter 9: Housing:

- A. *Goal 9.1 – Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

*Policy 9.1.1 – Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents.

- a) Increase the supply of housing that is affordable for all income levels.

The request would facilitate development of multi-family dwellings, which would increase the supply and range of high-quality housing types and improve housing options in the area.

The proposed development would improve housing for a variety of income levels and types of residents by allowing for a series of units of different sizes that will ensure a variety of price points for future residents that have a variety of income levels.

- B. *Goal 9.3 – Density: Support increased housing density in appropriate places with adequate services.

The request furthers increased housing density in an area near Alameda Boulevard, a Multi-Modal Corridor.

- C. *Policy 9.3.2 – Other Areas: Increase housing density and housing options in other areas by locating near appropriate uses and services and maintaining the scale of surrounding development

The request will increase housing density and housing options by being located near Alameda Boulevard and San Mateo Drive NE. The scale will be maintained as the proposed zoning will be identical to development located further south.

- a) Encourage higher density residential and mixed-use development as appropriate uses near existing public facilities, educational facilities, job centers, social services, and shopping districts.

The request will encourage higher density and mixed-use development near existing public facilities, job centers (CNM Workforce Training Center), social services, and shopping districts. However, Albuquerque Public Schools has informed staff that the proposed development will impact EG Ross Elementary School, Desert Ridge Middle School, and La Cueva High School. EG Ross Elementary School is operating above capacity and development will be a strain on the school. Please see Agency Comments for the carrying capacity of each school.

13. The applicant has adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 14-16-6-7(G)(3)-Review and Decision Criteria for Zoning Map Amendments, as follows:

- A. Criterion A: Consistency with the City's health, safety, morals 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's policy-based response adequately demonstrates that the request furthers a preponderance of applicable Goals and Policies regarding character, identity and design, centers & corridors, complete communities, land uses, efficient development and housing. Therefore, the request is consistent with the City's health, safety, morals and general welfare.
- B. Criterion B: The subject site is located wholly in an Area of Consistency. The applicant has clearly demonstrated that the new zone will clearly reinforce and strengthen the established character of the surrounding Areas of Consistency.

The zone change to R-MH would be more advantageous to the community than the current NR-LM because the request furthers a preponderance of applicable Goals and policies in the Comprehensive Plan regarding Community Identity, Land Use, and Housing. The response to Criterion B is sufficient.

- C. Criterion C: The subject site is in an Area of Consistency, located at 9320 San Pedro Drive, between Oakland Avenue NE and Eagle Rock Avenue NE therefore this criterion does not apply.
- D. Criterion D: The applicant has compared the existing NR-BP zoning to the proposed R-MH zoning, noting which uses would become permissive in the new zone. The IDO's Use Specific Standards will help mitigate potential harm to the surrounding properties, neighborhood, or the community. The development standards serve to limit the overall density on the site.
- E. Criterion E: The request meets the requirement that the City's existing infrastructure and public improvements have adequately served the subject site for many years and have adequate capacity to serve the development made possible by the change of zone (requirement 1). However, Albuquerque Public Schools has informed staff that the proposed development will impact EG Ross Elementary School, Desert Ridge Middle School, and La Cueva High School. EG Ross Elementary School is operating above capacity and development will be a strain on the school.
- F. Criterion F: The requested zone change is not completely based on the property's location on San Pedro Drive, an Urban Major Collector.
- G. Criterion G: Economic considerations are always a factor with a private development project, but the applicant's justification for the R-MH zone is not based completely or

predominantly on the cost of land or economic considerations. Rather, the applicant has demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies. The response to Criterion G is sufficient.

H. Criterion H: The request will not create a spot zone. Staff agrees that the property is adjacent to existing R-MH to the south of the subject property. The proposed uses for the subject site will be more appropriate and will act as a transition between the properties to the east.

14. The applicant's policy analysis adequately demonstrates that the request furthers applicable Goals and policies in the Comprehensive Plan and does not significantly conflict with it. Based on this demonstration, the proposed zone category would generally be more advantageous to the community than the current zoning.
15. The affected neighborhood organizations are the District 4 Coalition of Neighborhood Associations and Nor Este Neighborhood Association. Oakland Estates HOA, although not part of the neighboring organizations, has been kept up to date to the status of the request. Property owners within 100 feet of the subject were also notified as required. A pre-application meeting was not requested.
16. Staff received an email opposing the redevelopment when the proposal included the properties located immediately to the east of Oakland Avenue. The Applicant has forwarded correspondence received from a member of Oakland Estates who is concerned about development in the area.
17. Staff has not received further communication of support or opposition.

RECOMMENDATION - RZ-2021-00005, February 18, 2021

APPROVAL of Project #: 2021-004920, Case #2021-00005, a Zoning Map Amendment from NR-BP to R-MH for Lots 1-4 and 29-32, Block 27, Tract A, Unit B, North Albuquerque Acres, an approximately 6.8-acre site, located at 9320 San Pedro Drive NE, between Oakland Avenue NE and Eagle Rock NE, based on the preceding Findings.



***Silvia Bolivar, PLA, ASLA
Current Planner***

Notice of Decision cc list:

cc: District 4 Coalition of Neighborhood Associations mgriffee@noreste.org
District 4 Coalition of Neighborhood Associations dlreganabq@gmail.com
Nor Este NA rpmartinez003@gmail.com
Nor Este NA uri.bassan@noreste.org
Oakland Estates HOA amueller@cgres.com
Oakland Estates HOA audgepauge@gmail.com
eddyrandall@comcast.net
Michael Vos vos@consensusplanning.com
City Legal, avarela@cabq.gov
EPC file

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement No comment.

Long Range Planning None received.

CITY ENGINEER

Transportation Development Review Services

No objection to the request.

Hydrology Development

New Mexico Department of Transportation (NMDOT)

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning No comment available at this time.

Traffic Engineering Operations (Department of Municipal Development) No comment.

Street Maintenance (Department of Municipal Development)

RECOMMENDED CONDITIONS FROM THE CITY ENGINEER: None.

WATER UTILITY AUTHORITY No adverse comment to the proposed zone change.

For information only:

Please request an Availability Statement for the site as soon as development is known. The request can be made at the link: <https://www.abcwua.org/info-for-builders-availability-statements/> The request shall include a City Fire Marshal approved Fire 1 Plan, a zone map showing the site location, and the proposed Utility Plan.

Several of the lots are currently assessed pro rata.

PNM

There is an existing PNM facility abutting the site along Eagle Rock Avenue NE. 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.

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION- No objection to the proposed zone change.

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division- If the zone amendment is granted, a site plan will be required that shows proposed refuse service for the site.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY PUBLIC WORKS/TRANSPORTATION PLANNING

No adverse comments to zone change.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No adverse comments.

ALBUQUERQUE PUBLIC SCHOOLS

1. Project #2021-004920

- a. EPC Description: RZ-2021-00005 – Zoning Map Amendment (Zone Change).
- b. Site Information: Albuquerque Acres, Tract A, Unit B, Lots 1-4 & 29-32, Block 27.
- c. Site Location: 9320 San Pedro Drive NE and 6301 Oakland Avenue, between Oakland Ave NE and Eagle Rock Ave. NE.
- d. Request Description: Zoning Map Amendment from NR-BP to R-MH for future construction of an approximate 200-unit multi-family development.
- e. Case comments: Residential construction at this location will impact EG Ross Elementary School, Desert Ridge Middle School, and La Cueva High School. EG Ross Elementary School is operating above capacity and development will be a strain on the school.
 - i. Residential Units: **200**
 - ii. Est. Elementary School Students: **51**
 - iii. Est. Middle School Students: **22**
 - iv. Est. High School Students: **22**
 - v. Est. Total # of Students from Project: **95**

*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

School Capacity

School	2019-2020 Enrollment	Facility Capacity	Space Available
EG Ross Elementary School	478	477	-1
Desert Ridge Middle School	996	1,050	54
La Cueva High School	1,804	2,043	239

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.

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO



Figure 1: View of subject site, looking east on San Pedro Drive NE.

Figure 2: Corner of San Pedro Drive NE and Eagle Rock Avenue NE, picture taken from sidewalk on San Pedro Drive NE



Figure 3: View of subject site, facing north on Oakland Avenue NE



Figure 4: Standing on Oakland Avenue NE, looking east.

Figure 5: Facing west, standing at the entrance to Sandia Memory Gardens on Eagle Rock Avenue NE.



Figure 6: Southwest corner of property, corner of Oakland Avenue NE and San Pedro Drive NE

HISTORY



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 21, 2005

3. Project # 1004557

05DRB-01783 Major-Drainage Plan to Determine the Cost Allocation for Storm Drainage Improvements

MARK GOODWIN & ASSOCIATES agent(s) for STV INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 1-6 and 27-32, Block(s) 2, 27 & 28, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B**, zoned SU-2/IP & R-D, located on LOUISIANA BLVD NE, between ALAMEDA NE and MODESTO AVE NE. [REF: 04DRB00067] (C-18)

At the December 21, 2005, Development Review Board meeting, the drainage plan to determine the cost allocation for storm drain improvements per the DPM was approved with final sign off delegated to Planning for 15-day appeal period.

If you wish to appeal this decision, you must do so by January 6, 2006, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).



Sheran Matson, AICP, DRB Chair

Cc:STV Investments, 400 Gold Ave, Suite 700, 87102
Mark Goodwin & Associates, P.O. Box 90606, 87199
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

ZONING

Please refer to IDO Sub-section 14-16-2-5(B) for the Non-Residential – Business Park Zone District (NR-BP)

Please refer to Sub-section 14-16-2-3(F) for the Residential – Multi-Family High Density Zone District (R-MH)

APPLICANT INFORMATION



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

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

APPLICATION INFORMATION

Applicant: Tekin & Associates, LLC		Phone: (469) 458-0485
Address: 2600 Dallas Parkway, Suite 370		Email:
City: Frisco	State: TX	Zip: 75034
Professional/Agent (if any): Consensus Planning, Inc.		Phone: (505) 764-9801
Address: 302 8th Street NW		Email: vos@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Contract Purchaser		List all owners: See attached authorization letters

BRIEF DESCRIPTION OF REQUEST

Zoning Map Amendment from NR-BP to R-MH

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

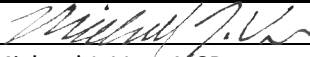
Lot or Tract No.: Lots 1-4 and 29-32	Block: 27	Unit: Tract A Unit B
Subdivision/Addition: North Albuquerque Acres	MRGCD Map No.:	UPC Code: See attached
Zone Atlas Page(s): C-18	Existing Zoning: NR-BP	Proposed Zoning: R-MH
# of Existing Lots: 8	# of Proposed Lots: 8	Total Area of Site (acres): ~6.8 acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 9320 San Pedro Dr NE	Between: Oakland Avenue NE	and: Eagle Rock Avenue NE
---	----------------------------	---------------------------

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

n/a

Signature: 	Date: 1/7/2021
Printed Name: Michael J. Vos, AICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

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

Form Z: Policy Decisions

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

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

☒ **INFORMATION REQUIRED FOR ALL POLICY DECISIONS (Except where noted)**

- ☒ Interpreter Needed for Hearing? **NO** if yes, indicate language: _____
- ☒ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ 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: 

Date: 1/7/2021

Printed Name: Michael J. Voš, AICP

☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Project Number:

Case Numbers

-

-

-

Staff Signature:

Date:



January 27, 2021

Dan Serrano, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Request for Zoning Map Amendment and Site Plan – DRB

Dear Mr. Chairman:

The purpose of this letter is to authorize Consensus Planning and Dekker/Perich/Sabatini to act as our agents on a zone change request from NR-LM to R-MH or equivalent and, after the zone change request, an application for a Site Plan – DRB and related actions for the properties located at 9320 San Pedro Drive NE.

The property is legally described as Lots 1 thru 4 and 29 thru 32, Block 27, Tract A Unit B North Albuquerque Acres.

Tekin & Associates, LLC is the contract purchaser of these properties. Thank you for your consideration.

Sincerely,
Tekin & Associates, LLC


Mark A. Tekin, Manager

December 28, 2020

VIA UPS OVERNIGHT DELIVERY

Dan Serrano, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

RE: 9320 San Pedro Drive NE – Request for Zoning Map Amendment

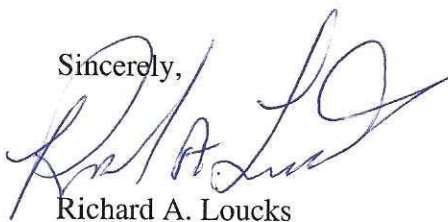
Dear Mr. Chairman:

The purpose of this letter is to authorize TA Acquisitions, Consensus Planning, Inc., and Dekker/Perich/Sabatini to act as our agents on a zone change request from NR-LM to R-MH or equivalent and, after the zone change request, an application for a Site Plan – DRB and related actions for the property located at 9320 San Pedro Drive NE.

The property is legally described as Lots 1 thru 4 and 29 thru 32, Block 27, Tract A Unit B North Albuquerque Acres.

Loucks Trust, Bauer & Loucks Enterprises LLC, and Coronado Auto Salvage are the owners of the property. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'R. A. Loucks', is written over the word 'Sincerely,'.

Richard A. Loucks
Co-Trustee
Loucks Trust

Managing Member
Bauer & Loucks Enterprises, LLC
Coronado Auto Salvage, Inc.



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: Oakland and San Pedro Multi-family

Building Permit #: _____ Hydrology File #: C18D081 (part)

Zone Atlas Page: C-18 DRB#: 1006760 (part) EPC#: TBD Work Order#: _____

Legal Description: Lots 1 thru 6, 27, 28-A, and 29 thru 32, Block 27, Tract A Unit B North Albuquerque Acres

Development Street Address: 9320 San Pedro Drive NE and 6301 & 6515 Oakland Avenue NE

Applicant: Tekin & Associates, LLC (Agent: Consensus Planning, Inc.) Contact: Michael Vos, AICP

Address: 302 8th Street NW, Albuquerque, NM 87102

Phone#: (505) 764-9801 Fax#: _____

E-mail: yos@consensusplanning.com

Development Information

Build out/Implementation Year: 2021 (zone change) Current/Proposed Zoning: NR-BP & NR-LM / R-MH

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

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

Describe development and Uses:

Zone change from Business Park and Light Manufacturing (current uses include outdoor vehicle storage and auto salvage) to Multi-family High Density uses. Future site plan process and number of units to be determined following zone change.

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): _____

Number of Residential Units: TBD

Number of Commercial Units: _____

Traffic Considerations

ITE Trip Generation Land Use Code Multi-family Residential (Low-Rise) and (Mid-Rise) TBD

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 Anticipated on San Pedro Drive and also likely Oakland Avenue, but TBD with site plan.

Adjacent Roadway(s) Posted Speed: Street Name San Pedro Drive Posted Speed 35 mph
Street Name Oakland Avenue and Eagle Rock Avenue Posted Speed 30 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)

Comprehensive Plan Corridor Designation/Functional Classification: San Pedro: Urban Major Collector; Oakland and Eagle Rock: Local Streets; nearest Corridor is Alameda Blvd to the south (Multi-modal)
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: N/A
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): City of Albuquerque

Adjacent Roadway(s) Traffic Volume: San Pedro: 5000 Volume-to-Capacity Ratio (v/c): _____
(if applicable)

Adjacent Transit Service(s): Route 98 on Alameda Blvd Nearest Transit Stop(s): San Pedro and Alameda (one block south)

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Existing on Alameda (south) and Louisiana (east); Proposed bike lanes on San Pedro and Eagle Rock
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Only existing along a small part of the site boundary. Adjacent properties have constructed sidewalks with recent development and this site will do the same with future site plan applications.

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: []

Notes: When the property is developed a Traffic Scoping will be required to determine if a traffic study is required.

M. P. E.

1/6/2021

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.



February 2, 2021

Tim MacEachen, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Zoning Map Amendment for 9320 San Pedro Drive NE

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

Dear Mr. Chairman:

On behalf of Tekin & Associates, LLC, Consensus Planning submits this request for approval of a Zoning Map Amendment – EPC. The purpose of this letter is to provide justification of the Applicant's request for a Zoning Map Amendment by responding to the decision criteria specified in Integrated Development Ordinance (IDO) Section 14-16-6-7(G)(3). The subject site is located on the east side of San Pedro Drive NE between Oakland Avenue NE and Eagle Rock Avenue NE. It is legally described as Lots 1 through 4 and 29 through 32, Block 27, Tract A, Unit B, North Albuquerque Acres (see Figure 1).



Figure 1. Subject site in blue (white outline) and area context

PROJECT SITE

As described above, the subject site consists of eight lots in North Albuquerque Acres. When the Applicant originally began working on this request, they were seeking to purchase of the four additional lots located to the east of this request adjacent to the Oakland Estates subdivision. The pre-application review (PRT) meeting and original neighborhood meeting notification noted the potential inclusion of those additional lots in a future application (this application) and proposed development.

PRINCIPALS

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



Since the Applicant was unable to come to an agreement for the purchase of the additional property, they scaled the project back accordingly. At the time of public notice, it was noted that if those lots were purchased later, then another Zoning Map Amendment application would be required. Since then, the Applicant has stopped pursuing those lots as the owner has made it clear they are not interested in selling at this time. We have provided additional notification to the neighborhood associations clarifying this change, including Oakland Estates, which was part of the neighborhood meeting notice as an abutting neighborhood association but was not officially required notice once the application was scaled back away from their boundary.

LAND USE CONTEXT AND PROJECT SUMMARY

The subject site is approximately 6.8 acres in size and currently home to Coronado Auto Recyclers and Coronado Storage Plus, an automobile dismantling and storage business first established in 1965. The property is zoned NR-BP (Non-residential Business Park), and the Applicant is requesting a Zoning Map Amendment to change the zoning to R-MH (Residential Multi-family High Density) to allow for future redevelopment of the site with multi-family residential development, which is consistent with the changing residential and mixed-use character of this portion of the North I-25 corridor, particularly east of San Pedro Drive.

In addition to the subject property, the Applicant is in discussions related to the acquisition of the land immediately east of the subject site and containing an automobile towing and salvage operation. If acquired, a separate Zoning Map Amendment will be pursued for that property, as well. Once the zoning is established, the Applicant intends to submit a Site Plan – DRB for redevelopment of the property due to its size over 5 acres regardless of whether they purchase the additional property or how many units are proposed.

The subject site is within the North Albuquerque Community Planning Area and is designated as an “Area of Consistency” in the 2017 Albuquerque/Bernalillo County Comprehensive Plan. Immediately south and west are designated “Areas of Change.” Approximately 550 feet (one block) south of the subject site, Alameda Boulevard is designated as a Multi-modal Corridor. I-25, to the west of the subject site, and Alameda west of I-25 are Commuter Corridors. The site is less than one mile east of the North I-25 Employment Center.

The North I-25 corridor has historically been heavily commercial use with several large employers located west of the Interstate, including Presbyterian Healthcare and General Mills, among others. Many smaller office, warehouse, and industrial uses are located within three business parks in the area and several automobile dealerships are located near the Alameda Boulevard and I-25 interchange west of the subject site.

The City of Albuquerque Eagle Rock Convenience Center and a cemetery are located north of the site. East is an automobile salvage yard and the Oakland Estates single-family subdivision. To the south is the recently developed Markana apartment community. Beyond that is Tin Can Alley and other commercial uses along with additional single-family residential.

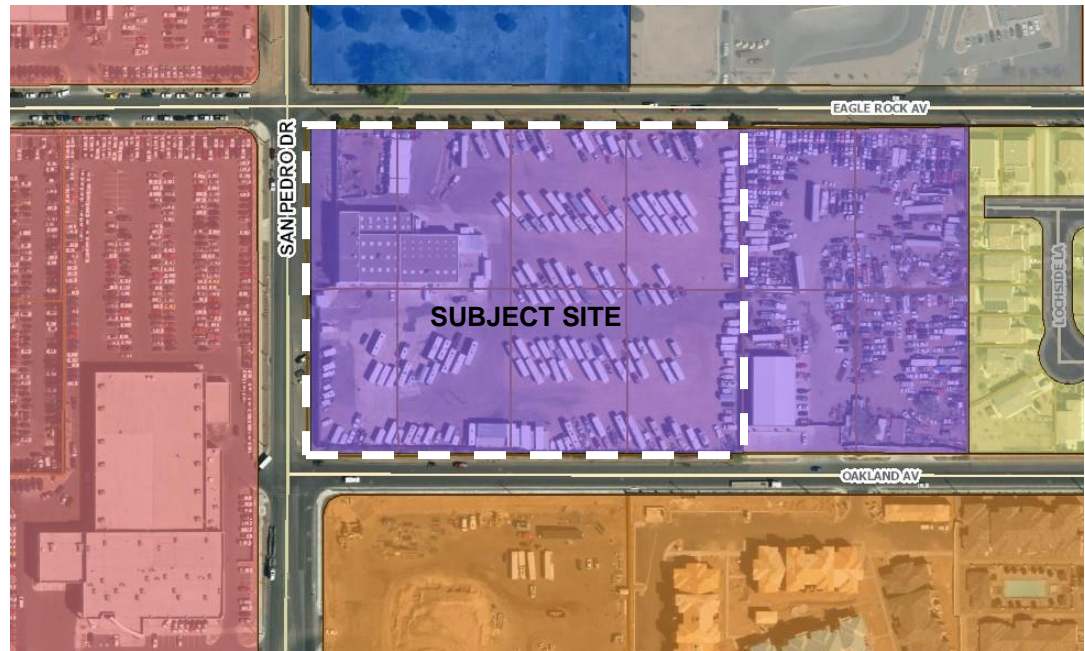


Figure 2. Land Use Context (area of zone change bounded in white)

Site History and Zoning

The current zoning of the subject site is NR-BP, Non-residential Business Park, which matches a portion of the automobile dealership properties to the west. Other zone districts to the west include MX-M and NR-LM. Both the convenience center and cemetery to the north are zoned NR-SU, Non-residential Sensitive Use. The salvage yard to the east is NR-LM and the Oakland Estates neighborhood is zoned R-1A. The multi-family residential to the south is zoned R-MH, which matches the zoning proposed by this application (Figure 3).

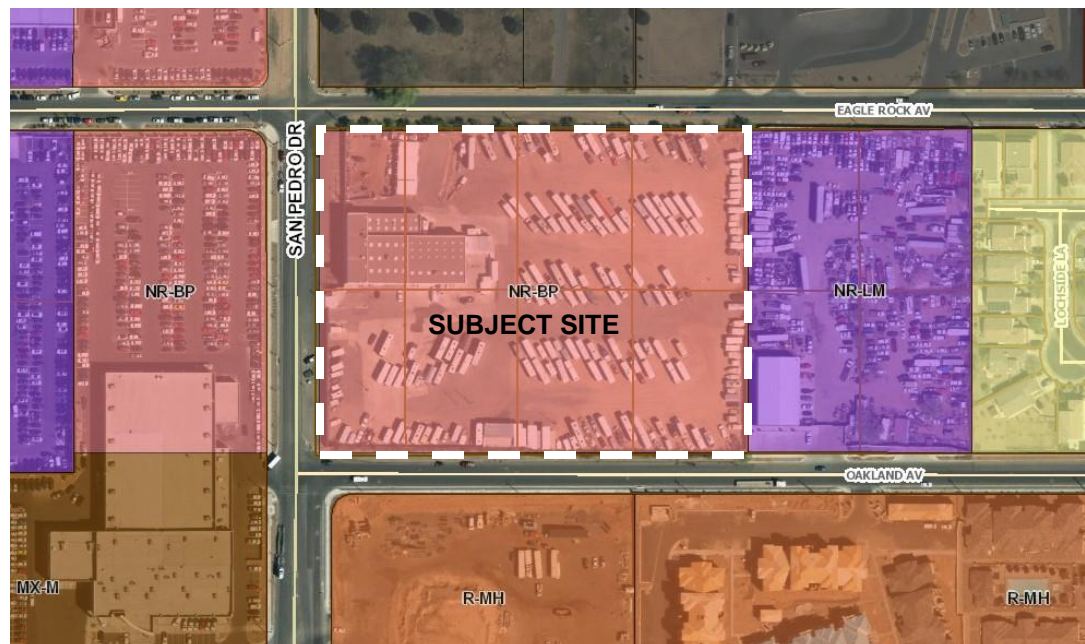


Figure 3. Existing Zoning (area of zone change bounded in white)

TABLE 1. Surrounding Zoning & Land Use

NORTH	NR-SU	COA Solid Waste Convenience Center and Cemetery
EAST	NR-LM and R-1A	Salvage yard and Single-family residential
SOUTH	R-MH	Multi-family residential
WEST	MX-M, NR-BP, and NR-LM	Light vehicle sales and rental

These zone districts were established at the effective date of the IDO based upon prior zoning and land use designations created by the 2010 North I-25 Sector Development Plan. The purpose of the North I-25 Sector Plan was to guide the future development of the area “as a regional employment center and to buffer the residential development that has grown up within the area on its eastern boundary.” The plan accomplished this by adding a Land Use District Overlay and applying design standards to all future development, whether developed in accordance with the underlying zoning of each property or the Overlay districts.

Prior to adoption of the 2010 Sector Plan, the previous 1986 Sector Plan zoning included mostly intense industrial uses that extended east of I-25 and were adjacent to residential areas. More than half of the plan area consisted of IP (Industrial Park) and M-1 (Light Manufacturing) zoning, which is the equivalent of the NR-BP and NR-LM zones in the IDO. Case history for the site suggests it was the subject of Bernalillo County zoning actions in the late 1960s and 1970s prior to annexation into the City of Albuquerque, which occurred in 1985 (Ordinance 64-1985) and is reflected in the 1986 Sector Plan. Outdoor vehicle storage and salvage yard uses are consistent with these historic zone districts.

While not eliminating those historic zone categories due to the use of the Overlay districts, the 2010 Plan introduced a wider array of commercial use areas with varying intensities. A lower intensity Neighborhood Commercial (NC) district was applied to most of the properties east of I-25 near existing residential areas, including the subject site to “create a transition zone between residential and non-residential uses.” The additional variety of land uses was intended to promote more mixed-use development. Through implementation of the plan, “areas of conflict between the desired land use and existing development should be identified, and incentives developed to encourage private property owners to bring their property into compliance with the land use plan.”

Summary of Request

The Applicant is requesting a Zoning Map Amendment to R-MH, Residential Multi-family High Density zoning for the subject property. The requested R-MH zone will restrict the number of non-residential uses permissive on the subject site and instead allow for future redevelopment of the site with townhouse, live-work, and multi-family residential development; group living options; and a variety of civic and institutional uses. Until redevelopment of the property, the existing use will be able to continue to operate legally as a nonconforming use in accordance with the IDO provisions for nonconformities.



The proposed R-MH zoning will match the zoning to the south. As discussed earlier, the 2010 North I-25 Sector Plan designated this property for neighborhood commercial uses with an intent to provide better transitions from existing heavy commercial to nearby residential uses and greater mixed uses. However, due to the remaining underlying 1986 zoning entitlements and a desire not to diminish the property rights of existing owners, the initial zoning conversion completed upon the adoption of the IDO converted to the IDO zone districts most closely aligned with the *more* intense zoning/land use option under the Sector Plan. For the subject site, this meant a conversion from Industrial Park to Business Park zoning, which no longer allows for mixed uses and instead prioritizes the heavy commercial uses.

When the Sector Plan was first adopted there was only one multi-family residential site designated specifically for high density residential uses in the entire plan area. The neighborhood commercial land use district was the only other location that allowed for apartments by reference to the Residential-Commercial Zone of the Comprehensive Zoning Code. While some additional multi-family development has occurred in the last decade, such as the Markana apartments adjacent to the subject site and the Northpoint apartments on San Mateo, west of I-25, there is significantly less land available in the North I-25 corridor area for multi-family development opportunities than previously available.

These additional higher density housing options are a critical component of a sustainable community as envisioned by the Comprehensive Plan and contribute to an appropriate jobs-housing balance by providing housing near an employment center and multiple business parks.

As such, it is our belief that the proposed zone change is much more advantageous to the community and justified. This request is supported by Comprehensive Plan goals and policies and meets the requirements for a Zoning Map Amendment – EPC per IDO Section 14-16-6-7(G) as described below.

JUSTIFICATION

This request for a Zoning Map Amendment complies with the criteria outlined in Section 14-16-6-7(G)(3) of the Integrated Development Ordinance (IDO) as follows:

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.

Applicant's Response: *The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering a preponderance of the applicable Comprehensive Plan goals and policies, as follows:*

Comprehensive Plan Policies (responses in italics):

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

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



Applicant Response: *As described in this justification letter, the North I-25 Sector Plan envisioned a more mixed-use development pattern near the residential neighborhoods east of the Interstate. This request furthers the identity and design of this area, by ensuring the appropriate scale and mix of uses that protects these single-family neighborhoods to the east from potentially harmful industrial development while providing appropriate densities and matching the increasing multi-family and mixed-use character of the Alameda and San Pedro corridors.*

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

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

g) Encourage residential infill in neighborhoods adjacent to Centers and Corridors to support transit ridership.

Applicant Response: *The subject site is located just north of the Alameda Boulevard Multi-modal Corridor. Multi-modal Corridors are intended to encourage the redevelopment of the area “to a more mixed-use, pedestrian-oriented environment that focuses heavily on providing safe, multi-modal transportation options.” The request furthers this goal and policy by providing more housing density that can support improved transit services on the Corridor, which is located just one block south of the subject site. Consistent with its location adjacent to such a Corridor, the requested Zoning Map Amendment also aligns closely with the land use goals of the North I-25 Sector Plan that used to apply to the area and intended for more mixed-use development with uses including multi-family residential to create a transition between the more intense commercial uses to the west to the growing neighborhoods located to the east. Future residents at the site will have convenient access to bicycle facilities such as bike lanes on Louisiana Boulevard and along the La Cueva arroyo channel connecting them to new commercial development along Alameda, North Domingo Baca Park, and the La Cueva Activity Center. The development of additional housing options near an area of concentrated employment with access to transit helps continue to transition the built environment in Albuquerque to a more sustainable, mixed-use development pattern.*

Policy 5.1.11 Multi-Modal Corridors: Design safe Multi-Modal Corridors that balance the competing needs of multiple modes of travel and become more mixed-use and pedestrian-oriented over time.

b) Prioritize improvements that increase pedestrian safety and convenience and make bicycle and transit options more viable.

Applicant Response: *The subject site is located one block north of the Alameda Boulevard Multi-modal Corridor. The request furthers this policy by providing for addition higher density residential uses near a Multi-modal Corridor that will allow for residents to utilize a wide variety of travel modes to get to work and leisure activities. Redevelopment of the subject site and the related site plan requirements will ensure that the surrounding roadways, including San Pedro Drive are improved to current City standards with sidewalks and bike lanes where applicable. Infrastructure improvements will be complemented by new users that will visit nearby businesses and make transit options along the Corridor more viable.*

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

Applicant Response: *The proposed Zoning Map Amendment furthers this goal by adding additional denser housing, thus providing more options for residents to live in a location where they can work, learn, shop, and play due to the site's proximity to the North I-25 Employment Center, La Cueva Activity Center, North Domingo Baca Regional Park, and La Cueva High School.*

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

- a) **Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.**
- b) **Encourage development that offers choice in transportation, work areas, and lifestyles.**
- d) **Encourage development that broadens housing options to meet a range of incomes and lifestyles.**

Applicant Response: *The request furthers this policy and sub-policies by allowing for redevelopment of the subject site with multi-family residential near existing goods and services and access to transit. The Alameda corridor has seen significant investment in the last few years, and the provision of additional multi-family housing options near it and the North I-25 Employment Center and surrounding area will offer residents a choice in the transportation, work area, and lifestyles by promoting access to these areas by walking, biking, and transit in addition to driving. This density allows a broader type of housing available to a greater range of incomes and lifestyles than single-family residential houses.*

- f) **Encourage higher density housing as an appropriate use in the following situations:**
 - ii. **In areas with good street connectivity and convenient access to transit;**
 - iii. **In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses, and where adequate infrastructure is or will be available;**

Applicant Response: *The request furthers this sub-policy by allowing for redevelopment of the subject site with multi-family residential, which is appropriate due to easy access and connectivity to San Pedro Drive, Alameda Boulevard, Louisiana Boulevard, and Interstate 25. In addition, a mixed density pattern is clearly established with the adjacent properties to the south of the subject site zoned R-MH and developed with multi-family residential housing in addition to other nearby lower density options. The proposed zone is compatible with the area land uses and adequate infrastructure is available for the proposed redevelopment. Infill redevelopment of the site will provide for broader housing options in this area to meet a range of incomes or lifestyles less than one mile from a major employment center west of Interstate 25 with options for transit and bicycle travel.*

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

Applicant Response: *The request furthers this sub-policy allowing for redevelopment of the subject site with multi-family residential in a form and scale compatible to the existing development immediately to the south, which has the same zoning designation.*

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

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

Applicant Response: *The request furthers this goal and policy because the change supports redevelopment of the site, which is currently an outdoor vehicle storage and salvage yard use with multi-family residential uses that support additional residential growth near jobs and existing services and infrastructure.*

Policy 5.4.1 Housing near Jobs: Allow higher-density housing and discourage single-family housing near areas of concentrated employment.

Applicant Response: *The North I-25 corridor area is a major employment area for Albuquerque. The requested zone change furthers this policy by providing more higher-density housing near an area of concentrated employment without further overburdening river crossings due to the site's location east of the River. By choosing the R-MH zone district, the Applicant is ensuring the redevelopment will not take advantage of the change to simply add more single-family detached residential to the area because the R-MH zone does not permit single-family development.*

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

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

Applicant Response: *The request furthers this policy through the careful consideration to downzone the subject site from Business Park to Multi-family Residential uses, which will match the scale and intensity of the adjacent multi-family housing to the south. By utilizing the same R-MH zone district as what exists to the south, the same height and setback regulations will be applied to this future development thereby reinforcing the scale, intensity, and setbacks of the immediately surrounding context.*

- e) In areas with predominantly non-residential land uses, carefully consider zone changes from non-residential to mixed-use or residential zones for potential impact on land use compatibility with abutting properties, employment opportunities, and historic development patterns.**

Applicant Response: *The request furthers this sub-policy by carefully considering the change from a non-residential zone district and existing non-residential use to the proposed residential zone. The change is compatible with the abutting properties and surrounding development and is consistent with the on-going transition of this area into a more mixed-use development pattern that supports the larger employment focus of the North I-25 area, particularly west of the Interstate.*

- f) Limit the location of higher-density housing and mixed-use development to areas within ¼ mile of transit stations and within 660 feet of arterials and Corridors as an appropriate transition to single-family neighborhoods.**

Applicant Response: *The subject site is located approximately 500 feet north of Alameda Boulevard, an Arterial Roadway, so it meets the sub-policy criterion for an appropriate location for higher density housing and mixed-use development that may transition to single-family neighborhoods.*

Goal 9.1 Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

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.

- a) Increase the supply of housing that is affordable for all income levels.**

Applicant Response: *The requested Zoning Map Amendment to R-MH for the subject property allows for the development of multi-family residential, which furthers this goal and policy to allow for new range of housing in an area that is underserved by such development. While it is beginning to change, according to the CBRE January 2019 Multi-family Market Survey, the North I-25 area (MLS Areas 21, 100, and 102) only had a combined 935 units, both market rate and affordable, with an occupancy rate of approximately 94.8% (See Figure 4). Most of the multi-family residential development in Albuquerque is located south of Paseo del Norte, particularly along the Montgomery Boulevard corridor and south to Interstate 40 consisting of over 21,000 units. Providing more multi-family farther north, east of the River, and closer to the employment in the vicinity is appropriate and this request contributes to a balancing of housing options and meeting this need.*

Goal 9.3 Density: Support increased housing density in appropriate places with adequate services and amenities.

Applicant Response: *The request furthers this goal by providing increased housing density in an appropriate location near an Employment Center and Multi-modal Corridor where adequate services and amenities exist near the site.*

Policy 9.3.2 Other Areas: Increase housing density and housing options in other areas by locating near appropriate uses and services and maintaining the scale of surrounding development.

Applicant Response: *The request furthers this policy by providing increased density and housing options such as townhouses, live-work, and multi-family near appropriate uses and services along the Alameda Multi-modal Corridor. The requested zone district will also maintain the scale of the surrounding development*

by matching the zoning immediately to the south, so the allowable height and setbacks for the redevelopment of the site will match those on the neighboring property.

- a) Encourage higher-density residential and mixed-use development as appropriate uses near existing public facilities, educational facilities, job centers, social services, and shopping districts.

Applicant Response: The request furthers this sub-policy by providing an opportunity for redevelopment of the subject site with multi-family residential near an area of concentrated employment (less than a mile from the North I-25 Employment Center), additional commercial retail and services along the Alameda corridor, educational opportunities with La Cueva High School and the CNM Workforce Training Center, and recreation at North Domingo Baca Park.

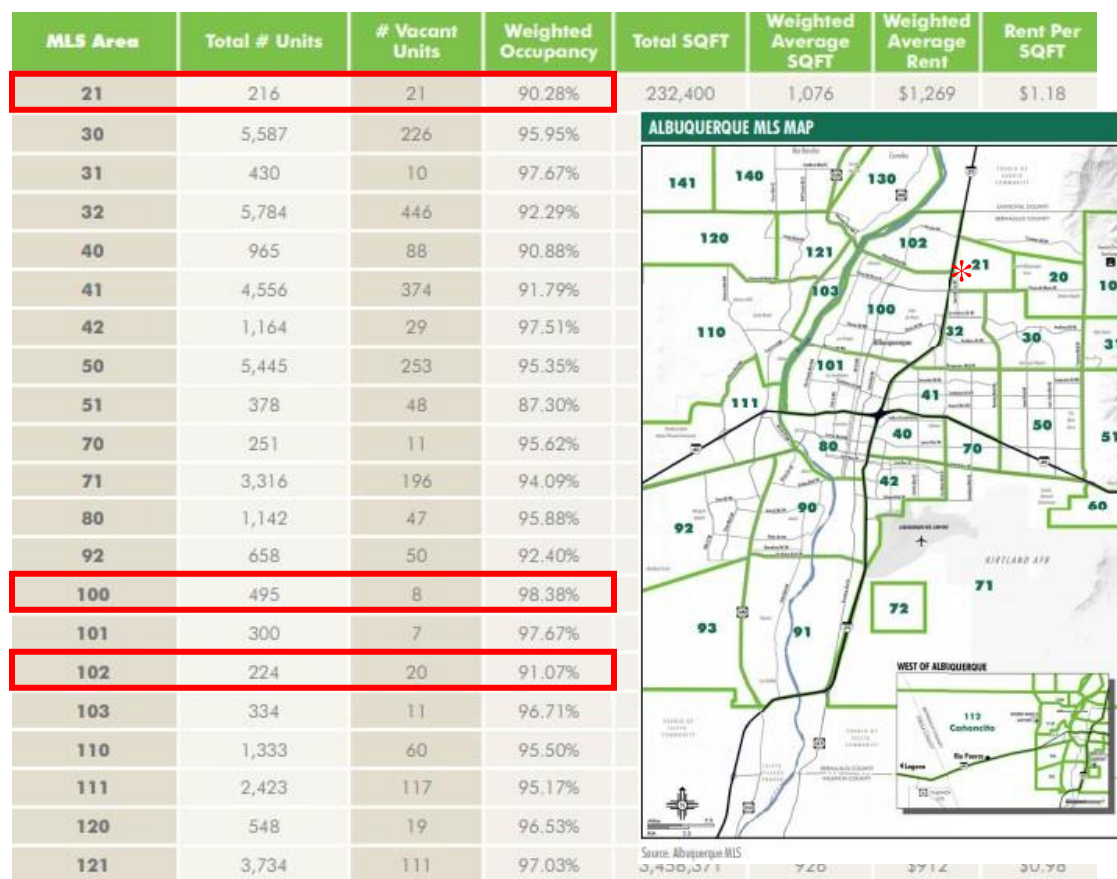


Figure 4. Excerpt from the January 2019 Albuquerque Multi-family Market Survey report. Approximate location of the subject site identified by asterisk (Source: CBRE).

6-7(G)(3)(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 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 Response: *The existing NR-BP zoning is no longer appropriate for the subject site because the proposed R-MH zone is more advantageous to the community as articulated by the ABC Comp Plan as thoroughly explained in this justification letter. The existing NR-BP zoning and land use predates annexation into the City and was converted from the previous North I-25 Sector Plan zoning to allow the most intense uses rather than continuing to pursue the vision for more mixed-use and higher density developments east of I-25 to provide a transition between the heavy commercial and existing residential areas. Over the years, the character of the surrounding area has changed and become more residential and mixed-use. Most of the surrounding uses have built up in accordance with the City's Plans and Policies put in place since the Coronado Auto Recyclers business began operations in 1965 and those changed community conditions also make the existing zoning no longer appropriate for the subject site.*

The requested Zoning Map Amendment also clearly reinforces the character of the area and would not permit development significantly different than that character by matching the zoning of the properties to the south to guide redevelopment in a similar and compatible manner.

6-7(G)(3)(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:

Applicant's Response: *The subject site is located wholly in an Area of Consistency, so this criterion does not apply.*

6-7(G)(3)(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.

Applicant's Response: *None of the permissive uses in the R-MH zone will be harmful to the adjacent property, neighborhood, or community. The following table provides a comparison of the NR-BP and R-MH zones. As is clearly shown, many fewer total uses will be allowable in the requested zone district. Many intense and potentially inappropriate or objectionable uses will no longer be able to be developed on the subject site following approval of the request, including but not limited to hospitals, adult entertainment and retail, nightclubs, large retail stores, helipad, and distribution centers. Overall, the request will benefit and add protections for adjacent properties, the neighborhood, and the community.*

IDO Zoning Comparison: NR-BP vs. R-MH		
Use	NR-BP	R-MH
Dwelling, townhouse & Dwelling, multi-family	-	P
Dwelling, live work	CA	P
Group Living Category	-	P/C
Community center or library	C	P
Daytime gathering facility & Overnight shelter	C	-
Hospital	P	-
Museum	P	C
Sports field	P	-
University or college & Vocational school	P	CV
General agriculture	C	-
Kennel, Veterinary hospital, & Other pet services	P	-
Nursery	P	-
Adult entertainment	P	-
Auditorium or theater	P	A
Bar, Restaurant, & Tap room or tasting room	P	-
Catering service	P	-
Health club or gym	P	A
Nightclub & Other indoor entertainment	P	-
Residential community amenity	-	P
Bed and breakfast	-	P
Hotel or motel	P	-
Heavy vehicle and equipment sales, rental, fueling, and repair	C	-
Light vehicle fueling station, repair, & sales and rental	P	-
Outdoor vehicle storage	C	-
Paid parking lot & Parking structure	P	A
Offices and Services Category	P	-
Amphitheater & Drive-in theater	C	-
Other outdoor entertainment	P	CA
Adult retail	P	-
Art gallery	-	P
Bakery goods or confectionary shop	P	-
Building and home improvement materials store	P	-
Cannabis retail	P	-
Farmers' market	P	T
General retail, small	P	A
General retail, medium & large	C/P	-
Liquor & Nicotine retail	C	-
Pawn shop	P	-
Freight terminal or dispatch center & railroad yard	C	-
Helipad	P	-
Park-and-ride lot & Transit facility	P	C
Artisan & Light manufacturing	P	-
Geothermal energy generation	P	A

Wind energy generation	A	-
Salvage yard	C	-
Warehousing & Wholesaling and distribution center	P	-
Drive-through or drive-up facility	A	-
Family care facility & Family home day care	-	A
Home occupation	-	A
Independent living facility	-	A
Parking of more than 2 truck tractors and 2 semitrailers for more than 2 hours	A	-

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 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.

Applicant's Response: *The proposed zone change will not require major and unprogrammed capital expenditures by the City. This is an infill development property near existing developed improvements, including roadways, trails, and sidewalk systems. Due to the request being a downzone with fewer intense uses that could allow heavy truck traffic, the impacts on existing infrastructure will be minimized. Any necessary improvements to infrastructure attributed to redevelopment of the subject property under the new zoning designation will be the sole responsibility of the developer in fulfilling their obligations under the IDO, the DPM, or an Infrastructure Improvements Agreement if one is required for future development of the site for the installation of infrastructure along the abutting public rights-of-way.*

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

Applicant's Response: *San Pedro Drive is considered a Major Collector, but the request is not based on the property's location along this street. Instead, the justification is based on changed community conditions and being more advantageous to the community while reinforcing the character of 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.



Applicant's Response: *The cost of land or other economic considerations are not the determining factor for this zone change request. The requested zone change furthers numerous City goals and policies as articulated in the Comprehensive Plan and will provide an expansion of denser housing options compatible with the surrounding area that benefits the Alameda Boulevard Multi-modal Corridor and the overall jobs-housing balance in the City of Albuquerque.*

6-7(G)(3)(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.**

Applicant's Response: *The zone change is not applying the requested zoning to a small area or single premise different than the surrounding zone districts because it matches the adjacent zoning to the south of the subject site. The request is not considered a spot zone or a strip zone.*

NEIGHBORHOOD COORDINATION

As part of the IDO procedures for this request, the Applicant notified the surrounding neighborhood associations of the request early on with an offer of a neighborhood meeting. As mentioned earlier in this letter, the Applicant was initially pursuing a larger project but was unable to secure all the property envisioned. As such, the Oakland Estates Homeowners' Association was notified, as well as the Nor Este Neighborhood Association and District 4 Coalition of Neighborhood Associations. No request for a meeting was made by any of the affected neighborhood associations.

Only the Nor Este Neighborhood Association and District 4 Coalition were required to be notified of the submittal. Due to the changed boundary of the request, Oakland Estates was not required to be notified of the application. However, the Applicant has followed up with all the neighborhood associations, including Oakland Estates to inform them of the status of the application and extent of the requested zone change. We have also communicated with one individual neighbor who lives within Oakland Estates. Copies of these additional email communications have been submitted with this revised justification letter.

CONCLUSION

The request for a Zoning Map Amendment from NR-BP to R-MH furthers numerous goals and policies of the Comprehensive Plan and responds to the changing community conditions and surrounding land use context to provide needed multi-family residential living options near an area of concentrated employment and improve the jobs-housing balance. Not only is this desired under the 2017



Comprehensive Plan, but this also reflects and furthers the overarching goals of the former North I-25 Sector Development Plan to provide more neighborhood uses east of I-25, including multi-family residential that provides a transition from the heavy commercial to the west to the single-family residential to the east.

On behalf of Tekin & Associates, LLC, we respectfully request that the Environmental Planning Commission approve this request for a Zoning Map Amendment for the subject site based on the information provided.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, which appears to read 'Michael J. Vos', is positioned above the printed name.

Michael J. Vos, AICP
Senior Planner

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#: _____ Received By: _____ Date: _____

APPOINTMENT DATE & TIME: _____

Applicant Name: TA Acquisitions LLC Phone#: (505) 764-9801 Email: vos@consensusplanning.com
Agent: Consensus Planning, Inc.

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: +/- 10 acres Existing Zoning: NR-BP / NR-LM Proposed Zoning: R-MH

Previous case number(s) for this site: 1006760

Applicable Overlays or Mapped Areas: N/A (Area of Consistency)

Residential – Type and No. of Units: +/- 200 dwelling units, multi-family

Non-residential – Estimated building square footage: _____ No. of Employees: _____

Mixed-use – Project specifics: _____

LOCATION OF REQUEST:

Physical Address: 9320 San Pedro & 6301 Oakland NE Zone Atlas Page (Please identify subject site on the map and attach) C-18

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

Zone Change and Site Plan to redevelop current outdoor vehicle storage and salvage uses with multi-family residential.

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

Existing platted lots total +/- 10 acres and have multiple owners. If the Applicant gets authorization to proceed on the entire area at one time, as an Area of Consistency, this request may need to be via City Council as over 10 acres (we are reviewing available survey information to confirm the acreage). Please confirm.

If the Applicant only gets a part of the total acreage under contract now and the other portion later, can they proceed with two separate Zoning Map Amendment - EPC applications as each being under 10 acres?

Please confirm that if the zoning change is approved, the future Site Plan will be via DRB due to the acreage and number of dwelling units. No other factors appear to impact this request.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-260 Date: 1/4/21 Time: N/A (sent via email to Vos@consensusplanning.com)

Address: 9320 San Pedro & 6301 Oakland & 6515 Oakland Ave NE

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: Jeanne Wolfenbarger (jwolfenbarger@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 Change and Site Plan to redevelop current outdoor vehicle storage and salvage uses with multi-family residential

SITE INFORMATION:

Zone: NR-BP/NR-LM to R-MH

Size: +/- 10 acres

Use: Industrial

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: District 4 Coalition of NAs, Nor Este NA

**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) Zoning Map Amendment -EPC

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

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-260 Date: 1/4/21 Time: N/A (sent via email)

Address: 9320 San Pedro & 6301 Oakland

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

Existing platted lots total +/- 10 acres and have multiple owners. If the Applicant gets authorization to proceed on the
entire area at one time, as an Area of Consistency, this request may need to be via City Council as over 10 acres (we
are reviewing available survey information to confirm the acreage). Please confirm.

If the Applicant only gets a part of the total acreage under contract now and the other portion later, can they proceed
with two separate Zoning Map Amendment - EPC applications as each being under 10 acres?

Please confirm that if the zoning change is approved, the future Site Plan will be via DRB due to the acreage and
number of dwelling units. No other factors appear to impact this request.

Revised 10/4/2018
X:\PLAN\SHARES\PL-Share\PRT

Answer to questions:

The applicant decides what area to include in an application. If the area is <10 acres in an Area of Consistency, it goes to EPC for review/decision per IDO Subsection 14-16-6-7(G)(1)(a).

If the zone change is approved, the development process will be either Site Plan – Admin or Site Plan – DRB based on acreage, number of units, and whether major public infrastructure or an Infrastructure Improvements Agreement (IIA) will be needed. See IDO Subsections 14-16-6-5(G)(1) and 14-16-6-6(I)(1).

NOTES:

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

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-260 Date: 1/4/21 Time: N/A (sent via email)

Address: 9320 San Pedro & 6301 Oakland

<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.

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

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

Current Planning Comments

Process

6-7(G) Zoning Map Amendment -EPC

Zoning Comments

Zoning staff was unavailable for comment at this time.

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)

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)

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-260 Date: 1/4/21 Time: N/A (sent via email)

Address: 9320 San Pedro & 6301 Oakland

- 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.
- 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.

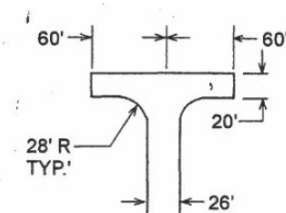
PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-260 Date: 1/4/21 Time: N/A (sent via email)

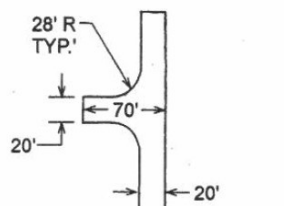
Address: 9320 San Pedro & 6301 Oakland

Platting and Public Infrastructure Requirements for Roadways

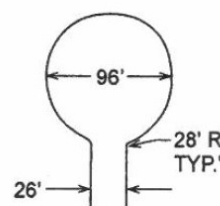
1. When submitting to DRB, all public roadway improvements that are required shall be shown on an infrastructure list. Public improvements must be included on a public work order set of drawings.
2. All public roadway facilities must be within public right-of-way including the entire width of the public 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.
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:



120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE
TO 120' HAMMERHEAD



96' DIAMETER
CUL-DE-SAC

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-260 Date: 1/4/21 Time: N/A (sent via email)

Address: 9320 San Pedro & 6301 Oakland

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@cabq.gov

STAFF INFORMATION

January 22, 2021

TO: Michael Vos, AICP
Consensus Planning, Inc.

FROM: Silvia Bolivar/*SB*
Current Planner
City of Albuquerque Planning Department

RE: PROJECT #2021-004920/ /RZ—2021-00005, 9320 San Pedro NE - Zone Map
Amendment

I have completed the initial review of your application, including the justification letter for the proposed Zone Map Amendment (zone change). There are corrections that need to be made to the justification with further explanation of some of the Policies and Goals. Please provide the following:

A revised zoning change justification letter pursuant to the zone change criteria (one copy) by the end of the day on Monday, February 1 2021 along with Item B under Topics & Questions. If you have difficulty with this deadline, please let me know.

1. Introduction

- A. Although I have done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.
- B. This is what I have for the legal description: Lots 1-4 and 29-32, Block 27, Tract A, Unit B, North Albuquerque Acres, located at 9320 San Pedro Drive NE, Albuquerque, NM 87113, between Oakland Avenue NE and Eagle Rock Avenue NE, approximately 6.8 acres.

2. Topics & Questions

- A. I need a new authorization letter from Mark A. Tekin, Manager at Tekin & Associates authorizing Consensus Planning to act as agent for 9320 San Pedro Drive NE. The letter dated December 28, 2020 lists the properties located at 9320 San Pedro Drive NE and 6301 and 6515 Oakland Avenue. The Zone Map Amendment is only for 9320 San Pedro Dr NE. I am aware that Tekin & Associates is trying to purchase the two properties but at the moment have not done so. Please provide a revised letter as soon as possible in order for this case to proceed.
- B. The PRT pre-application meeting listed 6301 & 6515 Oakland Avenue but those properties are not being included in this request for a proposed Zone Map Amendment.

3. Process

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:

<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

- B. Timelines and EPC calendar: EPC public hearing February 18, 2021. Final staff reports will be available on February 11, 2021.
- C. Note that, if a zone change request is denied, you cannot reapply again for one year.
- D. Once Agency comments are distributed I will email you a copy and will forward any late comments to you.

4. Notification & Neighborhood Issues

Notification requirements for a zone change are explained in Section 14-16-6-4(K), Public Notice (IDO, p. 378). The required notification consists of: 1) an emailed letter to neighborhood representatives indicated by the ONC, and ii) a mailed letter (first-class) to property owners within 100 feet of the subject site.

- A. Part II – Details of Request of the Official Public Notification Form dated December 10, 2020 lists 6301 Oakland Avenue NE but at the time of your application submittal that property had not yet been purchased by the Applicant. The application also lists Michael Raiola and Martha Stahnke who own 6301 Oakland Avenue as one of the Applicants.
- C. The pre-submittal neighborhood meeting required pursuant to 14-6-6-4(C) appears to be correct. However, I do not see where an email was sent to members of the Oakland Estates HOA.
- B. It is not listed in your justification letter, but has a pre-application meeting been requested?
- C. Have any neighborhood representatives or members of the public contacted you with comments since your January 7, 2021 justification letter?

5. Zone Map Amendment (Zone Change) – Justification and Policy Analysis

Please see the notes listed below for your consideration in revising the justification letter. Most of the policies you list are generally appropriate but some do not apply to this request. When revising your justification letter, please keep the response to the Goals separate from the Policy, and Sub-policy responses.

Criterion A. Section 14-16-6-7(G)(3).

Although you have not listed any Policies from Chapter 4 – Community Design, I believe there are some Policies from this Chapter that would help to strengthen your argument for a Zone Map Amendment.

Goals and Policies in Chapter 5 – Land Use – In general these policies are mostly appropriate.

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

Goal is appropriate for this request. Please keep the response to the Goals separate from the Policy, and Sub-policy responses.

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

Policy is appropriate for this request. Please keep the response to the Goals separate from the Policy, and Sub-policy responses.

Sub-policy 5.1.1 (g) Encourage residential infill in neighborhoods adjacent to Centers and Corridors to support transit ridership.

Sub-policy is appropriate for this request. Please keep the response to the Goals separate from the Policy, and Sub-policy responses.

Policy 5.1.11 Multi-Modal Corridors: Design safe Multi-Modal Corridors that balance the competing needs of multiple modes of travel and become more mixed-use and pedestrian-oriented over time.

Policy is appropriate for this request. Please keep the response to the Policy separate from the Sub-policy response.

Sub-policy 5.1.11 (b) Prioritize improvements that increase pedestrian safety and convenience and make bicycle and transit options more viable.

Sub-policy is appropriate for this request. Please keep the response to the Policy separate from the Sub-policy response.

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

Goal is appropriate for this request. Please keep the response to the Goals separate from the Policy, and Sub-policy response.

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

Policy is appropriate for this request. Please keep the response to the Policy separate from the Sub-policy response.

Sub-policy 5.2.1 (a) Encourage development and redevelopment that brings goods, services and amenities within walking and biking distance of neighborhoods and promotes access for all residents.

Sub-policy is appropriate for this request. Please keep the response to this sub-policy separate from the remaining sub-policies listed in this section.

Sub-policy 5.2.1 (b) Encourage development that offers choice in transportation, work areas, and lifestyles.

Sub-policy is appropriate for this request. Please keep the response to this sub-policy separate from the remaining sub-policies listed in this section.

Sub-policy 5.2.1 (d) Encourage development that broadens housing options to meet a range of incomes and lifestyles.

Sub-policy is appropriate for this request. Please keep the response to this sub-policy separate from the remaining sub-policies listed in this section.

Sub-policy 5.2.1 (f) Encourage higher density housing as an appropriate use in the following situations:

- ii. In areas with good street connectivity and convenient access to transit;
- iii. In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses, and where adequate infrastructure is or will be available.

Sub-policies are appropriate for this response. Please keep the response to these sub-policies separate from the remaining sub-policies.

Sub-policy 5.2.1 (h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

Sub-policy is appropriate for this request. Again, please keep the response to this sub-policy separate from the other sub-policies in this section.

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

Goal is appropriate for this request. Please keep the response to the Goal separate from the Policy response.

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

Policy is appropriate for this request. Please keep this response separate from the response to the Goal.

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.

Goal is not appropriate for this request as job growth is not being prioritized west of the Rio Grande.

Policy 5.4.1 Housing near Jobs: Allow higher-density housing and discourage single-family housing near areas of concentrated employment.

Policy is appropriate for this response.

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.

Policy is appropriate for this request.

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

Sub-policy is appropriate for this request. Please keep the response to this sub-policy separate from sub-policies e and f.

e) In areas with predominantly non-residential land uses, carefully consider zone changes from non-residential to mixed-use or residential zones for potential impact on land use compatibility with abutting properties, employment opportunities, and historic development patterns.

Sub-policy is appropriate for this request. Please keep the response to this sub-policy separate from sub-policy f.

f) Limit the location of higher-density housing and mixed-use developments to areas within ¼ mile of transit stations and within 660 feet of arterials and Corridors as an appropriate transition to single-family neighborhoods.

Sub-policy is appropriate for this request.

There are Goals and Policies from Chapter 6 – Transportation and Chapter 7 – Urban Design that may strengthen your argument.

Goals and Policies in Chapter 9 – Housing – In general these policies are mostly appropriate.

Goal 9.1 Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

Goal is appropriate to your request.

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.

Policy is appropriate for this request.

a) Increase the supply of housing that is affordable for all income levels.

Sub-policy is appropriate for this request.

Goal 9.3 Density: Support increased housing density in appropriate places with adequate services and amenities.

Goal is appropriate for this request.

Policy 9.3.2 Other Areas: Increase housing density and housing options in other areas by locating near appropriate uses and services and maintaining the scale of surrounding development.

Policy is appropriate for this request.

a) Encourage higher-density residential and mixed-use development as appropriate uses near existing public facilities, educational facilities, job centers, social services, and shopping districts.

Sub-policy is appropriate for this request. However, please keep the response to the Goal, Policy and Sub-policy separate.

Criterion B. The IDO Section 6-7(G)(3)(b).

Your response is appropriate.

Criterion C. The IDO Section 6-7(G)(3)(c).

Your response is appropriate.

Criterion D. IDO Section 6-7(G)(3)(d).

Your response is appropriate.

If you could send a separate Word document with the table listed for this Criterion I would appreciate it. I would like to include it in my Staff Report and want to ensure that our tables are identical for the justification letter and the Staff Report.

Criterion E. The IDO Section 6-7(G)(3)(e).

Your response is appropriate and meets all of the criteria listed.

Criterion F. IDO Section 6-7(G)(3)(f).

Your response is appropriate.

Criterion G. The IDO Section 6-7(G)(3)(g).

Your response is appropriate.

Criterion H. The IDO Section 6-7(G)(3)(h).

Your response is appropriate.

Thank you.

NOTIFICATION

From: [Michael Vos](#)
To: ["rpmartinez003@gmail.com"](#); ["uri.bassan@noreste.org"](#); ["mgriffie@noreste.org"](#); ["Dan & Liz Regan"](#)
Cc: [Jim Strozier](#)
Subject: RE: Public Notice for Zoning Map Amendment - EPC at 9320 San Pedro Drive NE
Date: Thursday, January 28, 2021 5:34:00 PM
Attachments: [ZoneAtlas_C-18_Site.pdf](#)

Dear Neighbors,

This email is to provide you with a brief update on this project. In our original notice (below), we stated the Applicant was continuing to work on acquiring the remainder eastern four lots that were initially contemplated in our December 2020 neighborhood meeting notice. However, they were not able to come to an agreement on a purchase and have determined those eastern lots will not be part of the project. The proposed redevelopment will just be the Coronado Auto Salvage and Coronado Storage Plus property as identified on the attached zone atlas page and part of the current Zoning Map Amendment application. We have also communicated this information to the Oakland Estates HOA.

As always, please do not hesitate to contact us if you have any questions about this request.

Sincerely,

Michael Vos, AICP
CONSENSUS PLANNING, INC.
302 Eighth Street NW
Albuquerque, NM 87102
phone (505) 764-9801
vos@consensusplanning.com

From: Michael Vos
Sent: Thursday, January 7, 2021 11:43 AM
To: rpmartinez003@gmail.com; uri.bassan@noreste.org; mgriffie@noreste.org; Dan & Liz Regan <dlreganabq@gmail.com>
Cc: Jim Strozier <cp@consensusplanning.com>
Subject: Public Notice for Zoning Map Amendment - EPC at 9320 San Pedro Drive NE

Dear Neighbors,

This email is notice that Consensus Planning has submitted an application for a Zoning Map Amendment – EPC for the property located at 9320 San Pedro Drive NE. The site is located on the east side of San Pedro between Oakland Avenue NE and Eagle Rock Avenue NE and is legally described as Lots 1 through 4 and 29 through 32, Block 27, Tract A, Unit B, North Albuquerque Acres. It is currently the site of Coronado Auto Salvage and Coronado Storage Plus.

This application is a portion of the properties we notified you about regarding a neighborhood meeting on December 10 and 14, 2020. A meeting has not been requested.

The Applicant is requesting a zone change from NR-BP (Non-residential Business Park) to R-MH (Residential Multi-family High Density), which matches the zoning to the south of the property. If approved, the Applicant intends to redevelop the property with a multi-family residential

development. While this application is for just a portion of the lots originally contemplated, the Applicant is continuing to work on the potential acquisition of the remainder lots. If those additional lots are acquired, a separate Zoning Map Amendment application will need to be submitted for those.

The public hearing for this application will be held on February 18, 2021 starting at 8:30 AM via Zoom. The information on how to join the meeting is below:

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>

Additional information regarding this request, as required by the IDO is attached to this email. Should you have any questions or need more information please do not hesitate to contact us.

Sincerely,

Michael Vos, AICP

CONSENSUS PLANNING, INC.

302 Eighth Street NW

Albuquerque, NM 87102

phone (505) 764-9801

vos@consensusplanning.com

From: [Michael Vos](#)
To: amueller@cgres.com; audgepaudge@gmail.com
Cc: [Jim Strozier](#)
Subject: 9320 San Pedro Drive NE Zone Change Update
Date: Thursday, January 28, 2021 5:21:00 PM
Attachments: [ZoneAtlas C-18 Site.pdf](#)

Dear Oakland Estates Neighbors,

This email is to update you on an application we filed for a Zoning Map Amendment for property located to the west of the Oakland Estates neighborhood. Prior to making the application, we provided notice to you on December 14, 2020 that our client was planning to request a rezoning for the +/- 10 acres adjacent to your neighborhood. Since that time, the project has been reduced in size and does not include consideration of the 4 lots abutting your western boundary. Our request now only includes the +/- 6.5 acres adjacent to San Pedro Avenue. It does not include the property currently utilized for the MAK and CT Towing companies.

Since the request is no longer adjacent to your neighborhood, the IDO does not require notification of our application. However, we know that members of Oakland Estates are aware of this application regardless of not being part of the official notice earlier this month and want to keep you abreast of the current status of the project. Since you were notified originally and are still close by, we wanted to make sure you are aware of our current request for a Zoning Map Amendment for the Coronado Auto Salvage and Storage property. The requested zone is RM-H to allow for multi-family residential development similar to the zoning to the south.

When we submitted the application, the Applicant was still trying to acquire and incorporate the eastern lots into their project. However, they were not able to come to an agreement on the purchase and have determined that the eastern lots will not be part of the project. The attached zone atlas map shows which lots this project now comprises.

The zoning map amendment is being reviewed by the City staff and is anticipated to be heard by the Environmental Planning Commission at their February 18th public hearing via Zoom. If you have any questions or would like any additional information regarding this request, please feel free to contact either me or Jim Strozier (cp@consensusplanning.com). The City's project number is PR-2021-004920, and information regarding the Zoom meeting is below:

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)

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+1 253 215 8782 US (Tacoma)

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+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/j/91DEsva2b>

Sincerely,

Michael Vos, AICP

CONSENSUS PLANNING, INC.

302 Eighth Street NW

Albuquerque, NM 87102

phone (505) 764-9801

vos@consensusplanning.com

From: [Michael Vos](#)
To: [Kat C](#)
Cc: [Jim Strozier](#)
Subject: RE: New Zoning for 9320 San Pedro
Date: Thursday, January 28, 2021 5:44:00 PM
Attachments: [ZoneAtlas C-18 Site.pdf](#)
[CABQ Official Public Notice Form.pdf](#)
[Emailed Notice Information.pdf](#)

Good afternoon Kathleen,

Thank you for reaching out and I apologize for the delay in getting back to you.

Attached are the documents that were included with our official notice. In that notice we stated that the Applicant was trying to acquire all the land between San Pedro and Oakland Estates to include in this project, which backs up to your yard. However, they were not able to come to an agreement on the purchase of the eastern four lots closest to Oakland Estates and those are no longer being considered as part of this development.

Currently, we are just working on the zoning change to R-MH for the 8 western lots adjacent to San Pedro, so site plans for the future development have not been fully conceptualized. I will note that the R-MH zone allows for townhouses in addition to apartments, and the Applicant is considering a "townhouse-style" multi-family development where the units themselves may include multiple floors (rather than being stacked on top of each other) and many of them will have garages. We believe the request for R-MH fits well in this area, especially since it is consistent with the zoning across the street, while providing some flexibility between multi-family and townhouse development.

The City's zoning requires building height step-downs and includes separation requirements for new development abutting existing single-family neighborhoods. For example, any building over 30 feet tall must be setback at least 100 feet. However, due to the lack of agreement on the purchase of the lots immediately behind your home as noted above, no buildings will be constructed within 330+ feet of your yard.

If you have any additional questions, please do not hesitate to reach out to me or Jim Strozier (cp@consensusplanning.com).

Sincerely,

Michael Vos, AICP

CONSENSUS PLANNING, INC.

302 Eighth Street NW

Albuquerque, NM 87102

phone (505) 764-9801

vos@consensusplanning.com

From: Kat C <kathleenchalaron@gmail.com>

Sent: Friday, January 15, 2021 9:50 AM

To: Michael Vos <Vos@consensusplanning.com>

Subject: New Zoning for 9320 San Pedro

Good morning,

I live immediately backing to the property in the subject line of this email. I always knew someday that the Coronado Auto Salvage would sell and these lots would be developed.

What surprises me is the Zoning committee is looking at adding MORE R-MH housing. There have been hundreds of units developed across the street from Oakland Estates in the past 2 years. I know the Albuquerque housing market is tight right now, but MORE housing units in such a small area? Maybe townhouses or better yet, individual houses would be the better option.

How about another school, or grocery store? To support all these new people living in a small area. We haven't had a new grocery store since I moved here in 2012 but we have added thousands of new families living in 87113. Maybe even a park (although giving such prized land for no other reason than beauty doesn't exist anymore).

There are 3 attachments to the email but we were not offered those. Can I get copies of the plans for this land? Will it give me a nice view of the backside of an apartment building? (Given as I mentioned my house backs up to the junkyard. Or will the site line be low enough that some sun will still enter my back windows?

I appreciate more information thank you,
Kathleen Chalaron
8915 Lochside Ln NE, Albuquerque, NM 87113

From: Carmona, Dalaina L.
To: Michael Vos
Subject: CORRECTED: 9320 San Pedro Drive NE and 6301 Oakland Avenue NE Neighborhood Meeting Inquiry
Date: Monday, December 14, 2020 8:30:15 AM
Attachments: image001.png
 image002.png
 image003.png
 image004.png
 image007.png
 image008.png
 IDOZoneAtlasPage_C-18-Z_Site.pdf

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Mobile Phone	Phone
District 4 Coalition of Neighborhood Associations	Mildred	Griffiee	mgriffiee@noreste.org	PO Box 90986		Albuquerque	NM	87199	5052800082	
District 4 Coalition of Neighborhood Associations	Daniel	Regan	dlreganabq@gmail.com	4109 Chama Street NE		Albuquerque	NM	87109	5052802549	
Nor Este NA	Gina	Pioquinto	rpmartinez003@gmail.com	9015 Moonstone Drive NE		Albuquerque	NM	87113	5052385495	5058560926
Nor Este NA	Uri	Bassan	uri.bassan@noreste.org	9000 Modesto Avenue NE		Albuquerque	NM	87122	5054179990	
Oakland Estates HOA	Ava	Mueller	amueller@cgres.com	8500 Jefferson Street NE	Suite B	Albuquerque	NM	87113		5053422797
Oakland Estates HOA	Audra	Horschel	audgepaudge@gmail.com	6701 Glenloch Way NE		Albuquerque	NM	87113		5057504129

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



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From: Carmona, Dalaina L.
Sent: Thursday, November 12, 2020 9:22 AM
To: 'vos@consensusplanning.com' <vos@consensusplanning.com>
Subject: 9320 San Pedro Drive NE and 6301 Oakland Avenue NE 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
District 4 Coalition of Neighborhood Associations	Daniel	Regan	dlreganabq@gmail.com	4109 Chama Street NE	Albuquerque	NM	87109	5052802549	
District 4 Coalition of	Mildred	Griffiee	mgriffiee@noreste.org	PO Box 90986	Albuquerque	NM	87199	5052800082	

Neighborhood Associations									
Nor Este NA	Gina	Pioquinto	rpmartinez003@gmail.com	9015 Moonstone Drive NE	Albuquerque	NM	87113	5052385495	5058560926
Nor Este NA	Uri	Bassan	uri.bassan@noreste.org	9000 Modesto Avenue NE	Albuquerque	NM	87122	5054179990	

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



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

Sent: Tuesday, November 10, 2020 7:44 PM

To: Office of Neighborhood Coordination <yos@consensusplanning.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

Michael Vos

Telephone Number

5057649801

Email Address

yos@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 8th Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Lots 1 thru 6 and 27 thru 32, Block 27, Tract A, Unit A, North Albuquerque Acres

Physical address of subject site:

9320 San Pedro Drive NE and 6301 Oakland Avenue NE

Subject site cross streets:

San Pedro and Oakland

Other subject site identifiers:

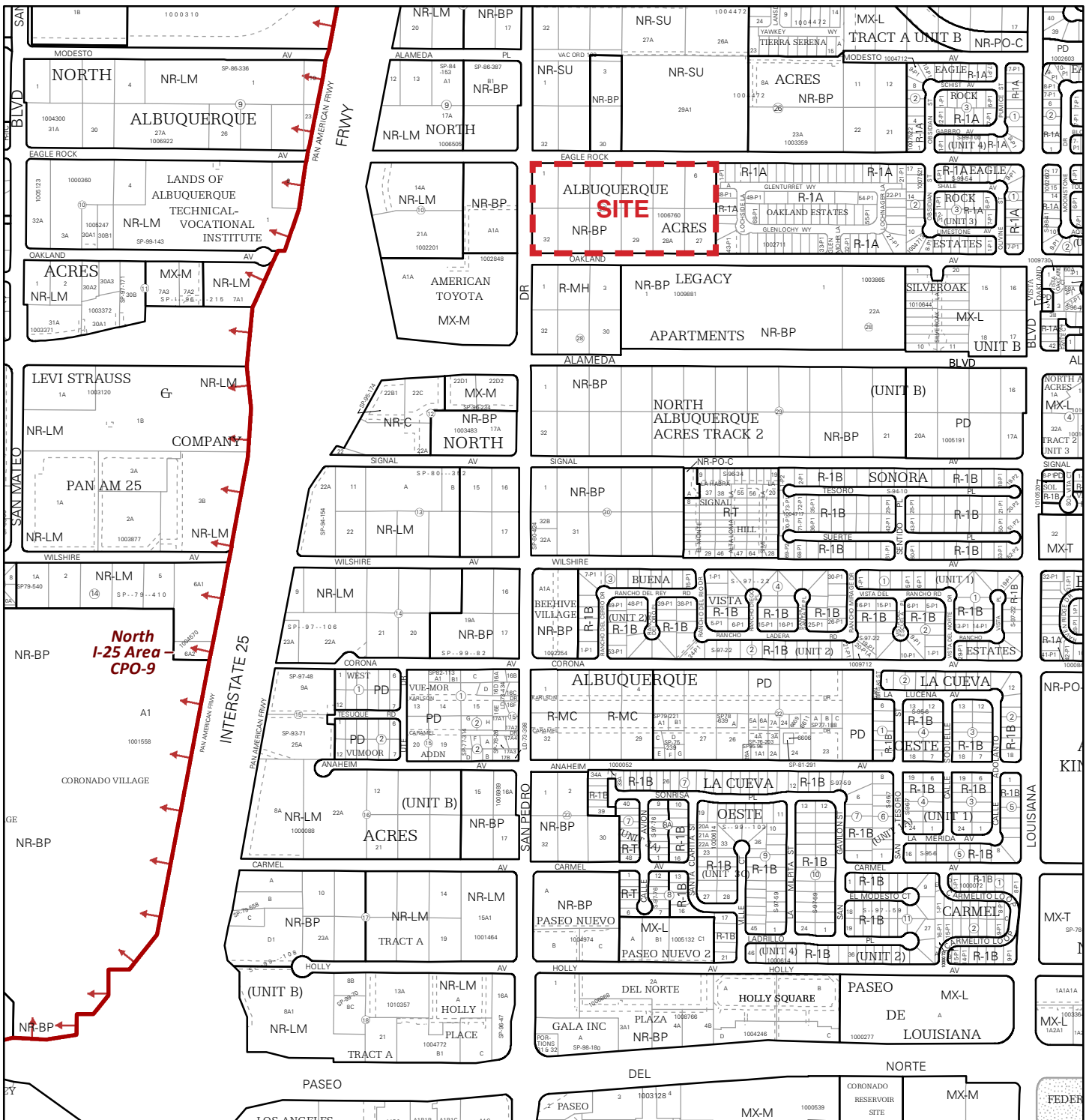
Northeast corner of the intersection

This site is located on the following zone atlas page:

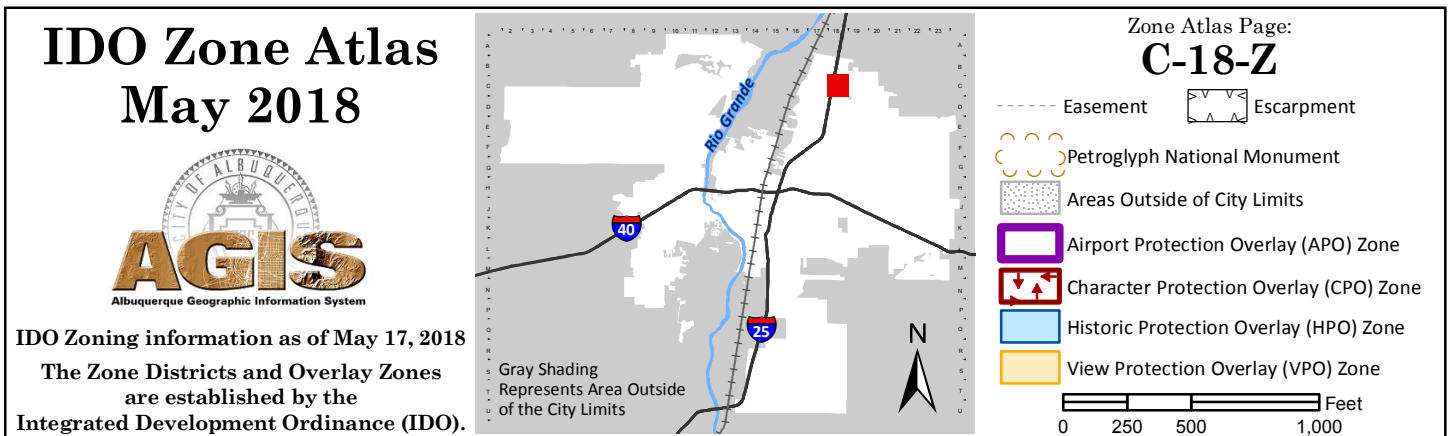
C-18

=====

This message has been analyzed by Deep Discovery Email Inspector.



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>



From: [Michael Vos](#)
To: amueller@cgres.com; audgepauddge@gmail.com; mgriffie@noreste.org; [Dan & Liz Regan](#); rpmartinez003@gmail.com; uri.bassan@noreste.org
Subject: Neighborhood Meeting Notice for Zoning Map Amendment Request
Date: Monday, December 14, 2020 8:39:00 AM
Attachments: [IDOZoneAtlasPage_C-18-Z_Site.pdf](#)
[Neighborhood Meeting Request Information Sheet.pdf](#)
[CABQ Official Public Notice Form.pdf](#)

Dear Neighbors,

It was brought to our attention that the Oakland Estates HOA members were inadvertently left off from the information received from the City regarding this request, so I am resending to all. Please let me know if there are any questions.

This email is notification that Consensus Planning is preparing an application for a Zoning Map Amendment for the properties located at 9320 San Pedro Drive and 6301 Oakland Avenue NE. The subject site is +/- 10 gross acres on the east side of San Pedro Drive between Oakland Avenue and Eagle Rock Avenue and legally described as Lots 1 thru 6 and 27 thru 32, Block 27, Tract A, Unit A, North Albuquerque Acres.

The site is located in an Area of Consistency, so the final acreage will determine whether or not the Environmental Planning Commission or City Council is the final decision-making body for this request. Up to 10 acres will be decided by the EPC and more than 10 acres will be decided by City Council.

The Applicant intends to request a zone change from the existing NR-BP and NR-LM (business park and light manufacturing) zoning to R-MH: Residential Multi-family High Density, which will match the zoning of the Markana Apartments on the south side of Oakland Avenue. Additional required information is attached to this email.

Per the IDO, you have 15 days or until December 29, 2020 to respond to this meeting request. We look forward to hearing from you.

Sincerely,

Michael Vos, AICP
CONSENSUS PLANNING, INC.
302 Eighth Street NW
Albuquerque, NM 87102
phone (505) 764-9801
vos@consensusplanning.com

**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/Council TBD)

Decision-making Body: Environmental Planning Commission (and/or City Council)

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: 9320 San Pedro Drive and 6301 Oakland Avenue NE

Name of property owner: Coronado Auto Salvage Inc.; Bauer & Louckes Enterprises LLC; Louckes Trust; Michael Raiola; and Martha Stahnke

Name of applicant: TA Acquisitions, LLC (Agent: Consensus Planning, Inc.)

Date, time, and place of public meeting or hearing, if applicable: To be determined, but hoping to submit the Zoning Map Amendment application for hearing on February 18, 2021.

Address, phone number, or website for additional information: (505) 764-9801 or
vos@consensusplanning.com

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

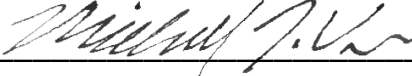
☒ Drawings, elevations, or other illustrations of this request.

☒ 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.

 (Applicant signature) 12/10/20 (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.

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

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

Date of Request*: December 10, 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)*: Nor Este NA and District 4 Coalition

Name of NA Representative*: See attached

Email Address* or Mailing Address* of NA Representative¹: See attached

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.²

Email address to respond yes or no: vos@consensusplanning.com

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

Meeting Date / Time / Location:

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

1. Subject Property Address* 9320 San Pedro Drive and 6301 Oakland Avenue NE
Location Description East side of San Pedro Drive between Oakland Ave and Eagle Rock Ave
2. Property Owner* Coronado Auto Salvage, Inc.; Bauer and Loucks Enterprises, LLC;
Loucks Trust; Michael Raiola; and Martha Stahnke
3. Agent/Applicant* *[if applicable]* Consensus Planning, Inc. / TA Acquisitions, LLC
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 (lot consolidation) (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), 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.

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

- ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☒ Zoning Map Amendment
- ☐ Other: _____

Summary of project/request^{3*}:

Zoning Map Amendment (EPC or Council to be determined by final acreage) to change the existing NR-BP and NR-LM to R-MH. Lot consolidation plat of final acreage to be completed through DRB.

5. This type of application will be decided by^{*}:
- OR at a public meeting or hearing by: ☐ City Staff
- ☐ Zoning Hearing Examiner (ZHE)
- ☐ Landmarks Commission (LC) ☒ Development Review Board (DRB)
- ☒ City Council ☒ Environmental Planning Commission (EPC)
6. Where more information about the project can be found^{*4}:
Please contact Consensus Planning at (505) 764-9801 or email vos@consensusplanning.com

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

1. Zone Atlas Page(s)^{*5} C-18 (attached)
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^{*}:
☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)
Explanation:
No deviations or variances are expected at this time.

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: ☒ Yes ☐ No

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 for discussion of concerns and opportunities.

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

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

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

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 Map⁶:

- a. Area of Property [typically in acres] +/- 10.5 gross acres
- b. IDO Zone District Existing: NR-BP and NR-LM Proposed: R-MH
- c. Overlay Zone(s) [if applicable] N/A
- d. Center or Corridor Area [if applicable] Alameda Blvd (south) is a Multi-modal Corridor

2. Current Land Use(s) [vacant, if none] Salvage Yard and Outdoor Vehicle Storage

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Nor Este Neighborhood Association [Other Neighborhood Associations, if any]

District 6 Coalition of Neighborhood Associations

⁶ Available here: <https://tinurl.com/idozoningmap>

From: Carmona, Dalaina L.
To: Michael Vos
Subject: 9320 San Pedro Drive NE and 6301 Oakland Avenue NE Neighborhood Meeting Inquiry
Date: Thursday, November 12, 2020 9:21:53 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
IDOZoneAtlasPage C-18-Z Site.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
District 4 Coalition of Neighborhood Associations	Daniel	Regan	dlreganabq@gmail.com	4109 Chama Street NE	Albuquerque	NM	87109	5052802549	
District 4 Coalition of Neighborhood Associations	Mildred	Griffiee	mgriffiee@noreste.org	PO Box 90986	Albuquerque	NM	87199	5052800082	
Nor Este NA	Gina	Pioquinto	rpmartinez003@gmail.com	9015 Moonstone Drive NE	Albuquerque	NM	87113	5052385495	5058560926
Nor Este NA	Uri	Bassan	uri.bassan@noreste.org	9000 Modesto Avenue NE	Albuquerque	NM	87122	5054179990	

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.

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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



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

Sent: Tuesday, November 10, 2020 7:44 PM

To: Office of Neighborhood Coordination <vos@consensusplanning.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

Michael Vos

Telephone Number

5057649801

Email Address

vos@consensusplanning.com

Company Name
Consensus Planning, Inc.

Company Address
302 8th Street NW

City
Albuquerque

State
NM

ZIP
87102

Legal description of the subject site for this project:
Lots 1 thru 6 and 27 thru 32, Block 27, Tract A, Unit A, North Albuquerque Acres

Physical address of subject site:
9320 San Pedro Drive NE and 6301 Oakland Avenue NE

Subject site cross streets:
San Pedro and Oakland

Other subject site identifiers:
Northeast corner of the intersection

This site is located on the following zone atlas page:
C-18

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

From: Carmona, Dalaina L.
To: Michael Vos
Subject: 9320 San Pedro Drive NE Public Notice Inquiry
Date: Wednesday, January 6, 2021 4:51:13 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image006.png
C-18-ZoneAtlas Site.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
District 4 Coalition of Neighborhood Associations	Mildred	Griffiee	mgriffiee@noreste.org	PO Box 90986	Albuquerque	NM	87199	5052800082	
District 4 Coalition of Neighborhood Associations	Daniel	Regan	dlreganabq@gmail.com	4109 Chama Street NE	Albuquerque	NM	87109	5052802549	
Nor Este NA	Gina	Pioquinto	rpmartinez003@gmail.com	9015 Moonstone Drive NE	Albuquerque	NM	87113	5052385495	5058560926
Nor Este NA	Uri	Bassan	uri.bassan@noreste.org	9000 Modesto Avenue NE	Albuquerque	NM	87122	5054179990	

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: Wednesday, January 06, 2021 2:57 PM
To: Office of Neighborhood Coordination <vos@consensusplanning.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

Michael J Vos

Telephone Number

5057649801
Email Address
vos@consensusplanning.com
Company Name
Consensus Planning, Inc.
Company Address
302 8th Street NW
City
Albuquerque
State
NM
ZIP
87102
Legal description of the subject site for this project:
Lots 1 through 4 and 29 through 32, Block 27, Tract A Unit B North Albuquerque Acres
Physical address of subject site:
9320 San Pedro Drive NE
Subject site cross streets:
San Pedro Drive and Oakland Avenue NE
Other subject site identifiers:
Northeast corner of the referenced intersection
This site is located on the following zone atlas page:
C-18

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

From: [Michael Vos](#)
To: rpmartinez003@gmail.com; uri.bassan@noreste.org; mgriffie@noreste.org; [Dan & Liz Regan](#)
Cc: [Jim Strozier](#)
Subject: Public Notice for Zoning Map Amendment - EPC at 9320 San Pedro Drive NE
Date: Thursday, January 7, 2021 11:40:00 AM
Attachments: [CABO Official Public Notice Form.pdf](#)
[Emailed Notice Information.pdf](#)
[ZoneAtlas C-18 Site.pdf](#)

Dear Neighbors,

This email is notice that Consensus Planning has submitted an application for a Zoning Map Amendment – EPC for the property located at 9320 San Pedro Drive NE. The site is located on the east side of San Pedro between Oakland Avenue NE and Eagle Rock Avenue NE and is legally described as Lots 1 through 4 and 29 through 32, Block 27, Tract A, Unit B, North Albuquerque Acres. It is currently the site of Coronado Auto Salvage and Coronado Storage Plus.

This application is a portion of the properties we notified you about regarding a neighborhood meeting on December 10 and 14, 2020. A meeting has not been requested.

The Applicant is requesting a zone change from NR-BP (Non-residential Business Park) to R-MH (Residential Multi-family High Density), which matches the zoning to the south of the property. If approved, the Applicant intends to redevelop the property with a multi-family residential development. While this application is for just a portion of the lots originally contemplated, the Applicant is continuing to work on the potential acquisition of the remainder lots. If those additional lots are acquired, a separate Zoning Map Amendment application will need to be submitted for those.

The public hearing for this application will be held on February 18, 2021 starting at 8:30 AM via Zoom. The information on how to join the meeting is below:

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>

Additional information regarding this request, as required by the IDO is attached to this email.
Should you have any questions or need more information please do not hesitate to contact us.

Sincerely,

Michael Vos, AICP

CONSENSUS PLANNING, INC.

302 Eighth Street NW

Albuquerque, NM 87102

phone (505) 764-9801

vos@consensusplanning.com

**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: Environmental Planning Commission

Pre-Application meeting required: X Yes ☐ No

Neighborhood meeting required: X Yes ☐ No

Mailed Notice required: X Yes ☐ No

Electronic Mail required: X Yes ☐ No

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

PART II – DETAILS OF REQUEST

Address of property listed in application: 9320 San Pedro Drive NE

Name of property owner: Loucks Trust, Bauer & Loucks Enterprises LLC, and Coronado Auto Salvage, Inc.

Name of applicant: Tekin & Associates, LLC (Agent: Consensus Planning, Inc.)

Date, time, and place of public meeting or hearing, if applicable: February 18, 2021 at 8:30 AM via Zoom

Full Zoom connection information on second page of this notice.

Address, phone number, or website for additional information: Contact Michael Vos with Consensus Planning for more information at (505) 764-9801 or vos@consensusplanning.com

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

X Zone Atlas page indicating subject property.

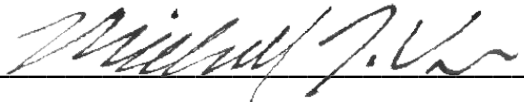
X Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable. N/A, meeting not requested.

X 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.

 (Applicant signature) 1/7/2021 (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.

**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.

February 18, EPC Hearing Zoom Information:

Join Zoom Meeting: <https://cabq.zoom.us/j/2269592859>

Meeting ID: 226 959 2859

One tap mobile

+12532158782,,2269592859# US (Tacoma)

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+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>

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

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

Date of Notice*: January 7, 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)*: Nor Este Neighborhood Association and District 4 Coalition

Name of NA Representative*: Gina Pioquinto, Uri Bassan, Daniel Regan, and Mildred Griffiee

Email Address* or Mailing Address* of NA Representative¹: rpmartinez003@gmail.com, uri.bassan@noreste.org, dlreganabq@gmail.com, and mgriffiee@noreste.org

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

1. Subject Property Address* 9320 San Pedro Drive NE
Location Description East side of San Pedro between Oakland Avenue and Eagle Rock Avenue
2. Property Owner* Loucks Trust, Bauer & Loucks Enterprises, LLC, and Coronado Auto Salvage, Inc.
3. Agent/Applicant* [if applicable] Consensus Planning, Inc. / Tekin & Associates, LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
☒ Zoning Map Amendment
☐ Other: _____

Summary of project/request²*: _____

Zoning map amendment from NR-BP (Non-residential Business Park) to R-MH (Residential Multi-family High Density) for Lots 1 - 4 and 29 - 32, Block 27, Tract A, Unit B, North Albuquerque Acres. Project is currently smaller than previously notified for the neighborhood meeting, but the Applicant continues to work on acquiring the remaining 4 lots of the salvage yard at 6301 Oakland Ave.

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)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), 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.

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

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

Location*³: Zoom (see page 3 or Official Notice Form for complete connection 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*⁴:

Contact Michael Vos with Consensus Planning for more information at (505) 764-9801 or vos@consensusplanning.com

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

1. Zone Atlas Page(s)*⁵ C-18 (attached)
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*:

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

Explanation*:

N/A. Future development not yet designed.

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:

N/A. Neighborhood Meeting was not requested.

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/zoneatlas/>

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

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] Approximately 6.8 acres
 2. IDO Zone District Current: NR-BP Proposed: R-MH
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] Multi-Modal Corridor (Alameda Blvd)
- Current Land Use(s) [vacant, if none] Outdoor vehicle storage and salvage yard
-

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>

Cc: Nor Este NA and District 4 Coalition [Other Neighborhood Associations, if any]

February 18, EPC Hearing Zoom Information

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)

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+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)

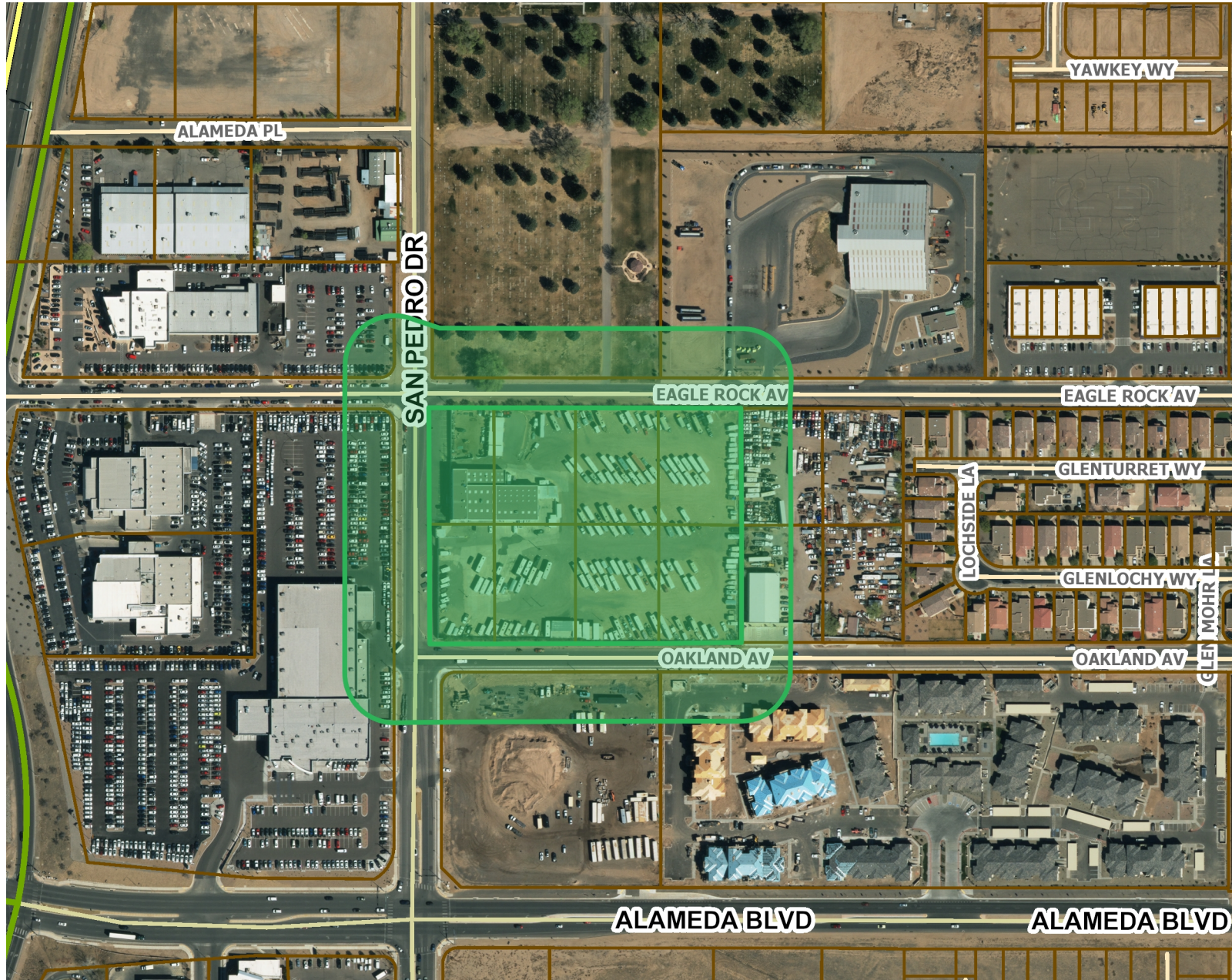
Meeting ID: 226 959 2859

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

⁶ Available here: <https://tinyurl.com/idozoningmap>



100-Foot Property Owner Buffer Map



Legend

- Bernalillo County Parcels
- Primary Streets
 - Freeway
 - Principal Arterial
 - Minor Arterial
 - Local Streets
- BN and SF Railroad
- Other Streets
- Municipal Limits
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
- World Street Map

Notes

Prepared by Consensus Planning
1/6/2021

601 0 301 601 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
1/6/2021 © City of Albuquerque

1: 3,607

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

UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUSADD2	Legal Description	Acres
101806432045811704	BAUER & LOUCKS ENTERPRISES LLC	9320 SAN PEDRO DR NE	ALBUQUERQUE NM 87113	EAGLE ROCK AV NE	ALBUQUERQUE NM 87113	LT 4 BLK 27 TRACT A UNIT B NORTH ALBUQUERQUE ACRESCONT .8864 AC	0.8864
101806430345811703	BAUER & LOUCKS ENTERPRISES LLC	9320 SAN PEDRO DR NE	ALBUQUERQUE NM 87113	EAGLE ROCK AV NE	ALBUQUERQUE NM 87113	LT 3 BLK 27 TRACT A UNIT B NORTH ALBUQUERQUE ACRESCONT .8864 AC	0.8864
101806434950010526	CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE NM 87103-2248	6301 EAGLE ROCK AVE	ALBUQUERQUE NM 87113	LT 29-A-1 BLK 26 BULK LAND PLAT OF LOTS 8-A, 26-A & 27-A,BLOCK 26 TRACT A UNIT	7.5469
101806432043611709	CORONADO AUTO SALVAGE	9320 SAN PEDRO DR NE	ALBUQUERQUE NM 87114	OAKLAND AV NE	ALBUQUERQUE NM 87113	LT 29 BLK 27 TRACT A UNIT B NORTH ALBUQUERQUE ACRESCONT .8864 AC	0.8864
101806430343611710	CORONADO AUTO SALVAGE INC	9320 SAN PEDRO DR NE	ALBUQUERQUE NM 87114	OAKLAND AV NE	ALBUQUERQUE NM 87113	LT 30 BLK 27 TRACT A UNIT B NORTH ALBUQUERQUE ACRESCONT .8864 AC	0.8864
101806422349221002	JR & SR LLC	9000 PAN AMERICAN FWY NE	ALBUQUERQUE NM 87113	9000 PAN AMERICAN FREEWAY	ALBUQUERQUE 87113	LT 17-A BLK 9 PLAT OF LOT 17-A BLOCK 9 TRACT A UNIT BNORTH ALBUQUERQUE ACRI	4.7346
101806427245811701	LOUCKS RICHARD A & PATRICIA A CO-TR LOUCKS TRUST	9320 SAN PEDRO DR NE	ALBUQUERQUE NM 87113-2123	9320 SAN PEDRO DR NE	ALBUQUERQUE NM 87113	LOT 1 BLK 27 TRACT A UNIT B NORTH ALBUQUERQUE ACRESCONT. 0.7553 AC.	0.7553
101806428745811702	LOUCKS RICHARD A & PATRICIA A CO-TR LOUCKS TRUST	9320 SAN PEDRO DR NE	ALBUQUERQUE NM 87113-2123	EAGLE ROCK AVE NE	ALBUQUERQUE NM 87113	LT 2 BLK 27 TRACT A UNIT B NORTH ALBUQUERQUE ACRESCONT .8864 AC	0.8864
101806428743611711	LOUCKS RICHARD A & PATRICIA A CO-TRUSTEES LOUCKS TRUST	9320 SAN PEDRO DR NE	ALBUQUERQUE NM 87113-2123	OAKLAND AVE NE	ALBUQUERQUE NM 87113	LT 31 BLK 27 TRACT A UNIT B NORTH ALBUQUERQUE ACRESCONT .8864 AC	0.8864
101806427343611712	LOUCKS RICHARD A & PATRICIA A CO-TRUSTEES LOUCKS TRUST	9320 SAN PEDRO AVE NE	ALBUQUERQUE NM 87113	OAKLAND AVE NE	ALBUQUERQUE NM 87113	LT 32 BLK 27 TRACT A UNIT B NORTH ALBUQUERQUE ACRESCONT .7252 AC	0.7252
101806424541720605	MILLER LAWRENCE H & KAREN G	5995 ALAMEDA BLVD NE	ALBUQUERQUE NM 87113	5995 ALAMEDA BLVD NE	ALBUQUERQUE NM 87113	TR A-1-A SUBDIVISION PLAT OF TRACTS A-1-A AMERICAN TOYOTA(BEING A RE-PLAT O	10.1339
101806433745811705	RAIOLA MICHAEL & STAHNKE MARTHA	6301 OAKLAND AVE NE	ALBUQUERQUE NM 87113-2451	EAGLE ROCK AV NE	ALBUQUERQUE NM 87113	LT 5 BLK 27 TRACT A UNIT B NORTH ALBUQUERQUE ACRESCONT .8864 AC	0.8864
101806434043711708	RAIOLA MICHAEL & STAHNKE MARTHA	6301 OAKLAND AVE NE	ALBUQUERQUE NM 87113-2451	6301 OAKLAND AVE NE	ALBUQUERQUE NM 87113	LT 28-A BLK 27 PLAT OF LOT 28-A BLK 27 NORTH ALBUQUERQUEACRES TR A UNIT B (C	0.8989
101806529002040101	SMI ABQ ASSETS LLC DBA DANIELS FUNERAL SERVICES	1100 COAL AVE SE	ALBUQUERQUE NM 87106-5208	MODESTO AVE NE	ALBUQUERQUE NM 87113	LT 1 THRU 7 & 30 THRU 32 BLK 25 & LTS 2 THRU 3 & 30 THRU 32BLK 26 & PORT OF VA	14.1659
101806437339110304	VANDY INVESTMENTS LLC C/O LEGACY HOSPITALITY LLC	5051 JOURNAL CENTER BLVD NE SUITE 500	ALBUQUERQUE NM 87109-5915	6115 ALAMEDA BLVD NE	ALBUQUERQUE NM 87113	TR 1 PLAT OF TRACT 1 LEGACY APARTMENTS CONT 11.5685 AC	11.5685
101806429339110301	VANDY INVESTMENTS LLC C/O LEGACY HOSPITALITY LLC	6501 EAGLE ROCK AVE NE SUITE B5	ALBUQUERQUE NM 87113-2477	6201 ALAMEDA BLVD NE	ALBUQUERQUE NM 87113	LT 1-A BLK 28 PLAT FOR LOT 1-A, BLOCK 28 NORTH ALBUQUERQUEACRES TRACT A, UT	4.4413

BAUER & LOUCKS ENTERPRISES LLC
9320 SAN PEDRO DR NE
ALBUQUERQUE NM 87113

CITY OF ALBUQUERQUE
PO BOX 2248
ALBUQUERQUE NM 87103-2248

CORONADO AUTO SALVAGE INC
9320 SAN PEDRO DR NE
ALBUQUERQUE NM 87114

JR & SR LLC
9000 PAN AMERICAN FWY NE
ALBUQUERQUE NM 87113

LOUCKS RICHARD A & PATRICIA A CO-TR
LOUCKS TRUST
9320 SAN PEDRO DR NE
ALBUQUERQUE NM 87113-2123

MILLER LAWRENCE H & KAREN G
5995 ALAMEDA BLVD NE
ALBUQUERQUE NM 87113

RAIOLA MICHAEL & STAHNKE MARTHA
6301 OAKLAND AVE NE
ALBUQUERQUE NM 87113-2451

SMI ABQ ASSETS LLC DBA DANIELS
FUNERAL SERVICES
1100 COAL AVE SE
ALBUQUERQUE NM 87106-5208

VANDY INVESTMENTS LLC C/O LEGACY
HOSPITALITY LLC
5051 JOURNAL CENTER BLVD NE SUITE
500
ALBUQUERQUE NM 87109-5915

VANDY INVESTMENTS LLC C/O LEGACY
HOSPITALITY LLC
6501 EAGLE ROCK AVE NE SUITE B5
ALBUQUERQUE NM 87113-2477

**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: Environmental Planning Commission

Pre-Application meeting required: X Yes ☐ No

Neighborhood meeting required: X Yes ☐ No

Mailed Notice required: X Yes ☐ No

Electronic Mail required: X Yes ☐ No

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

PART II – DETAILS OF REQUEST

Address of property listed in application: 9320 San Pedro Drive NE

Name of property owner: Loucks Trust, Bauer & Loucks Enterprises LLC, and Coronado Auto Salvage, Inc.

Name of applicant: Tekin & Associates, LLC (Agent: Consensus Planning, Inc.)

Date, time, and place of public meeting or hearing, if applicable: February 18, 2021 at 8:30 AM via Zoom

Full Zoom connection information on second page of this notice.

Address, phone number, or website for additional information: Contact Michael Vos with Consensus Planning for more information at (505) 764-9801 or vos@consensusplanning.com

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

X Zone Atlas page indicating subject property.

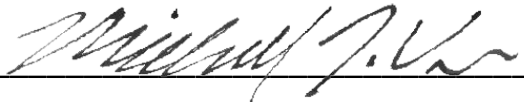
X Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable. N/A, meeting not requested.

X 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.

 (Applicant signature) 1/7/2021 (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.

**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.

February 18, EPC Hearing Zoom Information:

Join Zoom Meeting: <https://cabq.zoom.us/j/2269592859>

Meeting ID: 226 959 2859

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+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>

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

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

Date of Notice*: January 7, 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:

Property Owner within 100 feet*: _____

Mailing Address*: _____

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

1. Subject Property Address* 9320 San Pedro Drive NE
Location Description East side of San Pedro between Oakland Avenue and Eagle Rock Avenue
2. Property Owner* Loucks Trust, Bauer & Loucks Enterprises, LLC, and Coronado Auto Salvage, Inc.
3. Agent/Applicant* *[if applicable]* Consensus Planning, Inc. / Tekin & Associates, LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*

☒ Zoning Map Amendment

☐ Other: _____

Summary of project/request¹*:

Zoning map amendment from NR-BP (Non-residential Business Park) to R-MH (Residential Multi-family High Density) for Lots 1 - 4 and 29 - 32, Block 27, Tract A, Unit B, North Albuquerque Acres. Project is currently smaller than previously notified for the neighborhood meeting, but the Applicant continues to work on acquiring the remaining 4 lots of the salvage yard at 6301 Oakland Ave.

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 8:30 AM

Location*²: via Zoom (see full connection information below or on Official Notice Form)

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 Michael Vos at Consensus Planning for more information at (505) 764-9801 or
vos@consensusplanning.com

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

1. Zone Atlas Page(s)^{*4} C-18 (attached)
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^{*}:

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

Explanation^{*}:

N/A. Project not yet designed.

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:

N/A. Meeting was not requested.

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] Approximately 6.8 acres
 2. IDO Zone District Current: NR-BP Proposed: R-MH
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] Multi-Modal Corridor (Alameda Blvd)
- Current Land Use(s) [vacant, if none] Outdoor vehicle storage and salvage yard
-

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>

February 18, EPC Hearing Zoom Information

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>

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

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage	\$6.95	01/07/2021

Sent To: BAUER & LOUCKS ENTERPRISES LLC
9320 SAN PEDRO DR NE
ALBUQUERQUE NM 87113

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<input type="checkbox"/> Adult Signature Required	\$0.00	
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PO BOX 2248
ALBUQUERQUE NM 87103-2248

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Postage	\$0.55	
Total Postage	\$6.95	01/07/2021

Sent To: LOUCKS RICHARD A & PATRICIA A CO-TR
LOUCKS TRUST
9320 SAN PEDRO DR NE
ALBUQUERQUE NM 87113-2123

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage	\$6.95	01/07/2021

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9320 SAN PEDRO DR NE
ALBUQUERQUE NM 87113

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.55	
Total Postage	\$6.95	01/07/2021

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9000 PAN AMERICAN FWY NE
ALBUQUERQUE NM 87113

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
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Total Postage	\$6.95	01/07/2021

Sent To: RAIOLA MICHAEL & STAHNKE MARTHA
6301 OAKLAND AVE NE
ALBUQUERQUE NM 87113-2451

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7018 0360 0000 1718 8132

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Postage \$0.55

Total \$4.10

Sent To VANDY INVESTMENTS LLC C/O LEGACY HOSPITALITY LLC

Street 5051 JOURNAL CENTER BLVD NE SUITE 500

City, State, Zip ALBUQUERQUE NM 87109-5915

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Postage \$0.55

Total \$4.10

Sent To MILLER LAWRENCE H & KAREN G

Street 5995 ALAMEDA BLVD NE

City, State, Zip ALBUQUERQUE NM 87113

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☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage \$4.10

Sent To VANDY INVESTMENTS LLC C/O LEGACY HOSPITALITY LLC

Street and 6501 EAGLE ROCK AVE NE SUITE B5

City, State, Zip ALBUQUERQUE NM 87113-2477

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☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total \$4.10

Sent To SMI ABQ ASSETS LLC DBA DANIELS FUNERAL SERVICES

Street 1100 COAL AVE SE

City, State, Zip ALBUQUERQUE NM 87106-5208

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

PRE-APPLICATION MEETING

NEIGHBORHOOD CONCERNS

Bolivar, Silvia A.

From: Lehner, Catalina L.
Sent: Monday, January 11, 2021 9:07 AM
To: Bolivar, Silvia A.
Cc: Renz-Whitmore, Mikaela J.; Aranda, James M.; Reed, Terra L.; masfaces@gmail.com; eddyrandall@comcast.net
Subject: RE: I have serious concerns for the livelihood of our future

Good morning, Silvia.

Please see the information below, which is a concern related to your new I-25 area EPC case. Thank you.



CATALINA LEHNER
senior planner
wireless designee
she | her | hers
o 505.924.3935
e clehner@cabq.gov
cabq.gov/planning

From: Reed, Terra L.
Sent: Saturday, January 09, 2021 3:15 PM
To: Randall Eddy
Cc: masfaces@gmail.com; Renz-Whitmore, Mikaela J.; Aranda, James M.; Lehner, Catalina L.
Subject: RE: I have serious concerns for the livelihood of our future

Mr. Randall,

Thank you for reaching out about this – I think it is important that you have brought this to our attention and I am sorry to hear that your clients are having this experience.

Since we last spoke, my role at the City has changed, so I am including some of my Planning colleagues in this email response so that they can make sure that these concerns are considered in the application review. James and Catalina, I think the message below is related to a recent EPC application; I'm not sure if a planner has been assigned yet, so please pass this along to whoever gets tasked with this case.

Planning staff,

For some background, Mr. Randall reached out to me in November to confirm that his client's property at 6301 Oakland Ave NE had been included in the Phase 2 Zone Conversion and also to confirm the pre-conversion certification of nonconformity (see attached). We did include this property in the Phase 2 process and it was converted to NR-LM in order to allow the existing nonconforming towing/salvage project to continue as a permissive use under the new IDO standards. Mr. Randall explained that they were wanting to make sure that all of the paperwork was in order and confirm that the use was not an issue because of some things they had been told about the use potentially being in question if the property to the west of theirs converted to residential uses. I confirmed to him that, with the zoning conversion, the property is locked in to allow those uses and that any neighboring residential would be "coming to the nuisance," which would protect them legally at least if people who moved in had an issue with the existing use.

I will leave it to you as the reviewing planners to determine how best to address these comments in terms of the record for the project and in terms of the recommendation that staff makes.

Thank you,



TERRA L REED

senior planner | vision zero coordinator

she | her | hers

m: 505.595.5120

e: treed@cabq.gov

cabq.gov/municipaldevelopment

From: Randall Eddy <eddyrandall@comcast.net>

Sent: Friday, January 8, 2021 5:03 PM

To: Reed, Terra L. <treed@cabq.gov>

Cc: masfaces@gmail.com

Subject: I have serious concerns for the livelihood of our future

External

Terra Reed, Long Range Senior Planner
urban design and development division.

As you Can see by the request Dated January 7, 2021 to CABQ Planning Public notice of proposed Project C O A for policy Decisions Mailed to property owner, By Integrated Development

Right at the first request by (Integrated Development), have taken the Planning Department, MAK / CT Towing and us as hard-working people down a road of deceit.

Mr. Riola and Ms.Stanke have been constantly harassed for the last six months by a tremendous number of calls and visits by real estate buyers with proposals for the sale of their property. At one point they were pressuring them to a point of making them believe that COA zoning was going to put them out of business so they would have no choice but to sell the properties to them.

Sure, enough on page one paragraph Four (zoning Map Amendments) summary of project / request* stating "Project is currently **smaller than previously notified for the neighborhood meeting, but the applicant continues to work on acquiring the remaining 4 lots of the salvage yard at 6301 Oakland Ave.** This is how much pressure we have endured just keeping the rumors and misleading statements in check, while trying to meet all the everyday operations of the business healthy and in compliance with State, County and City of Albuquerque laws and regulations and make a Dollar or Two along the way.

Then at the bottom of form (OFFICIAL PUBLIC NOTICE FORM) it reads "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. Whoever Signed as applicant and dated it 1/7/2021 was not being truthful or honest.

Under that Signature line it has a "NOTE: providing incomplete information may require re-sending public notice."

My goodness we have struggled and battled for many years to make our companies worthy and honest. But it seems that when Mr. Riola and Coronado Salvage split as partners they have wanted MAC / CT towing to fail, and that is incredibly sad in today's world. Mr. Riola and Ms. Stanky have never even considered selling their property to anybody at any price.

To start a notification with false information does not show any good faith on behalf of that whole origination.

We as you know have met all the IDO requirements and have in place a letter stating that we can operate our business on this property for the life of the property.

In closing I believe we need to take some time and consider what we do and how we do it so both of us are comfortable from now on as it is today. I believe that we need an in-person meeting, So I know where everything stands.

Thank You for your time:

Lyle Randall, Agent for Mak / CT Towing

505-702-9918

.

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This message has been analyzed by Deep Discovery Email Inspector.

