



Environmental Planning Commission

Agenda Number: 2
Project #: PR-2021-005195
Case #: RZ-2021-000006
Hearing Date: April 15, 2021

Staff Report

Agent	Dekker\Perrich\Sabatini (DPS)
Applicant	Titan Development
Request	Zoning Map Amendment (zone change)
Legal Description	Tract 6A-1, plat of Journal Center Phase 2, Unit 1
Location	the northwestern corner of the intersection of Jefferson St. NE and Masthead St. NE (7501 Jefferson St. NE)
Size	Approximately 5.2 acres
Existing Zoning	NR-BP
Proposed Zoning	MX-H

Staff Recommendation

APPROVAL of RZ-2021-000006, based on the Findings beginning on Page 25.

***Staff Planner
Catalina Lehner, AICP-Senior Planner***

Summary of Analysis

The request is for a zoning map amendment for an approximately 5.2 acre, vacant site that comprises the NW corner of the intersection of Jefferson St. NE and Masthead St. NE. The subject site is part of Journal Center, a designated Employment Center, mostly zoned NR-BP. The applicant wants to change the subject site's zoning to MX-H to facilitate future development of a multi-family residential project, though a variety of other uses are also allowed in MX-H. The subject site is in an Area of Change.

The applicant has adequately justified the request pursuant to the IDO zone change criteria in 14-16-6-7(G)(3). The proposed zoning would be more advantageous to the community overall because it furthers a preponderance of applicable Comprehensive Plan Goals and policies.

The affected neighborhood organizations are the North Valley Coalition, the District 4 Coalition, and the Alameda North Valley Association, which were notified as required. Property owners within 100 feet of the subject site were also notified as required. As of this writing, Staff has not been contacted and there is no known opposition.

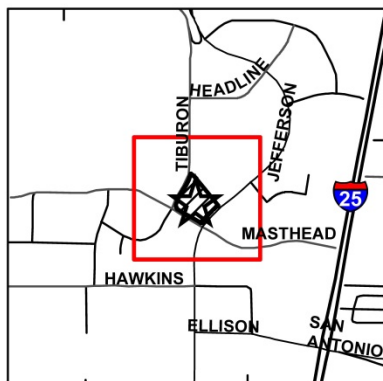
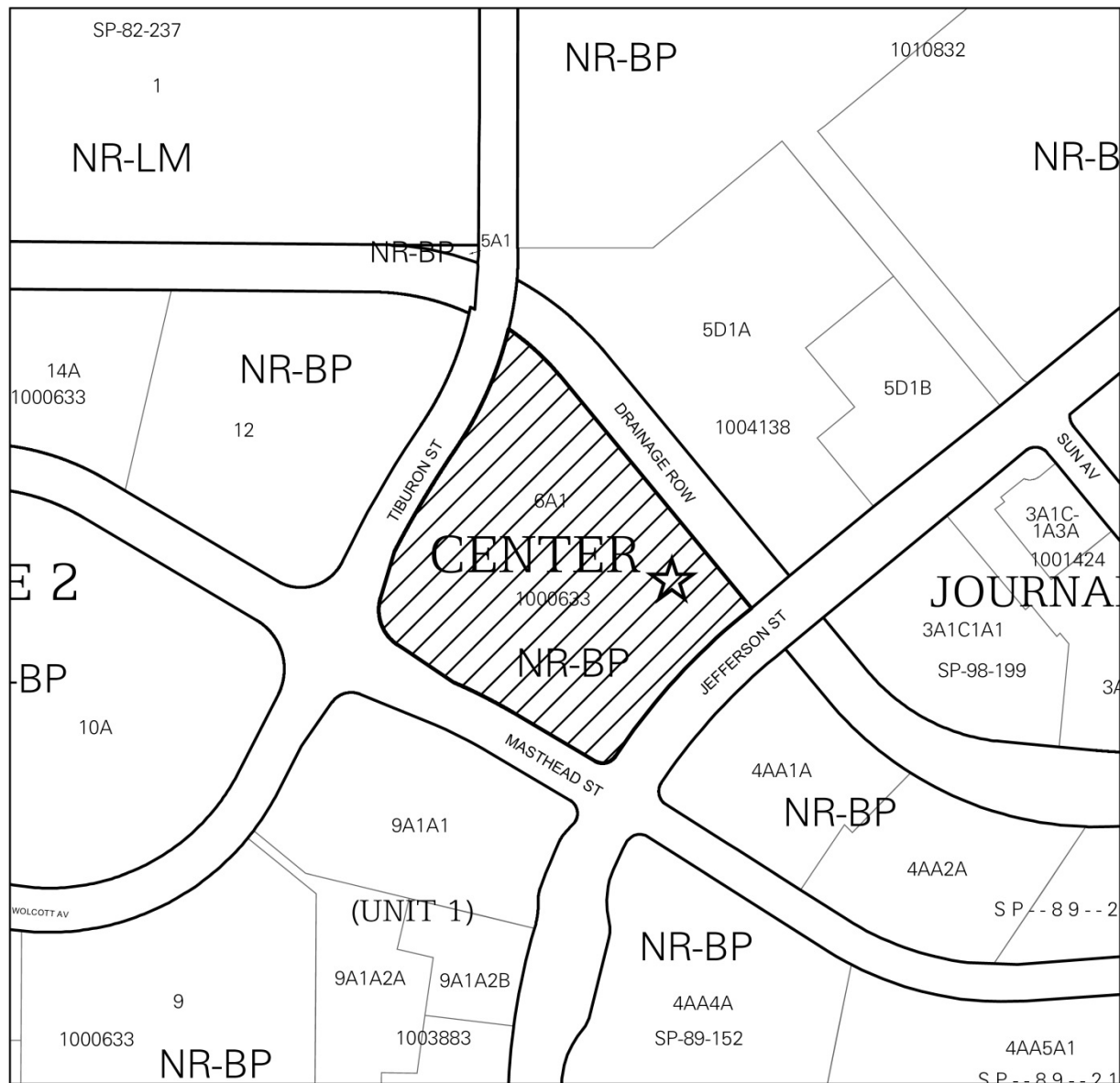
Staff recommends approval.



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IDO ZONING MAP

Note: Gray shading indicates County.



1 inch = 225 feet

Hearing Date:

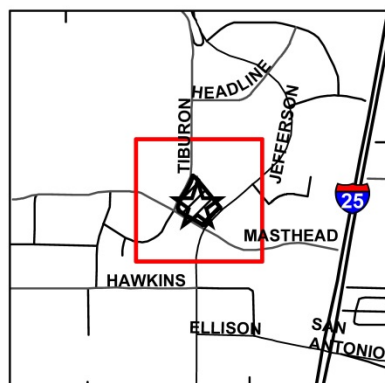
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LAND USE MAP

Note: Gray shading indicates County.

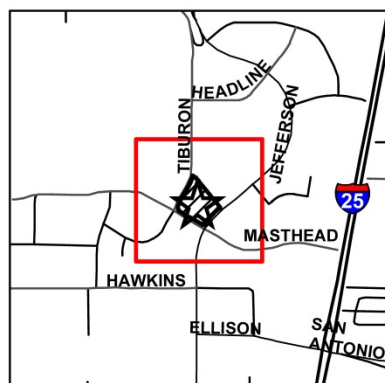
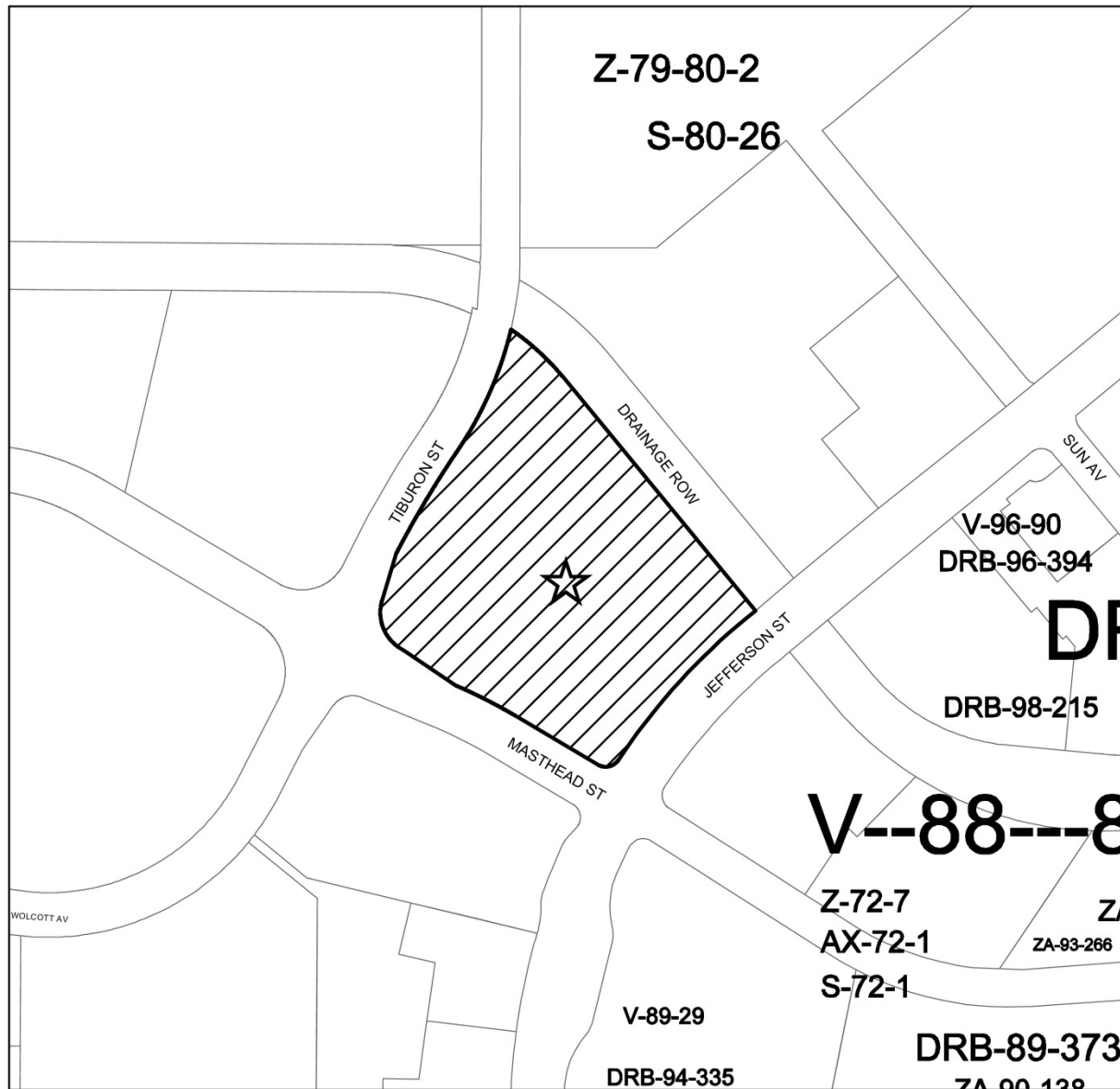
Key to Land Use Abbreviations	
LDRES Low-density Residential	APRT Airport
MULT Multi-family	TRANS Transportation
COMM Commercial Retail	AGRI Agriculture
CMSV Commercial Services	PARK Parks and Open Space
OFC Office	DRNG Drainage
IND Industrial	VAC Vacant
INSMED Institutional / Medical	UTIL Utilities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



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HISTORY MAP

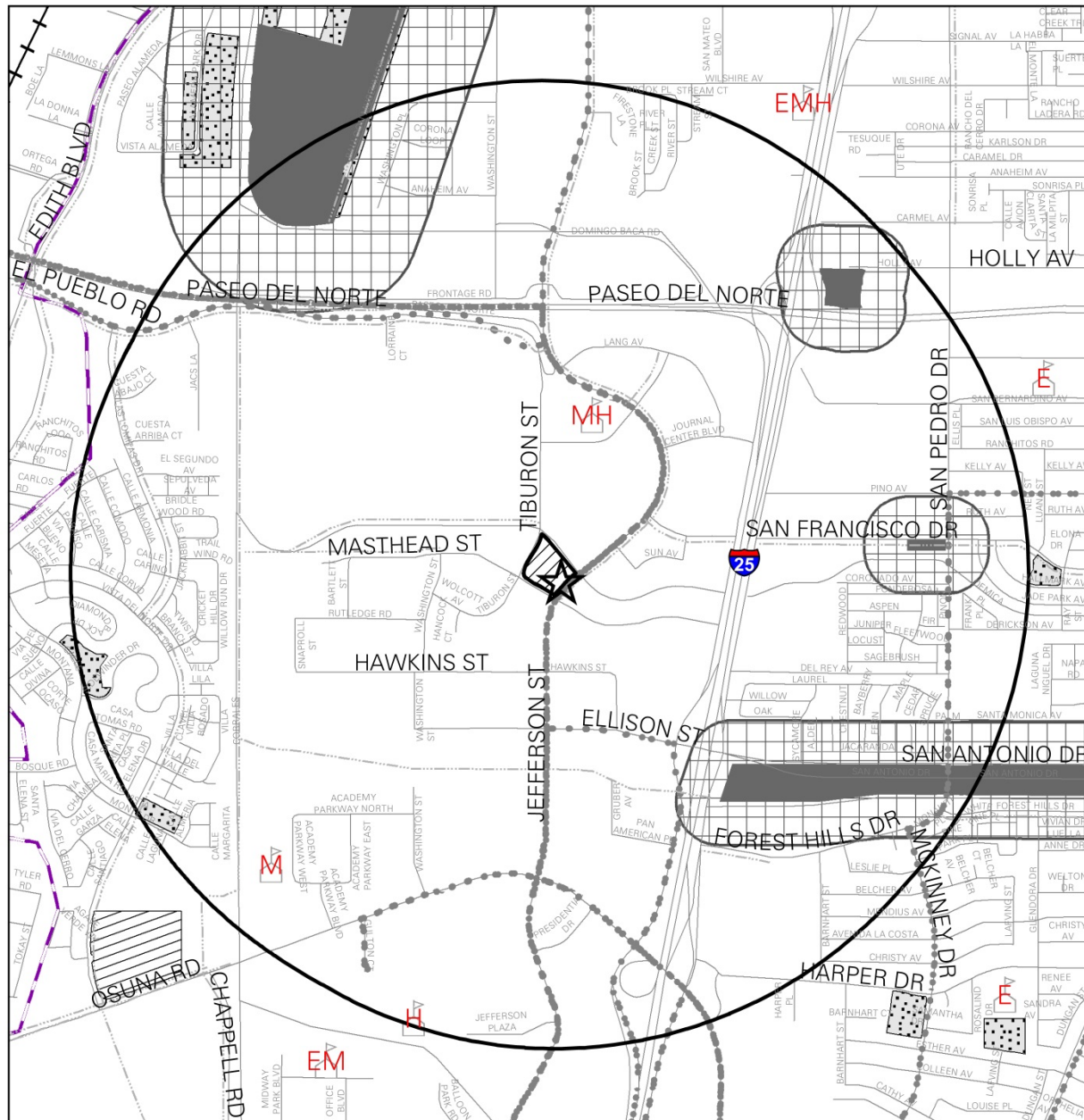
Note: Gray shading
indicates County.



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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 Ride Route | Developed City Park |
| Library | Solid Waste | Albuquerque City Limits | Undeveloped City Park |
| Museum | | | Developed County Park |
| | | | Undeveloped County Park |

I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	NR-BP	Area of Change	Vacant
<i>North</i>	NR-GM	Area of Consistency Area of Change	Office, Diversion Channel, Industrial/Manufacturing
<i>South</i>	NR-BP	Area of Change	Office
<i>East</i>	NR-BP	Area of Change	Office, Retail services
<i>West</i>	NR-BP	Area of Change	Office

Request

The request is for a zoning map amendment (zone change) for an approximately 5.2-acre site legally described as Tract 6A-1, plat of Journal Center Phase 2, Unit 1 and comprising the northwestern corner of the intersection of Jefferson St. NE and Masthead St. NE (7501 Jefferson St. NE) (the “subject site”).

The subject site is located in Journal Center, a business park that was conceptualized in the 1980s and has developed according to the Journal Center Master Plan. The subject site is vacant (except for some pavement) and is zoned NR-BP (Non-Residential Business Park Zone District). Journal Center 2 lies adjacent to the west.

The applicant is requesting a zone change to MX-H (Mixed Use-High Intensity Zone District) to facilitate future development of multi-family residential use, though other uses in the MX-H zone would also become permissive.

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 is located approximately in the middle of the larger Journal Center area, an established business park characterized by a variety of office uses, mature landscaping, and walkways. The lots west and northwest of the subject site contain two large office buildings;

Journal Center 2 lies west of the subject site across the round-a-bout. The lots to the southwest and southeast also contain office buildings, but they are smaller than the one to the north.

A drainage channel (the North Pino Arroyo) runs along the northeastern side of the subject site and functions as a linear park, with grass in places and tables with seating. Northeast of this are more lots in Journal Center. To the northwest are the lands of the American Gypsum subdivision (not a part of Journal center), which contain various industrial and/or manufacturing uses.

The subject site is in an Area of Change as designated by the Comprehensive Plan and is within the boundaries of the Journal Center Employment Center. This location is included in the North I-25 Community Planning Assessment (CPA) area. The North Pino Arroyo, which abuts the subject site to the north, is classified as a Major Open Space Link arroyo (see p. 11 of this report).

History

The subject site is part of Journal Center, an established office and industrial park that started to develop in the 1980s. The approximately 318 acres comprising Journal Center were annexed into the City on November 19, 1980 and were given IP (Industrial Park) zoning (AX-79-13/Z-79-80). The intention was to provide additional areas in the City for business, industrial, and office development.

The Journal Center Corporation was formed and the Journal Center Master Plan was developed. The Master Plan contains design standards (known as park development standards) applicable to the properties in Journal Center. In 2001, Journal Center 2- Land Development Design Guidelines was adopted as a supplement to the park development standards, covenants, sign code, and project standards of Journal Center. Both documents aim to create and support a business park that develops in a cohesive manner with respect to design, landscaping, and transportation.

The subject site remains undeveloped, though several case history and case tracking numbers come up. In the early 2000s, various portions of Journal Center worked their way through the Development Review Board (DRB) process for sketch plats, vacations, and infrastructure agreements; sometimes the subject site was included in these (see attachment). However, the subject site remained undeveloped.

In February 2002 (01ZHE-01860) and December 2003 (02ZHE-01875), a variance to building height was granted for the property across the street to the west. The same number, Project #10001665, appears on the subject site though it remains unclear if the variance pertained to it.

Upon adoption of the Integrated Development Ordinance (IDO) in May 2018, which replaced the City's zoning code, the subject site's zoning converted from IP (Industrial Park Zone) to its current zoning of NR-BP (Non-Residential Business Park Zone).

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.

Jefferson St. NE is a Principal Arterial. Masthead Rd. NE and Tiburon St. NE are Major Collectors.

Comprehensive Plan Corridor Designation

The Comprehensive Plan designates Jefferson St. NE as a Premium Transit Corridor and Multi-Modal Corridor. The Premium Transit designation is as an overlay onto other corridor designations.

Currently, only Central Ave. is designated a Premium Transit Corridor because it has high-capacity and high-frequency transit service. However, until active Premium Transit stations (see IDO definition) are developed, the underlying corridor designation is used.

Jefferson St. NE is a Multi-Modal Corridor. Multi-Modal corridors are anticipated to be served by high-frequency and local transit. These corridors prioritize transit above other modes to ensure a convenient and efficient transit system. Masthead St. NE is not a designated corridor.

Trails/Bikeways

A bicycle lane runs along Jefferson St. NE and approaches the subject site; it is proposed to continue northeastward. A designated bicycle route is found along the subject site's northwestern and southwestern sides.

Transit

ABQ Ride Routes 140, 251, and 551 pass the subject site as they run along Jefferson St. NE. Route 140-San Mateo/CNM runs weekdays from early morning and into the night. ABQ Ride Route 251- ABQ Rio Rancho Rail Runner Connection, runs in the weekday mornings and has been cut-back due to COVID-19. ABQ Ride Route 551- Jefferson/Paseo del Norte Express, which connects to a Park & Ride lot, has been temporarily suspended due to COVID-19.

Public Facilities/Community Services

Please refer to the Public Facilities Map (see attachment), 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

Adjacent: Those properties that are abutting or separated only by a street, alley, trail, or utility easement, whether public or private.

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

Premium Transit Area: Lots within 660 feet in any direction of a transit station with transit service of 15 minute or greater frequency on a Premium Transit Corridor as designated by the ABC Comp

Plan, as amended. Development standards associated with the Premium Transit designation apply once the station locations have been identified and funding for the transit service and any associated streetscape improvements has been secured.

Zoning

The subject site is zoned NR-BP [Non-Residential Business Park Zone District, IDO 14-16-2-5(B)], which was assigned upon adoption of the IDO as a conversion from the former IP (Industrial Park) zoning. The purpose of the NR-BP zone district is to accommodate a wide range of non-residential uses in a campus-like setting 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. Specific permissive uses are listed in Table 4-2-1: Allowable Uses, IDO p. 143.

The request is to change the subject site's zoning to MX-H (Mixed Use, High Intensity Zone District, IDO 14-16-2-4(D)). The purpose of the MX-M zone is to provide for large-scale destination retail and high-intensity residential uses, particularly along Transit Corridors and in Urban Centers. The MX-H zone is intended to allow higher-density infill development in appropriate locations. Specific permissive uses are listed in Table 4-2-1 of the IDO.

There are a couple of key differences between the NR-BP and the MX-H zones. In general, the NR-BP zone allows a wider variety of industrial uses than MX-H, and MX-H allows residential uses- which NR-BP does not. The NR-BP zone allows a few more commercial uses than MX-H, and both allow similar civic and institutional uses.

For a discussion of specific uses that would become permissive if the request is approved, please refer to the discussion of zone change criterion 14-16-6-7(G)(3)(d) in this report.

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 Change. Applicable Goals and policies are listed below. Staff analysis follows in plain text.

In this case, the Goals and policies below were included by the applicant in the justification letter. Staff finds them all applicable, and adds one more policy (denoted with a *) at the end of the analysis.

Chapter 5: Land Use

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

The subject site is located in Journal Center, a designated Employment Center. Employment Centers are a special type of Activity Center. When mostly built out, it is appropriate to introduce mixed-use and/or high density residential uses (Comp Plan, p. 5-15). The request for a mixed-use zone would introduce mixed use (multi-family residential is desired) into a

largely built-out, established Employment Center. The request would strengthen this Employment Center by facilitating growth in an appropriate location and in accordance with the Comprehensive Plan, and along a designated Multi- Modal Corridor (Jefferson Rd. NE). The request furthers Goal 5.1-Centers & 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.

The request for the MX-H zone would allow development of a wide variety residential uses in the established business park, which are currently not allowed, and would therefore help create a more sustainable development pattern of housing near employment. However, it's not likely that future development would constitute regional growth or a use that would be regionally significant. The request partially furthers Policy 5.1.1-Desired Growth.

Subpolicy 5.1.1a: Create walkable places that provide opportunities to live, work, learn, shop, and play.

The request would add (mostly) residential uses to a business park characterized by office uses and a few shops, and would provide an opportunity to live in the area. Generally, adding residential uses in proximity to work, retail, and open spaces improves walkability. The request generally furthers Subpolicy a.

Subpolicy 5.1.1c: Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

The request would encourage infill development in a designated Employment Center and along a designated Major Transit Corridor, which are appropriate areas to accommodate growth. The request furthers Subpolicy c.

Subpolicy 5.1.1f: Discourage the development of detached single-family housing as an inappropriate use in Centers and along Corridors.

The subject site is in a designated Center and along a designated Corridor. The request, which would result in MX-H zoning, does not allow single-family detached housing and therefore generally furthers Subpolicy f.

Subpolicy 5.1.1h: Encourage all new development, especially in designated Centers and Corridors, to address transit connections, linkages, and opportunities within the proposed development.

Future development would, in a general sense, address connections to transit, linkages, and opportunities within in- especially given the subject site's location in a designated Center and along a designated Corridor. However, the request does not include a site plan so it's unknown how these would be addressed. The request partially furthers Subpolicy h.

Policy 5.1.2- Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The request would direct more intense growth and development of uses allowed in the MX-H (Mixed-Use High Intensity) zone to an Area of Change that is in a designated Center (Journal Center) and along a designated Corridor (Jefferson St. NE). The request generally furthers Policy 5.1.2- Development Areas.

Policy 5.1.5- Employment Centers: Create Centers that prioritize employment opportunities and foster synergy among businesses.

Journal Center is an established, designated Employment Center that already prioritizes employment opportunities and fosters synergy among businesses. The Comprehensive Plan states, when mostly built out, it is appropriate to introduce mixed-use and/or high density residential uses to Employment Centers (p. 5-15). Allowing more uses, in accordance with the Comprehensive Plan at this point in the Center's life, would help re-create it as a destination and perhaps attract more employment opportunities and foster synergy among a wider variety of uses. The request furthers Policy 5.1.5- Employment Centers.

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

The request would facilitate development of uses permissive in the MX-H zone. More intense uses (especially multi-family residential) are generally desirable along Major Transit Corridors because they would help activate the corridor with more people using transit and walking. The MX-L zone and the MX-M zone allow the same residential uses permissively: townhouse, live-work, and multi-family. Though a zone change is not needed to achieve this, redevelopment of the subject site with more mixed-uses and at a higher intensity than previously allowed would generally foster development of the corridor and support transit service. The request furthers Policy 5.1.10-Major Transit Corridors.

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

The request would facilitate development of future uses under the MX-H zone, which includes residential uses such as multi-family, which would help foster a community where people can live near work. With more residents, the existing shops could possibly expand and the linear park/arroyo would get more use for recreation and play. In general, the request would contribute to creating a complete community where one doesn't currently exist, and therefore generally 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 from surrounding neighborhoods.

The request would generally contribute to creating a healthy and sustainable community because it would facilitate development of a mix of uses, including residential, in an area

characterized primarily by office uses. The established neighborhood nearby is separated by the diversion channel, so any new uses would not be conveniently accessible. The request partially furthers Policy 5.2.1-Land Uses.

Sub-Policy 5.2.1d: Encourage development that broadens housing options to meet a range of incomes and lifestyles.

The request would facilitate development of residential uses allowed in the MX-H zone, which would broaden housing options. However, it's not possible to determine if any future housing would meet a range of incomes and lifestyles. The request partially furthers Subpolicy d.

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

- i. Within designated Centers and Corridors;
- 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;
- iv. In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development;
- v. In areas where a transition is needed between single-family homes and much more intensive development.

The request for MX-H zoning would allow and encourage higher density housing in a designated Employment Center and along a designated Multi-Modal Corridor, where the street connectivity is good and access to transit convenient. The request furthers Subpolicy f.

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

The subject site is already served by existing infrastructure and public facilities, so the redevelopment made possible by the request would generally promote efficient development patterns and use of land. The request furthers Goal 5.3-Efficient Development Patterns.

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

The subject site is an infill site located in an area already served by existing infrastructure and public facilities. The request would support additional growth in this established Employment Center, and therefore furthers Policy 5.3.1-Infill Development.

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

The request for MX-H zoning would allow residential uses in an Employment Center and therefore could facilitate residential growth near employment, though it would not prioritize job growth West of the Rio Grande. The request partially furthers Goal 5.4- Jobs-Housing Balance.

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

Journal Center is a designated Employment Center with a concentration of jobs. The requested MX-H zone would allow higher-density housing inside this employment area; MX-H does not allow single-family detached housing. The request furthers Policy 5.4.1- Housing Near Jobs.

Subpolicy 5.4.1a: Prioritize higher-density housing where services and infrastructure are available.

The request would allow the development of higher-density housing, which would become permissive in the MX-H zone and would be located where infrastructure is available. However, the request wouldn't necessarily serve to prioritize it. Subpolicy a is partially furthered.

Subpolicy 5.4.1b: Prioritize mixed-use development near where substantial employment exists in Employment Centers.

Substantial employment exists in the Journal Center Employment Center. The request for a mixed-use zone (MX-H) would allow mixed use development, but not necessarily as a priority. Subpolicy b is partially furthered.

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

The subject site is located in an Area of Change, where growth is expected and desired. The request would encourage, enable, and direct growth to it. The request generally furthers Goal 5.6-City Development Areas.

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

The request would facilitate development of the subject site with a wider range of uses than allowed by the current NR-BP zoning in this Area of Change, although the current zoning, already allows relatively intense growth and development, in contrast to Areas of Consistency. The request partially furthers Policy 5.6.2.

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

The request for a mixed-use zone (MX-H) would allow and support development of residential uses, among them the more dense multi-family residential. The subject site is an appropriate place for such development because it already has adequate services and amenities nearby. The request furthers housing Goal 9.3- Density.

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.

Job centers (such as Journal Center) is one of the other areas mentioned. The request would allow residential uses, including multi-family (higher density housing), to develop near appropriate uses such as jobs and services. The MX-H zone would allow heights consistent with the surrounding, multi-story development. The request generally furthers Policy 9.3.2- Other Areas (housing).

Staff adds the following from Chapter 8- Economic Development:

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

The request would facilitate creation of a place where business and talent would stay and thrive. The addition of more uses to this existing business destination, such as housing for employees, could help accommodate workers from a talent pool who are looking for proximity of housing to work and a variety of services within close distances. The request generally furthers Goal 8.1-Placemaking.

FACILITY PLAN FOR ARROYOS (FPA)- RANK II

The Facility Plan for Arroyos (FPA, 1986) establishes guidelines and procedures for implementing Comprehensive Plan goals to create a multi-purpose network of recreational trails and open space along arroyos (FPA, p.11). The FPA is a Rank II facility plan that designates some arroyos for further study and development as recreational corridors. The term arroyo is defined as a “small, steep-sided watercourse or gulch with a nearly flat floor” (p.75). The FPA contains general policies for all arroyos and seven specific policies for different classifications of arroyos.

The subject site’s northern boundary abuts the North Pino Arroyo, which appears to be a part of the much larger South Pino Arroyo system according to the fold-out map contained in the FPA. The FPA classifies the North Pino Arroyo as a Major Open Space Arroyo and as a Major Open Space Link arroyo. It was intended for development of an arroyo corridor plans (p. 33), though so far this has not occurred. The FPA intends that Major Open Space Link arroyos have recreational trails and form continuous east-west linkages across the City, which is consistent with the arroyo’s usage as a linear park with tables and seating, and mature landscaping nearby, as it traverses east-west through the Journal Center area.

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 March 31, 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 Zone). The requested zoning is MX-H (Mixed Use High Intensity Zone). The reason for the request is to facilitate development of the subject site with mixed-uses, such as a future multi-family residential project.

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) as elaborated in the justification letter. The citation is from the IDO. The applicant's arguments are in *italics*. Staff analysis follows in ***bold italics***.

- A. A proposed zone change must be found to be 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 (summarized): The requested Zoning Map Amendment is consistent with the health, safety, morals, and general welfare of the City as articulated in the cited goals and policies detailed in this letter that are from the ABC Comp Plan. The proposed zone change will contribute to the health, safety, and welfare of the City and the surrounding community by providing an opportunity for higher-density housing within one of the City's major employment centers, encouraging infill development where existing infrastructure and public facilities already exist and where transit and multi-modal connections are strong, and reducing traffic congestion and improving air quality by locating housing next to employment opportunities and therefore improving the jobs-housing balance.

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 5.1-Centers and Corridors; Policy 5.1.1; Subpolicies a, c, f and h; Policy 5.1.2- Development Areas; Policy 5.1.5-Employment Centers; Policy 5.1.10-Major Transit Corridors; Goal 5.2-Complete Communities; Policy 5.2.1-Land Uses and Subpolicies d and f; Goal 5.3-Efficient Development Patterns; Policy 5.3.1-Infill Development; Goal 5.4- Jobs-Housing Balance; Policy 5.4.1- Housing Near Jobs and Subpolicies a and b; Goal 5.6-City Development Areas; Policy 5.6.2- Areas of Change; Goal 8.1- Placemaking; Goal 9.3- Housing Density; Policy 9.3.2-Housing Density and Options.

Non-applicable citations: none.

The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable Goals and policies regarding Centers and Corridors (Employment Centers and Major Transit Corridors), infill and efficient development patterns, and jobs-housing balance (if developed as residential), and does not present any significant conflicts with the Comprehensive Plan. 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 proposed amendment is located wholly or partially in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:
1. There was typographical or clerical error when the existing zone district was applied to the property.
 2. There has been a significant change in neighborhood or community conditions affecting the site.
 3. A different zone district is more advantageous to the community as articulated by the ABC 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 subject property is not located within an Area of Consistency.

Staff: The subject site is located wholly in an Area of Change, so this criterion does not apply. The response to Criterion B is sufficient.

- C. If the proposed amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:
1. There was typographical or clerical error when the existing zone district was applied to the property.

2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant: A Mixed-Use High Intensity zone district designation is more advantageous to the community as articulated by the goals and policies cited from the ABC Comp Plan within this letter, because it provides an opportunity to locate housing next to jobs, facilitates the increase of high-density residential uses in Employment Centers after employment has been established at 80 percent available land, uses the existing multi-modal and transit connections to the subject property, and infills on a site with existing infrastructure and public amenities within a Center and Area of Change.

Staff: The subject site is located wholly in an Area of Change. The applicant's policy-based analysis (see response to Criterion A) demonstrates that the request would further a preponderance of applicable Comprehensive Plan Goals and policies and therefore would be more advantageous to the community than the current zoning. 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: The MX-H zone district does not include any permissive uses that would be harmful to adjacent property, the neighborhood or the community, since the surrounding properties are office uses and a commercial strip offering services and retail. MX-H allows these uses as well as residential uses that are compatible with commercial services and retail. See table below for comparison of uses between the existing zoning of NR-BP and the proposed zoning of MX-H.

IDO Zoning Comparison: NR-BP and MX-H		
Use	NR-BP	MX-H
Dwelling, townhouse	--	P
Dwelling, live-work	CA	P
Dwelling, multi-family	--	P
Assisted living facility or nursing home	--	P
Community residential facility, small	--	P
Community residential facility, large	--	P
Dormitory	--	P
Group home, medium	--	P
Community center or library	C	P

Residential community amenity, outdoor	--	P
Art gallery	--	P
General retail, medium	C	P
Grocery store	--	P
Liquor store	C	P
Nicotine retail	C	P
Family care facility	--	A
Home occupation	--	A
Independent living facility	--	A
Other use accessory to residential primary use	--	A

Dwelling, townhouse; dwelling, live-work; dwelling, multi-family, assisted living facility or nursing home; community residential facility, small; community residential facility, large; dormitory; and group home, medium are newly permissive uses that were not allowed in NR-BP. These uses would not cause any harmful impacts on surrounding properties, the neighborhood, or the community.

Community center or library; residential community amenity, outdoor; and art gallery are newly permissive uses that were not allowed in NR-BP. These uses would not cause any harmful impacts on surrounding properties, the neighborhood, or the community.

General retail, medium; grocery store; liquor store; and nicotine retail are newly permissive uses that were not allowed in NR-BP. Since the surrounding area is also zoned as NR-BP, there are no harmful impacts to adjacent properties, the neighborhood, or the community.

Family care facility; home occupation; independent living facility; and other use accessory to residential primary use are all newly permissive accessory uses that were not allowed in NR-BP. These uses would not cause any harmful impacts on surrounding properties, the neighborhood, or the community.

Any Use Specific Standards stated in the IDO for these uses will help mitigate potential harmful impacts that are unforeseen at this time.

Staff: The applicant compared the existing NR-BP zoning and the proposed MX-H zoning. Uses that would become permissive under the MX-H zone, which are not currently allowed, are townhouse, multi-family, assisted living or nursing home, community residential facility, dormitory, group homes, outdoor residential community amenity, art gallery, and grocery store. Some conditional uses in NR-BP would become permissive: community center or library, general retail-medium, liquor retail, and nicotine retail. A few uses not previously allowed would become permissive accessory uses (see table).

The applicant discussed each use that would become permissive if the request is approved. Adding residential uses (the key difference between existing and proposed zoning) to an existing Employment Center is generally not considered harmful. Since the surrounding land is

zoned NR-BP, which is considered a more intense zoning category, the commercial uses that would become permissive (some of which are already conditional) would generally not be considered harmful in this setting.

Furthermore, the IDO has Use-Specific standards for most uses, such as liquor retail and nicotine retail, which could potentially be considered harmful. Other uses that could be considered harmful, such as pawn shop, adult retail, bar, nightclub, light vehicle repair, club or event facility, and cannabis retail, are permissive in NR-BP and would remain permissive in MX-H. 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 City's existing infrastructure and public improvements have adequate capacity to serve the development made possible by the change of zone. This parcel is in infill site within a long-established office park. It is surrounded by street and sidewalk systems and has easy access to trails.

Staff: Staff agrees that the subject site is an infill site that is adequately served by existing infrastructure (requirement 1) and that it is part of an established business park. 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: This property is located at the intersection of Jefferson St NE (Principal Arterial) Masthead St (Major Collector). Although some of the justification for the Zoning Map Amendment comes from the location along Jefferson St because of its extensive transit and vehicular connections to greater Albuquerque, it is not completely based on the property's location on a major street. The justification for the Zoning Map Amendment comes from the property's location within a highly-developed and successful office park for which a mixed-use zone district furthers the goals and policies in the ABC Comp Plan including directing growth to Centers, encouraging infill development where existing infrastructure and public facilities are located, and improving the jobs-housing balance in the City. This zone change will allow the office park to provide additional services and provide the opportunity to add residents who

will make the area more successful by creating a walkable place where residents can live, work, learn, shop, and play together.

Staff: Jefferson St. NE is a Principal Arterial and the subject site is located along it. Though this location factors into the applicant's policy analysis (see response to Criterion A), the applicant is not completely basing their justification for the request upon the subject site's location on a major street. Rather, the request would direct growth to an appropriate location, strengthen Centers and Corridors, and balance jobs and housing in an established Employment Center. The response to Criterion F is sufficient.

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

Applicant (summarized): The applicant's justification is not based completely or predominantly on the cost of land or economic considerations. The zone change would further the health, safety, and general welfare of the City and County as it allows growth in established centers, encourages development that broadens housing options to meet a range of incomes and lifestyles, supports additional growth in areas with existing infrastructure and public facilities, and provides high-density housing near jobs, fulfilling the goals and policies of the ABC Comp Plan.

Staff: Economic considerations are a factor, but the applicant's justification is not completely or predominantly based upon them. Rather, the applicant has adequately demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies and does not conflict with them. 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.
- ✓ 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 (summarized): The Journal Center Employment Center includes office uses with associated commercial services and retail. It currently has NR-BP, NR-LM, and MX-H zone districts. The two parcels that are zoned MX-H within the Employment Center are located at the southeast corner of Jefferson St NE and Ellison St NE, approximately 1,150 feet south of the subject property and are not adjacent to the subject property.

Therefore, the proposed zone district of MX-H is different from surrounding zone districts; however, the requested zoning will clearly facilitate implementation of the ABC Comp Plan, as discussed at-length in this letter.

In addition, the subject property is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby. MX-H will allow for office uses similar to the surrounding NR-BP uses with the addition of allowing residential uses, providing more flexibility in use. The demand for residential, as indicated in the national trends research provided in this letter as well as the preponderance of established office uses in this area, indicates a need to transition to mixed-use-zoned properties within the established business park. The subject property, at 5 acres located along the main corridor of the Employment Center, has remained vacant for the entirety of development of the business park, indicating the need for a change to a zoning district that allows more flexibility in uses. This also indicates that the adjacent NR-BP-zoned properties present a special adverse land use that hinders the parcel's development if it were to remain NR-BP. Additional residential uses that would result from a zone change to MX-H would help existing businesses to thrive, including the commercial strip across Jefferson St.

Staff: The request would result in a spot zone because it would apply a zone different from surrounding zone districts. NR-BP zoning exists in the immediate area to the west, southwest, and southeast. There is some MX-H zoning, but it is not near the subject site.

The applicant acknowledges that the request would create a spot zone, but explains that it would be a justified spot zone because it would clearly facilitate implementation of the Comprehensive Plan as shown in the response to Criterion A.

As required, the applicant chose one of the reasons: number two, stating that the subject site is not suitable for the uses allowed by the adjacent zone district (NR-BP). Topography and traffic are not factors, because they would be similar to the situation of other tracts. Rather, the applicant states that the adjacent NR-BP-zoned properties present a special adverse land use that hinders the parcel's ability to develop based on current trends and market factors. Staff clarifies that the subject site could still develop under NR-BP, but it could not be a mixed-use development or a residential use. The 2017 Comprehensive Plan and the IDO generally support mixing uses and bringing jobs and housing closer together. The response to Criterion H is sufficient.

III. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

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

Albuquerque Public Schools (APS) noted that the school system (elementary, junior high, and high school) would be able to accommodate any new students generated by future development of residential uses, if any. Mission Avenue Elementary School, Taft Middle School, and Del Norte High School all have capacity.

PNM offered standard comments, which will become more important as future site plans are reviewed. Agency comments begin on p.28.

Neighborhood/Public

The affected neighborhood organizations are the Alameda North Valley Neighborhood Association (NA), the North Valley Coalition, and the District 4 Coalition of NAs, which were notified as required. Property owners within 100 feet of the subject site were also notified as required (see attachments).

A pre-application neighborhood meeting was not held. A facilitated meeting was not requested. One NA representative had some questions regarding development standards in the MX-H zone, and the applicant responded to him.

As of this writing, Staff has not been contacted and is not aware of any support or opposition.

IV. CONCLUSION

The request is for a zoning map amendment (zone change) for an approximately 5.2-acre site described as Tract 6A-1, plat of Journal Center Phase 2, Unit 1 and comprising the northwestern corner of the intersection of Jefferson St. NE and Masthead St. NE (the “subject site”).

The subject site is located in Journal Center. It is vacant and is zoned NR-BP (Non-Residential Business Park Zone District). The applicant wants to change the subject site’s zoning to MX-H (Mixed Use-High Intensity Zone District) to facilitate future development of a multi-family residential use.

The applicant has adequately justified the request based upon the proposed zoning being more advantageous to the community than the current zoning because it would further a preponderance of applicable Goals and policies.

The affected neighborhood organizations are the Alameda North Valley Neighborhood Association (NA), the North Valley Coalition, and the District 4 Coalition of NAs, which were notified as required. Property owners within 100 feet of the subject site were also notified as required. Staff is not aware of any support or opposition as of this writing.

Staff recommends approval.

FINDINGS - RZ-2021-00006, April 15, 2021- Zoning Map Amendment (Zone Change)

1. The request is for a zoning map amendment (zone change) for an approximately 5.2 acre site legally described as Tract 6A-1, plat of Journal Center Phase 2, Unit 1, and comprising the northwestern corner of the intersection of Jefferson St. NE and Masthead St. NE (7501 Jefferson St. NE) (the “subject site”).
2. The subject site is located in Journal Center, a business park that was conceptualized in the 1980s and has developed according to the Journal Center Master Plan. The subject site is vacant (except for some pavement).
3. The subject site is zoned NR-BP (Non-Residential Business Park Zone District). The applicant is requesting a zone change to MX-H (Mixed Use-High Intensity Zone District) to facilitate future development of mixed-uses, such as multi-family development, although the MX-H zone also allows a variety of commercial uses.
4. The subject site is in an area that the Comprehensive Plan designated an Area of Change and is within the boundaries of the Journal Center Employment Center. The Facility Plan for Arroyos also applies due to the adjacency of the North Pino Arroyo.
5. Jefferson St. NE is a designated Multi-Modal Corridor with a Premium Transit overlay. Multi-Modal corridors are anticipated to be served by high-frequency and local transit. However, until active Premium Transit stations (see IDO definition) are developed, the underlying corridor designation is used. Currently, Central Ave. is the only Premium Transit Corridor operating.
6. The Albuquerque/Bernalillo County Comprehensive Plan, the Facility Plan for Arroyos, and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
7. The request furthers the following, applicable Goal and Sub-policies regarding growth and Centers and Corridors from Comprehensive Plan Chapter 5: Land Use:
 - A. Goal 5.1-Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The subject site is located in Journal Center, a designated Employment Center. Employment Centers are a special type of Activity Center. When mostly built out, it is appropriate to introduce mixed-use and/or high density residential uses (Comp Plan, p. 5-15). The request for a mixed-use zone would introduce mixed use (multi-family residential is desired) into a largely built-out, established Employment Center. The request would strengthen this Employment Center by facilitating growth in an appropriate location and in

accordance with the Comprehensive Plan, and along a designated Multi- Modal Corridor (Jefferson Rd. NE).

- B. Subpolicy 5.1.1a: Create walkable places that provide opportunities to live, work, learn, shop, and play.

The request would add (mostly) residential uses to a business park characterized by office uses and a few shops, and would provide an opportunity to live in the area. Generally, adding residential uses in proximity to work, retail, and open spaces improves walkability.

- C. Subpolicy 5.1.1c: Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

The request would encourage infill development in a designated Employment Center and along a designated Major Transit Corridor, which are appropriate areas to accommodate growth.

- D. Subpolicy 5.1.1f: Discourage the development of detached single-family housing as an inappropriate use in Centers and along Corridors.

The subject site is in a designated Center and along a designated Corridor. The request, which would result in MX-H zoning, does not allow single-family detached housing.

8. The request furthers the following, additional policies regarding Centers and Corridors from Comprehensive Plan Chapter 5: Land Use:

- A. Policy 5.1.2- Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The request would direct more intense growth and development of uses allowed in the MX-H (Mixed-Use High Intensity) zone to an Area of Change that is in a designated Center (Journal Center) and along a designated Corridor (Jefferson St. NE).

- B. Policy 5.1.5- Employment Centers: Create Centers that prioritize employment opportunities and foster synergy among businesses.

Journal Center is an established, designated Employment Center that already prioritizes employment opportunities and fosters synergy among businesses. The Comprehensive Plan states, when mostly built out, it is appropriate to introduce mixed-use and/or high density residential uses to Employment Centers (p. 5-15). Allowing more uses, in accordance with the Comprehensive Plan at this point in the Center's life, would help re-create it as a destination and perhaps attract more employment opportunities and foster synergy among a wider variety of uses.

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

The request would facilitate development of uses permissive in the MX-H zone. More intense uses (especially multi-family residential) are generally desirable along Major Transit Corridors because they would help activate the corridor with more people using transit and walking. The MX-L zone and the MX-M zone allow the same residential uses permissively: townhouse, live-work, and multi-family. Though a zone change is not needed to achieve this, redevelopment of the subject site with more mixed-uses and at a higher intensity than previously allowed would generally foster development of the corridor and support transit service.

9. The request furthers the following Goal and policies in Chapter 5-Land use, with respect to complete communities.

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

The request would facilitate redevelopment of the subject site, which would provide additional opportunities for area residents to live, work, shop, and perhaps learn and play, together, and would generally foster such a community.

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

The request would generally contribute to creating a healthy and sustainable community because it would facilitate development of a mix of uses that would be conveniently accessible from surrounding neighborhoods via designated Transit corridors, which would encourage transit use, walking, and biking. Redevelopment near the City's eastern gateway would contribute to the distinct character of this community.

- C. 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 good access for all residents.

The request would facilitate redevelopment and development on the subject site, which is adjacent to an established neighborhood. Any new goods, services, and amenities would be within walking and biking distance of this neighborhood and of nearby neighborhoods. The subject site's location at an intersection of two designated arterials that are also transit corridors promotes good access by vehicles and transit.

10. The request furthers the following Goals and policy regarding infill and efficient development patterns in Chapter 5-Land use:

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

The subject site is already served by existing infrastructure and public facilities, so the redevelopment made possible by the request would generally promote efficient development patterns and use of land.

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

The subject site is an infill site located in an area already served by existing infrastructure and public facilities. The request would support additional growth in this established Employment Center.

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

The subject site is located in an Area of Change, where growth is expected and desired. The request would encourage, enable, and direct growth to it.

11. The request furthers the following Goal, Sub-policy, and policy regarding complete communities:

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

The request would facilitate development of future uses under the MX-H zone, which includes residential uses such as multi-family, which would help foster a community where people can live near work. With more residents, the existing shops could possibly expand and the linear park/arroyo would get more use for recreation and play. In general, the request would contribute to creating a complete community where one doesn't currently exist.

- B. Sub-Policy 5.2 f: Encourage higher density housing as an appropriate use in the following situations:

- i. Within designated Centers and Corridors;
- 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;
- iv. In areas now predominantly zoned single-family only where it comprises a complete block face and faces onto similar or higher density development;
- v. In areas where a transition is needed between single-family homes and much more intensive development.

The request for MX-H zoning would allow and encourage higher density housing in a designated Employment Center and along a designated Multi-Modal Corridor, where the street connectivity is good and access to transit convenient.

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

Journal Center is a designated Employment Center with a concentration of jobs. The requested MX-H zone would allow higher-density housing inside this employment area; MX-H does not allow single-family detached housing.

12. The request furthers the following Goal and policy pair from Comprehensive Plan Chapter 9- Housing:

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

The request for a mixed-use zone (MX-H) would allow and support development of residential uses, among them the more dense multi-family residential. The subject site is an appropriate place for such development because it already has adequate services and amenities nearby.

- B. 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.

Job centers (such as Journal Center) is one of the other areas mentioned. The request would allow residential uses, including multi-family (higher density housing), to develop near appropriate uses such as jobs and services. The MX-H zone would allow heights consistent with the surrounding, multi-story development.

13. The request generally furthers the placemaking Goal from Chapter 8- Economic Development. Goal 8.1- Placemaking, aims to “create places where business and talent will stay and thrive.” The request would facilitate creation of a place where business and talent would stay and thrive. The addition of more uses to this existing business destination, such as housing for employees, could help accommodate workers from a talent pool who are looking for proximity of housing to work and a variety of services within close distances.

14. 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 demonstrates that the request furthers a preponderance of

applicable Goals and policies regarding Centers and Corridors (Employment Centers and Major Transit Corridors), infill and efficient development patterns, and jobs-housing balance (if developed as residential). Therefore, the request is consistent with the City's health, safety, morals and general welfare.

- B. Criterion B: This criterion does not apply because the subject site is not located in an Area of Consistency, either wholly or in part.
- C. Criterion C: The subject site is located wholly in an Area of Change. The applicant's policy-based analysis (see response to Criterion A) demonstrates that the request would further a preponderance of applicable Comprehensive Plan Goals and policies and therefore would be more advantageous to the community than the current zoning.
- D. Criterion D: The applicant compared the existing NR-BP zoning and the proposed MX-H zoning and discussed each use that would become permissive. Adding residential uses (the key difference between existing and proposed zoning) to an existing Employment Center is generally not considered harmful. Since the surrounding land is zoned NR-BP, which is considered a more intense zoning category, the commercial uses that would become permissive (some of which are already conditional) would generally not be considered harmful in this setting.

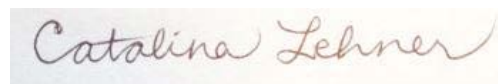
Furthermore, the IDO has Use-Specific standards to mitigate the impacts of uses that could be considered harmful. Note that uses such as pawn shop, adult retail, bar, nightclub, light vehicle repair, club or event facility, and cannabis retail, are permissive in NR-BP and would remain permissive in MX-H.
- E. Criterion E: The subject site is an infill site in an established business park that is adequately served by existing infrastructure and therefore meets requirement E.1.
- F. Criterion F: Though the subject site's location along Jefferson St. NE (a Principal Arterial) factors into the policy analysis, the applicant is not completely basing their justification upon it. Rather, the request would generally strengthen Centers and Corridors and direct growth to an appropriate location in accordance with the Comprehensive Plan.
- G. Criterion G: Economic considerations are a factor, but the applicant's justification is not completely or predominantly based upon them. Rather, the applicant has adequately demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies and does not conflict with them.
- H. Criterion H: The request would result in a spot zone because it would apply a zone (MX-H) different from surrounding zone districts (NR-BP). The spot zone is justifiable because the applicant has adequately demonstrated in the response to Criterion A that the request would clearly facilitate implementation of the Comprehensive Plan.

As required, the applicant chose one of the supplemental reasons: number two, stating that the subject site is not suitable for the uses allowed by the adjacent zone district (NR-BP). The applicant contends that the adjacent NR-BP-zoned properties constitute a special adverse land use that hinders the parcel's ability to develop based on current trends and market factors. Though the subject site could develop under the current NR-BP zoning, mixed-use and residential use would not be allowed. The Comprehensive Plan and the IDO generally support mixing uses and bringing jobs and housing closer together.

15. The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable Goals and policies regarding Centers and Corridors (Employment Centers and Major Transit Corridors), infill and efficient development patterns, and jobs-housing balance (if developed as residential), and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, morals, and general welfare.
16. The affected neighborhood organizations are the Alameda North Valley Neighborhood Association (NA), the North Valley Coalition, and the District 4 Coalition of NAs, which were notified as required. Property owners within 100 feet of the subject site were also notified as required.
17. As of this writing, Staff has not been contacted and is unaware of any opposition.

RECOMMENDATION - RZ-2021-00006, April 15, 2021

APPROVAL of Project #: 2021-005195, Case #: 2021-00006, a zone change from NR-BP to MX-H, for Tract 6A-1, plat of Journal Center Phase 2, Unit 1, an approximately 5.2 acre site comprising the northwestern corner of the intersection of Jefferson St. NE and Masthead St. NE (7501 Jefferson St. NE), based on the preceding Findings.



**Catalina Lehner, AICP
Senior Planner**

Notice of Decision cc list:

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EPC file

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Long Range Planning

CITY ENGINEER

Transportation Development

No objection to the request.

Hydrology Development

New Mexico Department of Transportation (NMDOT)

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning- no comments

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

RECOMMENDED CONDITIONS FROM THE CITY ENGINEER: none

WATER UTILITY AUTHORITY

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division- No comment

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

Transportation- No adverse comment to zone change

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No adverse comments.

ALBUQUERQUE PUBLIC SCHOOLS

Case comments: High density mixed use, which is planned to include residential development at this location, will have impacts to the following schools: Mission Ave. Elementary School, Taft Middle School, and Del Norte High School.

School Capacity

School	2019-2020 Enrollment	Facility Capacity	Space Available
Mission Ave. Elementary School	368	504	136
Taft Middle School	370	600	230
Del Norte High School	1,058	1,353	295

MID-REGION METROPOLITAN PLANNING ORGANIZATION (MRMPO)

MRMPO has no adverse comments. For informational purposes:

- Jefferson St NE is functionally classified as an Existing Principal Arterial in the project area.
- Masthead St NE & Tiburon St NE are functionally classified as an Existing Major Collectors in the project area.
- A proposed bicycle lane is identified in the Long Range Bikeway System on Masthead St NE in the project area.
- A proposed buffered bicycle lane is identified in the Long Range Bikeway System on Jefferson St NE in the project area.
- A proposed paved trail is identified in the Long Range Bikeway System on the NE portion of the subject property.
- Jefferson St NE is identified as a Rapid Ride Route in the Long Range Transit Network as well as the Target Scenario Transit Network. Rapid ride routes have anticipated peak frequencies of 7 -15 minutes.

- Jefferson St NE is also identified as a Primary Route in the Long Range Transit Network. Primary routes have anticipated frequencies of 15 minutes or less.
- The MTP identifies the Journal Center as a “Regional Center,” in the key locations of the Target Scenario. Regional Centers are defined as a, “Large regional market with existing employers and a mix of uses. Currently served by public transit, or close to a regional transit station.
- Appendix G of the MTP recommends the following as it relates to the subject request:
 - o Adopt mixed-use and higher-density zoning along transit corridors to support ridership
 - o Encourage a mix of land uses (retail, housing, entertainment, etc.) and multimodal facilities in appropriate locations to encourage shorter and more active trips

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. There are existing, underground PNM facilities abutting the site on all three street frontages along Jefferson St, Masthead St, and Tiburon St NE.
2. 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.

HISTORY



OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
LAND DEVELOPMENT COORDINATION DIVISION

11-14-02

1. Project # 1000633
02DRB-01598 Major-Two Year SIA

BOHANNAN HUSTON INC. agent(s) for TIBURON INVESTMENT CO., request(s) the above action(s) for all or a portion of Tract(s) 6A, 8A, 8F-1, 8G-1, 10-A, 9A-1, 7A-1A, **JOURNAL CENTER**, zoned IP industrial park zone, located north and south of MASTHEAD ST NE, between JEFFERSON ST NE and the NORTH DIVERSION CHANNEL containing approximately 97 acre(s). [REF: 01440-00277] (D-17)

At the November 13, 2002, Development Review Board meeting, a Two-Year Extension of the Subdivision Improvements Agreement was approved subject to the following findings and conditions:

FINDINGS:

1. The street pattern and development are such that a minimal need exists for immediate construction of improvements.
2. The extension would not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
3. The extension will not conflict significantly with the goals and provisions of any City, County, or AMAFCA adopted plan or policy, the applicable zoning ordinance, or any other City code or ordinance.
4. The extension will not hinder future planning, public right-of-way acquisition, or the financing of construction of public infrastructure improvements.

CONDITIONS:

1. Engineering estimates be revised to reflect the current unit costs for the financial guarantee amount.
2. This Extension is contingent on the subdivider submitting an acceptable extension agreement and financial guarantees to the City Engineer.



OFFICIAL NOTICE PAGE TWO

If you wish to appeal this decision, you must do so by November 28, 2002 in the manner described below.

Appeal is to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form, to the Planning Division, 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).

Roger Green
Acting, DRB Chair

Cc: Tiburon Investment Co., 6400 Wyoming Blvd NE, 87109
Bohannon Huston Inc., 7500 Jefferson NE, 87109
Scott Howell, Property Management, Legal Dept./4th Flr, City/County Bldg.
Arlene Portillo, Public Works Department, 2nd 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 IDO Sub-Section 14-16-2-4(D) for the Mixed-Use – High Intensity Zone District (MX-H)

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"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input checked="" type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Josh Rogers, Titan Development		Phone: (505)998-0163
Address: 6300 Riverside Plaza Lane NW, Ste. 200		Email:
City: Albuquerque	State: NM	Zip: 87120
Professional/Agent (if any): Will Gleason, Dekker/Perich/Sabatini		Phone: (505)761-9700
Address: 7601 Jefferson St NE Suite 100		Email: WillG@dpsdesign.org
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site:		List <u>all</u> owners:

BRIEF DESCRIPTION OF REQUEST

Zoning Map Amendment to change zoning from NR-BP to MX-H to accommodate a potential multi-family development.

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

Lot or Tract No.: TRACT 6A-1 PLAT OF JOURNAL CENTER PHASE 2 UNIT 1CONT 5.1536 AC	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code: 101706333022840410
Zone Atlas Page(s): D17	Existing Zoning: NR-BP	Proposed Zoning: MX-H
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres): 5.15

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 7501 Jefferson St NE	Between: Masthead St	and: Jefferson St
---	----------------------	-------------------

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

1001665

Signature:	Date: March 3, 2021
Printed Name: Will Gleason	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
RZ-2021-00006	ZMA	\$780.00			

Meeting/Hearing Date: April 15, 2021	Fee Total: \$780.00
Staff Signature:	Date: 3/4/21 Project # PR-2021-005195

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: March 3, 2021

Printed Name: Will Gleason

☐ Applicant or ☒ Agent

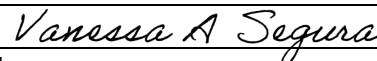
FOR OFFICIAL USE ONLY

Project Number:

Case Numbers

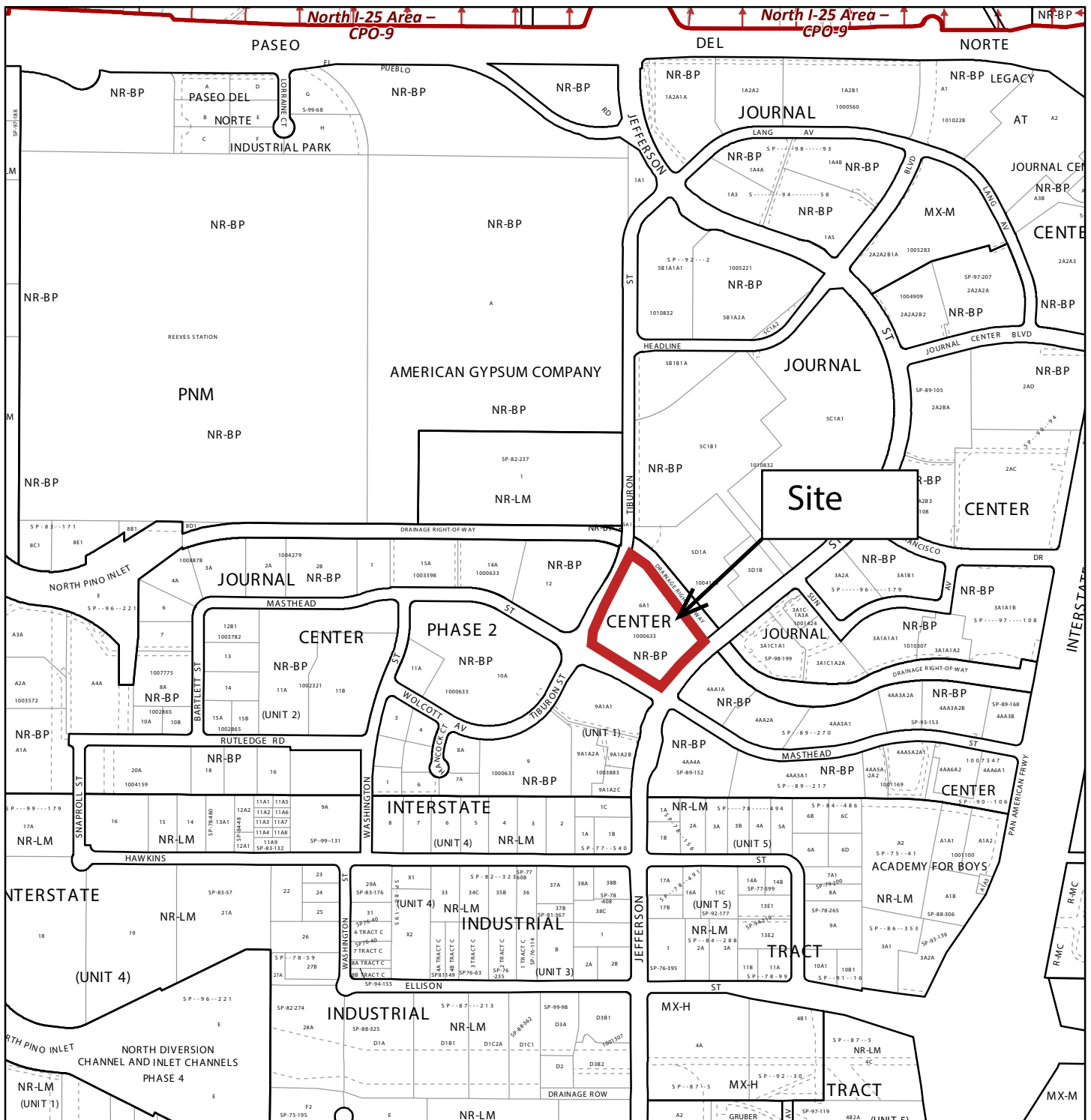
PR-2021-005195

RZ-2021-00006

Staff Signature: 

Date: 3/4/21

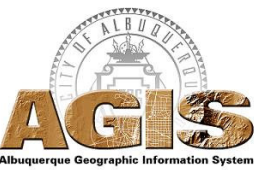




For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

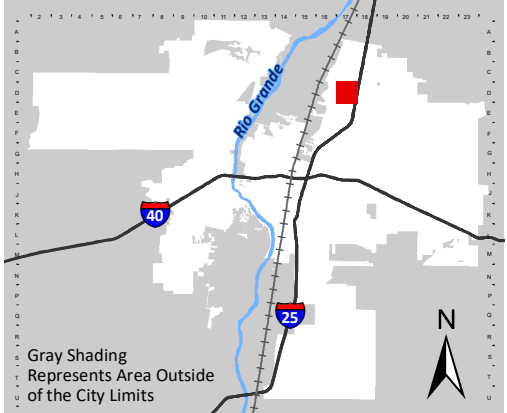
IDO Zone Atlas

May 2018



IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Gray Shading
Represents Area Outside of the City Limits

Zone Atlas Page:
D-17-Z

- Easement
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone
- Escarpment

0 250 500 1,000 Feet

March 3, 2021

Mr. Dan Serrano
Chair, Environmental Planning Commission
City of Albuquerque Planning Department
600 2nd St. NW
Albuquerque, NM 87103

**Re: Letter of Authorization
Request for Zoning Map Amendment – EPC
7501 Jefferson St NE
Albuquerque, NM 87109**

Dear Chairman Serrano,

I, Joshua Rogers, on behalf of Titan JC6 LLC, owner of the parcel located at 7501 Jefferson St NE, authorize Will Gleason of Dekker/Perich/Sabatini to act as an agent in matters relating to the submission of a Zoning Map Amendment – EPC.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Joshua Rogers', with a long horizontal flourish extending to the right.

Joshua Rogers



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

7501 Jefferson St NE Zoning

Project Title: Map Amendment Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: D17 DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: TRACT 6A-1 PLAT OF JOURNAL CENTER PHASE 2 UNIT 1 CONT 5.1536 AC

City Address: 7501 Jefferson St NE, Albuquerque, NM 87109

Applicant: Titan Development (Agent: Dekker/Perich/Sabatini) Contact: Will Gleason

Address: 7601 Jefferson St NE Suite 100

Phone#: (505)761-9700 Fax#: _____ E-mail: WillG@dpsdesign.org

Development Information

Build out/Implementation Year: 2021-2022 Current/Proposed Zoning: NR-BP / MX-H

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

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

Describe development and Uses:

Zoning Map Amendment from NR-BP to MX-H to allow for multi-family development followed by a site plan, unit count unknown at this time.

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): Unknown

Number of Residential Units: Unknown

Number of Commercial Units: _____

Traffic Considerations

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

Adjacent Roadway(s) Posted Speed: Street Name Jefferson St NE Posted Speed 35 MPH

Street Name Masthead St NE Posted Speed _____

Zone Map Amendment, development to be determined at a later date. When the property is developed the traffic study requirements will be determined.

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Jefferson St: Transit Corridor/ Community Principal Arterial;
(arterial, collector, local, main street) Masthead St: Major Collector

Comprehensive Plan Center Designation: Employment Center
(urban center, employment center, activity center)

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

Adjacent Roadway(s) Traffic Volume: Jefferson: 17,800; Masthead: 5,800; Tiburon: 4,200 Volume-to-Capacity Ratio: _____
(if applicable)

Adjacent Transit Service(s): ABQ Ride Routes 140, 551, 251 Nearest Transit Stop(s): Jefferson SB near Masthead

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Bike Route - Masthead St, Tiburon St; Proposed Bike Lane - Jefferson St
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Currently on Southwest corner and on adjacent properties, will be installed in future construction according to IDO and DPM.

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 ☒ Borderline []

Thresholds Met? Yes [] No ☒

Mitigating Reasons for Not Requiring TIS: _____ Previously Studied: []

Notes: Zone Map Amendment, development to be determined at a later date. When the property is developed the traffic study requirements will be determined.

 P.E.

3/4/2021

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 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 v/c ratio on this form.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-264 Date: 1/12/2021 Time: N/A (sent via email to JessicaL@dpsdesign.org)

Address: 7501 Jefferson St 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: A zone change from NR-BP to MX-M, Mixed Use, Medium Density and an associated site development plan approval from the DRB to facilitate a new multi-family project

SITE INFORMATION:

Zone: NR-BP to MX-M

Size: 5.1536

Use: Vacant

Overlay zone: x

Comp Plan Area of: Change

Comp Plan Corridor: x

Comp Plan Center: Journal Center/Employment

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 5-1-2: Mixed-use Zone District Dimensional Standards

*Neighborhood Organization/s: District 4 Coalition of NAs, North Valley Coalition, Alameda North Valley Association

**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# 20-264 Date: 1/12/21 Time: N/A (sent via email)

Address: 7501 Jefferson St NE

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

Identifying the appropriate approval process

Determine if a setback is required from the arroyo, and if so of what width?

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

Records requests

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

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

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

Requests to Inspect Public Records

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

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

- Linda Rumpf, lrumpf@cabq.gov

File Submittal

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

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

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

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

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-264 Date: 1/12/21 Time: N/A (sent via email)

Address: 7501 Jefferson St NE

Zoning Comments

See the JOURNAL CENTER Master Development Plan, Case # Z-79-80

- Address: 7501 JEFFERSON ST NE
Lot: 6A1 Block: 0000
Subdivision: JOURNAL CENTER PHASE 2 UNIT 1
- Type: Employment
- Type: Change
- Master Development Plan
Name: JOURNAL CENTER
Case Number: Z-79-80
- IDO Zoning: NR-BP
- Old Zoning Designation: IP
- Old Zoning Category: INDUSTRIAL / WHOLESALE / MANUFACTURING
- 5-2(C) AVOIDANCE OF SENSITIVE LANDS-for reference

PROCESS

- 6-7(G) ZONING MAP AMENDMENT – EPC

Transit Comments

Will the developer be building sidewalk on all the frontages including Jefferson? The area has poor pedestrian connectivity especially on the west side of Jefferson.

- Lawrence Kline, lkline@cabq.gov

Transportation Development Comments

List of General Guidelines for Transportation Development

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)
- 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.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-264 Date: 1/12/21 Time: N/A (sent via email)

Address: 7501 Jefferson St NE

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.

Platting and Public Infrastructure Requirements for Roadways

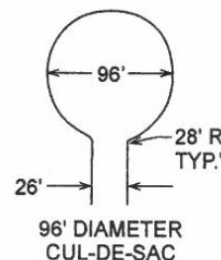
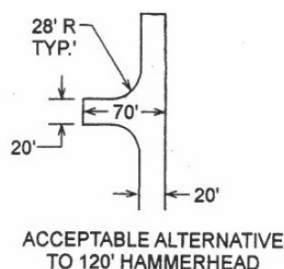
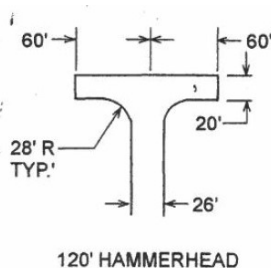
1. When submitting to DRB, all public roadway improvements that are required shall be shown on an infrastructure list. Public improvements must be included on a public work order set of drawings.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-264 Date: 1/12/21 Time: N/A (sent via email)

Address: 7501 Jefferson St NE

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:



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.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-264 Date: 1/12/21 Time: N/A (sent via email)

Address: 7501 Jefferson St NE

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@caba.gov

STAFF INFORMATION

March 17, 2021

TO: Will Gleason, D/P/S Design

FROM: Catalina Lehner, Senior Planner
City of Albuquerque Planning Department

TEL: (505) 924-3935

RE: Project #2021-005195/RZ-2021-00006, Journal Center Zone Change

I've completed a first review of the proposed zoning map amendment (zone change). I have a few questions and some suggestions regarding the justification. I am available to answer questions about the process and requirements. Please provide the following:

⇒ A revised zoning change justification letter pursuant to the zone change criteria (one copy) by:

12 pm on Friday, March 26, 2021.

Note: If you have difficulty with this deadline, please let me know.

1) Introduction:

- A. Though I've 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: Dekker Perich Sabatini, agents for Titan Development, c/o Josh Rogers, requests a Zoning Map Amendment from NR-BP to MX-H for Tract 6A-1, plat of Journal Center Phase 2, Unit 1, located at 7501 Jefferson St. NE, comprising the northwestern corner of the intersection of Jefferson St. NE and Masthead St. NE, approximately 5.2 acres. Is this correct?
- C. On AGIS, the subject site has a grey shading/dotted pattern on a swath that runs east west across it. Do you know what this is, perhaps a drainage area?
- D. The application states that the intention is for the zone change to make multi-family development possible on the subject site. Could you please tell me a little about this? Note: Journal Center and Journal Center 2 have design standards, which will be important as any future projects develop.
- E. Have you done any additional background research on the subject site and on Journal Center? The Journal Center and Journal Center 2 are prior approvals that remain valid today, so I suggest taking a detailed look at them if you have not already.

2) 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: the EPC public hearing for April is the 15th. Final staff reports will be available one week prior, on April 8th.
- C. Note that, if a zone change request is denied, you cannot reapply again for one year.
- D. Agency comments will be distributed around Wednesday, March 24th. I will email you a copy of the comments and will forward any late ones to you.

3) 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: i) 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. It appears that notification offering the pre-application facilitated meeting is complete. I found that each person on the ONC list received, via email: cover letter, required meeting request form, letter of explanation, and zone atlas page. The date for expiration of the 15 days, in the letter of explanation dated February 8, I think should have been February 23 (not February 20), but that seems inconsequential.
- B. It looks like a pre-application facilitated meeting was not requested. Is that correct? Did anyone respond and say “no thanks”?
- C. It appears that the e-mail notification to NA representatives is also complete. The attachment (a .pdf) sent to both neighborhood representatives is the form required by 6-4(K)(1)(b), correct? Thank you for keeping this in good order, which made it easy to cross-check.
- D. The notification to property owners also appears complete. Thank you for providing photos of the envelopes.
- E. The sign posting agreement specifies the sign posting period as March 31 to May 1, 2021. I believe the ending date is April 15, 2021.
- F. Have any neighborhood representatives or members of the public contacted you so far?

4) Project Letter:

- A. In general, I can follow the project letter. As you’ve mostly done, this is the place to put information such as overarching trends in planning and the market. Some such information is included in the justification portion of the letter, and I will suggest that it be moved here.
- B. I the second line, please use Mixed-Use High Intensity District to be consistent with IDO terminology. I would also add a citation to MX-H.
- C. Page 2: It would be helpful to add a citation to the statistics in the second paragraph, consistent with how citations are used in other parts of this letter. Also, I suggest removing paragraph 5 (or perhaps updating it).
- D. The last three paragraphs of the letter, after the justification portion, discuss process and Journal Center’s covenants. I’m not sure what you mean when referring to the SU-1

designation for the site. What SU-1 guidelines? Could this maybe be discussed under the Site Location/History section of the letter? I would check this for any use restrictions.

Note: the subject site is located near the middle of Journal Center, which is all zoned NR-BP (formerly IP). The change to MX-H would be a different zone than surrounding zoning; the spot zone criterion is a key element of this case.

5) Zone Map Amendment (zone change)- Overview: use and journal center

Note: A zone change justification is about the requirements of the zone change criteria 14-16-6-7 (g)(3) and how a proposed project can be demonstrated to fulfill them. The merits of the project itself and planning and/or market trends, generally do not belong in this discussion.

- A. The task in a zone change justification is to choose applicable Goals and policies from the Comprehensive Plan and demonstrate how the request furthers (makes a reality) each applicable Goal and policy. Furthering is shown by providing explanations using “because” statements and tailoring the response to match the wording of the Goal or policy.
- B. Please note:
- C. Responding to the zone change criteria is more of a legal exercise than anything else. It is critical to “hit the nail on the head” both conceptually and in terms of form. This can be done by:
 - i. answering the questions in the customary way (see examples).
 - ii. using conclusory statements such as “because_____”.
 - iii. re-phrasing the requirement itself in the response, and
 - iv. choosing an option when needed to respond to a requirement.
- D. Version 1 (v.1, March 3, 2021) of the zone change justification is a good start, but a strengthened and expanded policy analysis is needed to fulfill Criterion A. The responses to Criterion D, Criterion F, and Criterion H are currently not meeting the requirement and also need to be strengthened.

6) Zone Map Amendment (zone change)- Section by Section:

Please address and incorporate the following to provide a strengthened response to the IDO zone change criteria.

A. Criterion A (strengthen):

Based on this writing at this time, the proposed zone change is not adequately justified. This is primarily because the spot zone criterion (H) states that a spot zone must “clearly facilitate” applicable Comprehensive Plan Goals and policies and the analysis in the response to Criterion A does not show that.

- Generally, if you cite a policy, the Goal on top of it (which is more general) most always applies. Please keep this in mind and add some Goal(s) to the citations.
- Also in general, I suggest strengthening the Centers and Corridors arguments because C & C are a cornerstone of the Comprehensive Plan.

- Include Area of Change or Area of Consistency, another cornerstone of the Comprehensive Plan.
- Provide a response below each cited Goal and policy. For example, on page 3, Policy 5.1.1 is cited, but there is no discussion. Responses are also lacking for Policy 5.1.10, Policy 5.15, Goal 5.2, Policy 5.2.1, Goal 5.3, Goal 5.4, Goal 9.3, and Policy 9.3.2.
- Subpolicies are less important, but OK to include. Please keep in mind that the structure (in order of significance) is Goals, policies, subpolicies, objectives (please do not include objectives).
- In each response to the Goals and policies, please strengthen the connection between the citation and the request. Think about how the request furthers X policy “because” or explain “why” it does.
- To ensure a tight connection between the citation and the request, try using some of the words from the cited Goal and policy in the response. For example, in the response to Policy 5.3.1, add a “because” after the statement “The request furthers this policy because” and use some of the words in the policy, rather than go right into an explanation without first having tied the two together.
- p. 3- Policy 5.1.1. Would the request lead to regional growth? Why or why not?
- p. 4- Policy 5.1.5. How would the request help prioritize employment opportunities? Seems like it would not.
- Please include a conclusory statement regarding the entirety of Criterion A.

B. Criterion B: OK

C. Criterion C: OK, but please revise a couple of things in the second sentence, which reads awkward. “as indicated by the above justification with the ABC Comp Plan” (?) and use “because” instead of by.

D. Criterion D (re-do): Criterion D is answered by providing a table of uses that would become permissive in the MX-H zone that are not already permissive under the current zoning. After the table, a discussion of each newly permissive use, and mitigation of any harmful impacts, follows. Please refer to examples online to see recent responses:

<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

E. Criterion E: OK

F. Criterion F (re-do and be precise): The response does not answer the question regarding “not completely based on the property’s location on a major street” because it does not discuss streets or name the relevant street. Furthermore, this response is market-based and trend-based, which is fine, but that type of narrative mostly belongs in the project letter.

G. Criterion G: OK

- H. Criterion H (re-do and be precise): Would the request result in a spot zone? Why or why not? How is a spot zone defined? If the answer is yes, then proceed to the two-part test. First, address the “clearly facilitates” portion and then choose at least one of the following (1, 2, or 3).

I do not follow the transition argument. What is the subject site a transition from and to if all of the surrounding zoning is NR-BP?

NOTIFICATION

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Tuesday, March 2, 2021 11:07 AM
To: Kate Maliskas
Subject: 7501 Jefferson St NE Public Notice Inquiry
Attachments: IDOZoneAtlasPage_D-17-Z.PDF

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW	
North Valley Coalition	Peggy	Norton	peggynorton@yahoo.com	P.O. Box 70232	
District 4 Coalition of Neighborhood Associations	Daniel	Regan	dlreganabq@gmail.com	4109 Chama Street NE	
District 4 Coalition of Neighborhood Associations	Mildred	Griffiee	mgriffiee@noreste.org	PO Box 90986	
Alameda North Valley Association	Steve	Wentworth	anvanews@aol.com	8919 Boe Lane NE	
Alameda North Valley Association	Mark	Rupert	mwr505@hotmail.com	909 Tijeras Avenue NW	#214

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: Tuesday, March 02, 2021 10:43 AM

To: Office of Neighborhood Coordination <katem@dpsdesign.org>

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

Kate Maliskas

Telephone Number

505-401-5364

Email Address

katem@dpsdesign.org

Company Name

Dekker/Perich/Sabatini

Company Address

7601 Jefferson NE Suite 100

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

TRACT 6A-1 PLAT OF JOURNAL CENTER PHASE 2 UNIT 1CONT 5.1536 AC

Physical address of subject site:

7501 Jefferson St NE

Subject site cross streets:

Jefferson St NE and Masthead St NE

Other subject site identifiers:

UPC: 101706333022840410

This site is located on the following zone atlas page:

D17

=====

This message has been analyzed by Deep Discovery Email Inspector.

From: Kate Maliskas
Sent: Wednesday, March 3, 2021 9:25 PM
To: anvanews@aol.com
Subject: Public Notice - Zoning Map Amendment - 7501 Jefferson St NE
Attachments: Alameda_North_Valley_Association.pdf

March 3, 2021

***Alameda North Valley Association
Steve Wentworth
8919 Boe Lane NE
Albuquerque, NM 87113***

**RE: Request for a Zoning Map Amendment – EPC
7501 Jefferson St NE, Albuquerque NM 87109**

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner JC-SIX LLC, is seeking a Zoning Map Amendment for the subject property located at 7501 Jefferson St NE.

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are informing you of the submittal of an application for a Zoning Map Amendment – EPC.

The subject site is currently undeveloped and vacant. The property owner is seeking to change the existing zoning from Non-Residential Business Park (NR-BP) to Mixed-Use High Density (MX-H). This zone change will permit residential uses on the site. If approved, the property owner plans to construct a multi-family community on the subject property site.

The EPC Hearing date is Thursday, April 15, 2021 at 8:30AM, at which time the application will be reviewed and decided on by the City of Albuquerque. Due to COVID-19 public health restrictions, this meeting will be held over ZOOM. You can retrieve the appropriate meeting information at the EPC website found at: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>.

Sincerely,

A handwritten signature in black ink, appearing to read "Will Gleason", with a stylized flourish at the end.

Will Gleason, Dekker/Perich/Sabatini
Agent for JC-SIX LLC



Kate Maliskas

Dekker/Perich/Sabatini
505.761.9700 / dpsdesign.org

We're identifying design solutions and [rethinking design](#) for a changed society.

From: Kate Maliskas
Sent: Wednesday, March 3, 2021 9:27 PM
To: mwr505@hotmail.com
Subject: Public Notice - Zoning Map Amendment - 7501 Jefferson St NE
Attachments: Alameda_North_Valley_Association.pdf

March 3, 2021

***Alameda North Valley Association
Mark Rupert
909 Tijeras Ave NW #214
Albuquerque, NM 87102***

**RE: Request for a Zoning Map Amendment – EPC
7501 Jefferson St NE, Albuquerque NM 87109**

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner JC-SIX LLC, is seeking a Zoning Map Amendment for the subject property located at 7501 Jefferson St NE.

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Sincerely,

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Will Gleason, Dekker/Perich/Sabatini
Agent for JC-SIX LLC



Kate Maliskas

Dekker/Perich/Sabatini
505.761.9700 / dpsdesign.org

We're identifying design solutions and [rethinking design](#) for a changed society.

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: March 3, 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)*: Alameda North Valley Association

Name of NA Representative*: Steve Wentworth, Mark Rupert

Email Address* or Mailing Address* of NA Representative¹: anvanews@aol.com, mwr505@hotmail.com

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

1. Subject Property Address* 7501 Jefferson St NE
Location Description _____
2. Property Owner* JC-SIX LLC
3. Agent/Applicant* [if applicable] Will Gleason, Dekker/Perich/Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☒ Other: Zoning Map Amendment - EPC

Summary of project/request²*:

Zoning Map Amendment to change zoning from NR-BP to MX-H for potential multi-family development

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.]

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

☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)
☐ Landmarks Commission (LC) ☒ Environmental Planning Commission (EPC)

Date/Time*: Thursday, April 15, 2021 at 8:30AM

Location*³: Virtual Meeting on ZOOM, link on webpage: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

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 WillG@dpsdesign.org

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

1. Zone Atlas Page(s)*⁵ D17
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*:

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:

No Pre-submittal Neighborhood Meeting was 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.]

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 [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

NOTE: 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 meeting/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: North Valley Coalition, District 4 Coalition of [Other Neighborhood Associations, if any]
Neighborhood Associations, Alameda North Valley
Association

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

From: Kate Maliskas
Sent: Wednesday, March 3, 2021 9:31 PM
To: dlreganabq@gmail.com
Subject: Public Notice - Zoning Map Amendment - 7501 Jefferson St NE
Attachments: District_4_Coalition_NAs.pdf

March 3, 2021

***District 4 Coalition of Neighborhood Associations
Daniel Regan
4109 Chama St NE
Albuquerque, NM 87109***

**RE: Request for a Zoning Map Amendment – EPC
7501 Jefferson St NE, Albuquerque NM 87109**

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner JC-SIX LLC, is seeking a Zoning Map Amendment for the subject property located at 7501 Jefferson St NE.

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are informing you of the submittal of an application for a Zoning Map Amendment – EPC.

The subject site is currently undeveloped and vacant. The property owner is seeking to change the existing zoning from Non-Residential Business Park (NR-BP) to Mixed-Use High Density (MX-H). This zone change will permit residential uses on the site. If approved, the property owner plans to construct a multi-family community on the subject property site.

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Sincerely,

A handwritten signature in black ink, appearing to read 'Will Gleason', with a stylized flourish at the end.

Will Gleason, Dekker/Perich/Sabatini
Agent for JC-SIX LLC



Kate Maliskas

Dekker/Perich/Sabatini
505.761.9700 / dpsdesign.org

We're identifying design solutions and [rethinking design](#) for a changed society.

From: Kate Maliskas
Sent: Wednesday, March 3, 2021 9:30 PM
To: mgriffee@noreste.org
Subject: Public Notice - Zoning Map Amendment - 7501 Jefferson St NE
Attachments: District_4_Coalition_NAs.pdf

March 3, 2021

***District 4 Coalition of Neighborhood Associations
Mildred Griffiee
P.O. Box 90986
Albuquerque, NM 87199***

**RE: Request for a Zoning Map Amendment – EPC
7501 Jefferson St NE, Albuquerque NM 87109**

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner JC-SIX LLC, is seeking a Zoning Map Amendment for the subject property located at 7501 Jefferson St NE.

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Sincerely,

A handwritten signature in black ink, appearing to read "Will Gleason", with a stylized flourish extending to the right.

Will Gleason, Dekker/Perich/Sabatini
Agent for JC-SIX LLC



Kate Maliskas

Dekker/Perich/Sabatini
505.761.9700 / dpsdesign.org

We're identifying design solutions and [rethinking design](#) for a changed society.

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: March 3, 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)*: District 4 Coalition of Neighborhood Associations

Name of NA Representative*: Daniel Regan, Mildred Griffiee

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

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

1. Subject Property Address* 7501 Jefferson St NE
Location Description _____
2. Property Owner* JC-SIX LLC
3. Agent/Applicant* [if applicable] Will Gleason, Dekker/Perich/Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☒ Other: Zoning Map Amendment - EPC

Summary of project/request²*:

Zoning Map Amendment to change zoning from NR-BP to MX-H for potential multi-family development

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.]

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

☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)
☐ Landmarks Commission (LC) ☒ Environmental Planning Commission (EPC)

Date/Time*: Thursday, April 15, 2021 at 8:30AM

Location*³: Virtual Meeting on ZOOM, link on webpage: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

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 WillG@dpsdesign.org

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

1. Zone Atlas Page(s)*⁵ D17
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*:

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:

No Pre-submittal Neighborhood Meeting was 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.]

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 [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

NOTE: 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 meeting/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: North Valley Coalition, District 4 Coalition of _____ [Other Neighborhood Associations, if any]
Neighborhood Associations, Alameda North Valley
Association

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

From: Kate Maliskas
Sent: Wednesday, March 3, 2021 9:36 PM
To: newmexmba@aol.com
Subject: Public Notice - Zoning Map Amendment - 7501 Jefferson St NE
Attachments: North_Valley_Coalition.pdf

March 3, 2021

***North Valley Coalition
Doyle Kimbrough
2327 Campbell Rd NW
Albuquerque, NM 87104***

**RE: Request for a Zoning Map Amendment – EPC
7501 Jefferson St NE, Albuquerque NM 87109**

Dear Neighborhood Association Representative,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner JC-SIX LLC, is seeking a Zoning Map Amendment for the subject property located at 7501 Jefferson St NE.

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are informing you of the submittal of an application for a Zoning Map Amendment – EPC.

The subject site is currently undeveloped and vacant. The property owner is seeking to change the existing zoning from Non-Residential Business Park (NR-BP) to Mixed-Use High Density (MX-H). This zone change will permit residential uses on the site, as well as non-residential uses such as office and retail.

The EPC Hearing date is Thursday, April 15, 2021 at 8:30AM, at which time the application will be reviewed by the City of Albuquerque Environmental Planning Commission. Due to COVID-19 public health restrictions, this meeting will be held over ZOOM. You can retrieve the appropriate meeting information at the EPC website found at: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>.

Sincerely,

A handwritten signature in black ink, appearing to read "Will Gleason", with a stylized flourish extending to the right.

Will Gleason, Dekker/Perich/Sabatini
Agent for JC-SIX LLC



Kate Maliskas

Dekker/Perich/Sabatini
505.761.9700 / dpsdesign.org

We're identifying design solutions and [rethinking design](#) for a changed society.

From: Kate Maliskas
Sent: Wednesday, March 3, 2021 9:33 PM
To: peggynorton@yahoo.com
Subject: Public Notice - Zoning Map Amendment - 7501 Jefferson St NE
Attachments: North_Valley_Coalition.pdf

March 3, 2021

***North Valley Coalition
Peggy Norton
P.O. Box 70232
Albuquerque, NM 87197***

**RE: Request for a Zoning Map Amendment – EPC
7501 Jefferson St NE, Albuquerque NM 87109**

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Will Gleason, Dekker/Perich/Sabatini
Agent for JC-SIX LLC



Kate Maliskas

Dekker/Perich/Sabatini
505.761.9700 / dpsdesign.org

We're identifying design solutions and [rethinking design](#) for a changed society.

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: March 3, 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)*: North Valley Coalition

Name of NA Representative*: Doyle Kimbrough, Peggy Norton

Email Address* or Mailing Address* of NA Representative¹: newmexmba@aol.com, peggynorton@yahoo.com

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

1. Subject Property Address* 7501 Jefferson St NE
Location Description _____
2. Property Owner* JC-SIX LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker/Perich/Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☒ Other: Zoning Map Amendment - EPC

Summary of project/request²*:

Zoning Map Amendment to change zoning from NR-BP to MX-H for potential multi-family development.

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☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)
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3. The following exceptions to IDO standards have been requested for this project*:

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

Explanation*:

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

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³ Physical address or Zoom link

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

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

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- ☐ c. Maximum height of any proposed structures, with building elevations.*
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- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

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IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

North Valley Coalition, District 4 Coalition of
Cc: Neighborhood Associations, Alameda North Valley [Other Neighborhood Associations, if any]
Association

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

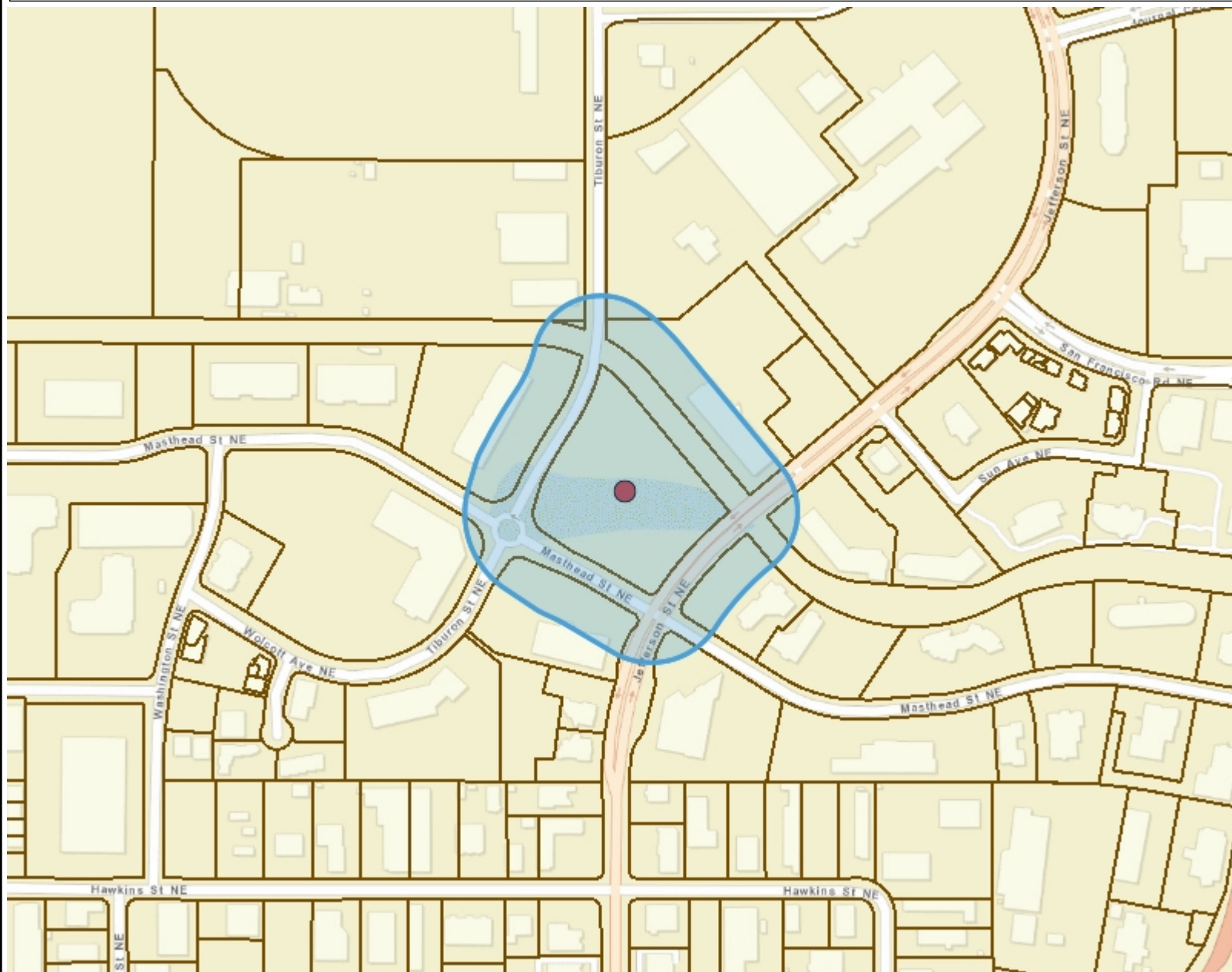


7501 Jefferson St NE



Legend

■ Bernalillo County Parcels



Notes

Buffer: 210 Ft.
ROW Masthead St NE: 110 Ft.

908 0 454 908 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
3/2/2021 © City of Albuquerque

1: 5,448

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

JOURNAL CENTER CORP C/O MICHAEL
SMOCK
PO DRAWER J
ALBUQUERQUE NM 87103-1136

ALBUQUERQUE GSA DOI LLC C/O
COLLIERS INTERNATIONAL
PO BOX 13470
RICHMOND VA 23225-8470

JC-SIX LLC
8220 LOUISIANA BLVD NE SUITE B
ALBUQUERQUE NM 87113

SANDIA LABORATORY FEDERAL CREDIT
UNION
3707 JUAN TABO BLVD NE
ALBUQUERQUE NM 87111-3924

JCC-ONE LLC
8220 LOUISIANA BLVD NE SUITE B
ALBUQUERQUE NM 87113

BHR HOLDINGS LLC COURTYARD I
7500 JEFFERSON ST NE
ALBUQUERQUE NM 87109-4385

BERNALILLO COUNTY C/O COUNTY
MANAGER
1 CIVIC PLAZA NW
ALBUQUERQUE NM 87102

CHI-WIK ENTERPRISES LLC
PO BOX 26777
ALBUQUERQUE NM 87125-6777

AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE NM 87107-1836

TITAN TIBURON LLC
6300 RIVERSIDE PLAZA LN NW SUITE
200
ALBUQUERQUE NM 87120

DEKKER
PERICH
SABATINI

ARCHITECTURE
DESIGN
INSPIRATION



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ARCHITECTURE
DESIGN
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CHI-WIK ENTERPRISES LLC
PO BOX 26777
ALBUQUERQUE NM 87125-6777

DEKKER
PERICH
SABATINI

ARCHITECTURE
DESIGN
INSPIRATION



BERNALILLO COUNTY C/O COUNTY
MANAGER
1 CIVIC PLAZA NW
ALBUQUERQUE NM 87102

March 3, 2021

**Journal Center Corp
C/O Michael Smock
PO Drawer J
Albuquerque, NM 87103-1136**

**RE: Request for a Zoning Map Amendment – EPC
7501 Jefferson St NE, Albuquerque NM 87109**

Dear Property Owner,


This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner JC-SIX LLC, is seeking a Zoning Map Amendment for the subject property located at 7501 Jefferson St NE.

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are informing you of the submittal of an application for a Zoning Map Amendment – EPC.

The subject site is currently undeveloped and vacant. The property owner is seeking to change the existing zoning from Non-Residential Business Park (NR-BP) to Mixed-Use High Density (MX-H). This zone change will permit residential uses on the site, as well as non-residential uses such as office and retail.

The EPC Hearing date is Thursday, April 15, 2021 at 8:30AM, at which time the application will be reviewed by the City of Albuquerque Environmental Planning Commission. Due to COVID-19 public health restrictions, this meeting will be held over ZOOM. You can retrieve the appropriate meeting information at the EPC website found at: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>.

Sincerely,



Will Gleason, Dekker/Perich/Sabatini
Agent for JC-SIX LLC

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: March 3, 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*: JOURNAL CENTER CORP C/O MICHAEL SMOCK

Mailing Address*: PO DRAWER J, Albuquerque, NM 87103

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

1. Subject Property Address* 7501 Jefferson St NE
Location Description _____
2. Property Owner* JC-SIX LLC
3. Agent/Applicant* [if applicable] Will Gleason, Dekker/Perich/Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☒ Other: Zoning Map Amendment - EPC

Summary of project/request¹*:

Zoning Map Amendment to change the zoning from NR-BP to MX-H for potential multi-family development

5. This application will be decided at a public meeting or hearing by*:
- | | |
|--|---|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Review Board (DRB) |
| <input type="checkbox"/> Landmarks Commission (LC) | <input checked="" type="checkbox"/> Environmental Planning Commission (EPC) |

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

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

Contact WillG@dpsdesign.org

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Explanation*:

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:

No Pre-submittal Neighborhood Meeting was requested.

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Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] _____
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March 3, 2021

**Albuquerque GSA DOI LLC
C/O Colliers International
PO Box 13470
Richmond, VA 23225-8470**

**RE: Request for a Zoning Map Amendment – EPC
7501 Jefferson St NE, Albuquerque NM 87109**

Dear Property Owner,

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Agent for JC-SIX LLC

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Property Owner within 100 feet*: ALBUQUERQUE GSA DOI LLC C/O COLLIERS INTERNATIONAL

Mailing Address*: PO Box 13470, Richmond, VA 23225

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

1. Subject Property Address* 7501 Jefferson St NE
Location Description _____
2. Property Owner* JC-SIX LLC
3. Agent/Applicant* [if applicable] Will Gleason, Dekker/Perich/Sabatini
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 - ☐ Conditional Use Approval
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☐ b. Access and circulation for vehicles and pedestrians.*

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 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

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 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

NOTE: 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 meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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

March 3, 2021

**JC-SIX LLC
8220 Louisiana Blvd NE Suite B
Albuquerque, NM 87113**

**RE: Request for a Zoning Map Amendment – EPC
7501 Jefferson St NE, Albuquerque NM 87109**

Dear Property Owner,

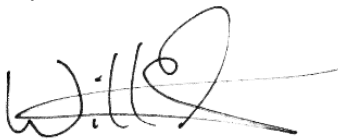
This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner JC-SIX LLC, is seeking a Zoning Map Amendment for the subject property located at 7501 Jefferson St NE.

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are informing you of the submittal of an application for a Zoning Map Amendment – EPC.

The subject site is currently undeveloped and vacant. The property owner is seeking to change the existing zoning from Non-Residential Business Park (NR-BP) to Mixed-Use High Density (MX-H). This zone change will permit residential uses on the site. If approved, the property owner plans to construct a multi-family community on the subject property site.

The EPC Hearing date is Thursday, April 15, 2021 at 8:30AM, at which time the application will be reviewed and decided on by the City of Albuquerque. Due to COVID-19 public health restrictions, this meeting will be held over ZOOM. You can retrieve the appropriate meeting information at the EPC website found at: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>.

Sincerely,



Will Gleason, Dekker/Perich/Sabatini
Agent for JC-SIX LLC

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: March 3, 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*: JC-SIX LLC

Mailing Address*: 8220 Louisiana Blvd NE Suite B

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

1. Subject Property Address* 7501 Jefferson St NE
Location Description _____
2. Property Owner* JC-SIX LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker/Perich/Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☒ Other: Zoning Map Amendment

Summary of project/request¹*:

Zoning Map Amendment to change zoning from NR-BP to MX-H for potential multi-family development

5. This application will be decided at a public meeting or hearing by*:
- | | |
|--|---|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Review Board (DRB) |
| <input type="checkbox"/> Landmarks Commission (LC) | <input checked="" type="checkbox"/> Environmental Planning Commission (EPC) |

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

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

Date/Time*: Thursday, April 15, 2021 at 8:30AM

Location*²: Virtual meeting on ZOOM, link on webpage: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

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 WillG@dpsdesign.org

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

1. Zone Atlas Page(s)*⁴ D17
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*:

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:

No Pre-submittal Neighborhood Meeting was requested.

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.*

² Physical address or Zoom link

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.]

- ☐ 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:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
- _____

NOTE: 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 meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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

March 3, 2021

**Sandia Laboratory Federal Credit Union
3707 Juan Tabo Blvd NE
Albuquerque, NM 87111-3924**

**RE: Request for a Zoning Map Amendment – EPC
7501 Jefferson St NE, Albuquerque NM 87109**

Dear Property Owner,

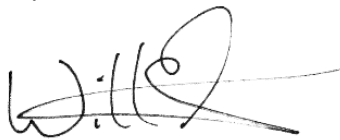
This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner JC-SIX LLC, is seeking a Zoning Map Amendment for the subject property located at 7501 Jefferson St NE.

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are informing you of the submittal of an application for a Zoning Map Amendment – EPC.

The subject site is currently undeveloped and vacant. The property owner is seeking to change the existing zoning from Non-Residential Business Park (NR-BP) to Mixed-Use High Density (MX-H). This zone change will permit residential uses on the site. If approved, the property owner plans to construct a multi-family community on the subject property site.

The EPC Hearing date is Thursday, April 15, 2021 at 8:30AM, at which time the application will be reviewed and decided on by the City of Albuquerque. Due to COVID-19 public health restrictions, this meeting will be held over ZOOM. You can retrieve the appropriate meeting information at the EPC website found at: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>.

Sincerely,



Will Gleason, Dekker/Perich/Sabatini
Agent for JC-SIX LLC

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: March 3, 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*: SANDIA LABORATORY FEDERAL CREDIT UNION

Mailing Address*: 3707 Juan Tabo Blvd NE, Albuquerque, NM 87111

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

1. Subject Property Address* 7501 Jefferson St NE
Location Description _____
2. Property Owner* JC-SIX LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker/Perich/Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☒ Other: Zoning Map Amendment - EPC

Summary of project/request¹*:

Zoning Map Amendment to change the zoning from NR-BP to MX-H for potential multi-family development.

5. This application will be decided at a public meeting or hearing by*:
- | | |
|--|---|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Review Board (DRB) |
| <input type="checkbox"/> Landmarks Commission (LC) | <input checked="" type="checkbox"/> Environmental Planning Commission (EPC) |

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

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

Date/Time*: Thursday, April 15, 2021 at 8:30AM

Location*²: Virtual Meeting via ZOOM, link on webpage: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

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 WillG@dpsdesign.org

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

1. Zone Atlas Page(s)*⁴ D17
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*:

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:

No Pre-submittal Neighborhood Meeting was requested.

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.*

² Physical address or Zoom link

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.]

- ☐ 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:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
- _____

NOTE: 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 meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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

March 3, 2021

**JC-ONE LLC
8220 Louisiana Blvd NE Suite B
Albuquerque, NM 87113**

**RE: Request for a Zoning Map Amendment – EPC
7501 Jefferson St NE, Albuquerque NM 87109**

Dear Property Owner,

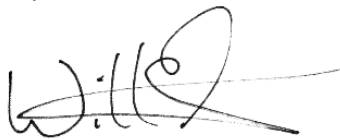
This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner JC-SIX LLC, is seeking a Zoning Map Amendment for the subject property located at 7501 Jefferson St NE.

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are informing you of the submittal of an application for a Zoning Map Amendment – EPC.

The subject site is currently undeveloped and vacant. The property owner is seeking to change the existing zoning from Non-Residential Business Park (NR-BP) to Mixed-Use High Density (MX-H). This zone change will permit residential uses on the site. If approved, the property owner plans to construct a multi-family community on the subject property site.

The EPC Hearing date is Thursday, April 15, 2021 at 8:30AM, at which time the application will be reviewed and decided on by the City of Albuquerque. Due to COVID-19 public health restrictions, this meeting will be held over ZOOM. You can retrieve the appropriate meeting information at the EPC website found at: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>.

Sincerely,



Will Gleason, Dekker/Perich/Sabatini
Agent for JC-SIX LLC

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: March 3, 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*: JC-ONE LLC

Mailing Address*: 8220 LOUISIANA BLVD NE SUITE B

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

1. Subject Property Address* 7501 Jefferson St NE
Location Description _____
2. Property Owner* JC-SIX LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker/Perich/Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☒ Other: Zoning Map Amendment - EPC

Summary of project/request¹*:

Zoning Map Amendment to change zoning from NR-BP to MX-H for potential multi-family development

5. This application will be decided at a public meeting or hearing by*:
- | | |
|--|---|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Review Board (DRB) |
| <input type="checkbox"/> Landmarks Commission (LC) | <input checked="" type="checkbox"/> Environmental Planning Commission (EPC) |

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

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

Date/Time*: Thursday, April 15, 2021 at 8:30AM

Location*²: Virtual Meeting on ZOOM, link on webpage: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

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 WillG@dpsdesign.org

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

1. Zone Atlas Page(s)*⁴ D17
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*:

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:

No Pre-submittal Neighborhood Meeting was requested.

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.*

² Physical address or Zoom link

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.]

- ☐ 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:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
- _____

NOTE: 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 meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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

March 3, 2021

**BHR Holdings LLC Courtyard I
7500 Jefferson St NE
Albuquerque, NM 87109-4385**

**RE: Request for a Zoning Map Amendment – EPC
7501 Jefferson St NE, Albuquerque NM 87109**

Dear Property Owner,

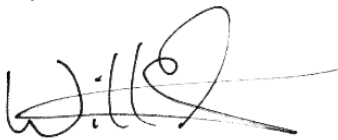
This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner JC-SIX LLC, is seeking a Zoning Map Amendment for the subject property located at 7501 Jefferson St NE.

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are informing you of the submittal of an application for a Zoning Map Amendment – EPC.

The subject site is currently undeveloped and vacant. The property owner is seeking to change the existing zoning from Non-Residential Business Park (NR-BP) to Mixed-Use High Density (MX-H). This zone change will permit residential uses on the site. If approved, the property owner plans to construct a multi-family community on the subject property site.

The EPC Hearing date is Thursday, April 15, 2021 at 8:30AM, at which time the application will be reviewed and decided on by the City of Albuquerque. Due to COVID-19 public health restrictions, this meeting will be held over ZOOM. You can retrieve the appropriate meeting information at the EPC website found at: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>.

Sincerely,



Will Gleason, Dekker/Perich/Sabatini
Agent for JC-SIX LLC

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: March 3, 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*: BHR HOLDINGS LLC COURTYARD I

Mailing Address*: 7500 Jefferson St NE, Albuquerque, NM 87109

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

1. Subject Property Address* 7501 Jefferson St NE
Location Description _____
2. Property Owner* JC-SIX LLC
3. Agent/Applicant* [if applicable] Will Gleason, Dekker/Perich/Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☒ Other: Zoning Map Amendment - EPC

Summary of project/request¹*:

Zoning Map Amendment to change the zoning from NR-BP to MX-H for potential multi-family development

5. This application will be decided at a public meeting or hearing by*:
- | | |
|--|---|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Review Board (DRB) |
| <input type="checkbox"/> Landmarks Commission (LC) | <input checked="" type="checkbox"/> Environmental Planning Commission (EPC) |

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

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

Date/Time*: Thursday, April 15, 2021 at 8:30AM

Location*²: Virtual Meeting on ZOOM, link on webpage: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

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 WillG@dpsdesign.org

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

1. Zone Atlas Page(s)*⁴ D17
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*:

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:

No Pre-submittal Neighborhood Meeting was requested.

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.*

² Physical address or Zoom link

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.]

- ☐ 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:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
- _____

NOTE: 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 meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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

March 3, 2021

**Bernalillo County
C/O County Manager
1 Civic Plaza NW
Albuquerque, NM 87102**

**RE: Request for a Zoning Map Amendment – EPC
7501 Jefferson St NE, Albuquerque NM 87109**

Dear Property Owner,

This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner JC-SIX LLC, is seeking a Zoning Map Amendment for the subject property located at 7501 Jefferson St NE.

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are informing you of the submittal of an application for a Zoning Map Amendment – EPC.

The subject site is currently undeveloped and vacant. The property owner is seeking to change the existing zoning from Non-Residential Business Park (NR-BP) to Mixed-Use High Density (MX-H). This zone change will permit residential uses on the site. If approved, the property owner plans to construct a multi-family community on the subject property site.

The EPC Hearing date is Thursday, April 15, 2021 at 8:30AM, at which time the application will be reviewed and decided on by the City of Albuquerque. Due to COVID-19 public health restrictions, this meeting will be held over ZOOM. You can retrieve the appropriate meeting information at the EPC website found at: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>.

Sincerely,



Will Gleason, Dekker/Perich/Sabatini
Agent for JC-SIX LLC

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: March 3, 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*: BERNALILLO COUNTY C/O COUNTY MANAGER

Mailing Address*: 1 Civic Plaza NW, Albuquerque, NM 87102

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

1. Subject Property Address* 7501 Jefferson St NE
Location Description _____
2. Property Owner* JC-SIX LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker/Perich/Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☒ Other: Zoning Map Amendment - EPC

Summary of project/request¹*:

Zoning Map Amendment to change the zoning from NR-BP to MX-H for potential multi-family development

5. This application will be decided at a public meeting or hearing by*:
- | | |
|--|---|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Review Board (DRB) |
| <input type="checkbox"/> Landmarks Commission (LC) | <input checked="" type="checkbox"/> Environmental Planning Commission (EPC) |

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

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

Date/Time*: Thursday, April 15, 2021 at 8:30AM

Location*²: Virtual Meeting on ZOOM, link on webpage: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

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 WillG@dpsdesign.org

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

1. Zone Atlas Page(s)*⁴ D17
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*:

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:

No Pre-submittal Neighborhood Meeting was requested

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.*

² Physical address or Zoom link

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.]

- ☐ 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:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
- _____

NOTE: 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 meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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

March 3, 2021

**CHI-WIK Enterprises LLC
PO Box 26777
Albuquerque, NM 87125-6777**

**RE: Request for a Zoning Map Amendment – EPC
7501 Jefferson St NE, Albuquerque NM 87109**

Dear Property Owner,

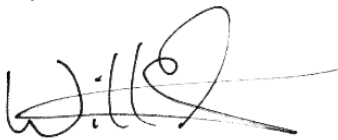
This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner JC-SIX LLC, is seeking a Zoning Map Amendment for the subject property located at 7501 Jefferson St NE.

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are informing you of the submittal of an application for a Zoning Map Amendment – EPC.

The subject site is currently undeveloped and vacant. The property owner is seeking to change the existing zoning from Non-Residential Business Park (NR-BP) to Mixed-Use High Density (MX-H). This zone change will permit residential uses on the site. If approved, the property owner plans to construct a multi-family community on the subject property site.

The EPC Hearing date is Thursday, April 15, 2021 at 8:30AM, at which time the application will be reviewed and decided on by the City of Albuquerque. Due to COVID-19 public health restrictions, this meeting will be held over ZOOM. You can retrieve the appropriate meeting information at the EPC website found at: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>.

Sincerely,



Will Gleason, Dekker/Perich/Sabatini
Agent for JC-SIX LLC

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: March 3, 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*: CHI-WIK ENTERPRISES LLC

Mailing Address*: PO Box 26777 Albuquerque NM 87125

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

1. Subject Property Address* 7501 Jefferson St NE
Location Description _____
2. Property Owner* JC-SIX LLC
3. Agent/Applicant* [if applicable] Will Gleason, Dekker/Perich/Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☒ Other: Zoning Map Amendment

Summary of project/request¹*:

Zoning Map Amendment to change zoning from BP-NR to MX-H for a potential multi-family development

5. This application will be decided at a public meeting or hearing by*:
- | | |
|--|---|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Review Board (DRB) |
| <input type="checkbox"/> Landmarks Commission (LC) | <input checked="" type="checkbox"/> Environmental Planning Commission (EPC) |

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

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

Date/Time*: Thursday, April 15, 2021 at 8:30AM

Location*²: Virtual meeting on ZOOM, link on webpage: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

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 WillG@dpsdesign.org

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

1. Zone Atlas Page(s)*⁴ D17
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*:

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:

No Pre-submittal Neighborhood Meeting was requested.

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.*

² Physical address or Zoom link

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.]

- ☐ 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:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
- _____

NOTE: 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 meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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

March 3, 2021

**AMAFCA
2600 Prospect Ave NE
Albuquerque, NM 87107-1836**

**RE: Request for a Zoning Map Amendment – EPC
7501 Jefferson St NE, Albuquerque NM 87109**

Dear Property Owner,

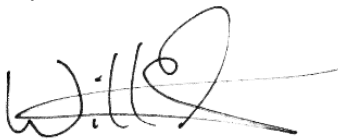
This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner JC-SIX LLC, is seeking a Zoning Map Amendment for the subject property located at 7501 Jefferson St NE.

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are informing you of the submittal of an application for a Zoning Map Amendment – EPC.

The subject site is currently undeveloped and vacant. The property owner is seeking to change the existing zoning from Non-Residential Business Park (NR-BP) to Mixed-Use High Density (MX-H). This zone change will permit residential uses on the site. If approved, the property owner plans to construct a multi-family community on the subject property site.

The EPC Hearing date is Thursday, April 15, 2021 at 8:30AM, at which time the application will be reviewed and decided on by the City of Albuquerque. Due to COVID-19 public health restrictions, this meeting will be held over ZOOM. You can retrieve the appropriate meeting information at the EPC website found at: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>.

Sincerely,



Will Gleason, Dekker/Perich/Sabatini
Agent for JC-SIX LLC

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: March 3, 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*: AMAFCA

Mailing Address*: 2600 Prospect Ave NE, Albuquerque, NM 87107

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

1. Subject Property Address* 7501 Jefferson St NE
Location Description _____
2. Property Owner* JC-SIX LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker/Perich/Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☒ Other: Zoning Map Amendment

Summary of project/request¹*:

Zoning Map Amendment to change zoning from NR-BP to MX-H for potential multi-family development

5. This application will be decided at a public meeting or hearing by*:
- | | |
|--|---|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Review Board (DRB) |
| <input type="checkbox"/> Landmarks Commission (LC) | <input checked="" type="checkbox"/> Environmental Planning Commission (EPC) |

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

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

Date/Time*: Thursday, April 15, 2021 at 8:30AM

Location*²: Virtual meeting on ZOOM, link on webpage: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

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 WillG@dpsdesign.org

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

1. Zone Atlas Page(s)*⁴ D17
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*:

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:

No Pre-submittal Neighborhood Meeting was requested.

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.*

² Physical address or Zoom link

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.]

- ☐ 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:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

NOTE: 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 meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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

March 3, 2021

***Titan Tiburon LLC
6300 Riverside Plaza Ln NW Suite 200
Albuquerque, NM 87120***

**RE: Request for a Zoning Map Amendment – EPC
7501 Jefferson St NE, Albuquerque NM 87109**

Dear Property Owner,

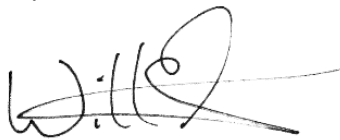
This letter is to inform you that Dekker/Perich/Sabatini, agent for the property owner JC-SIX LLC, is seeking a Zoning Map Amendment for the subject property located at 7501 Jefferson St NE.

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice, we are informing you of the submittal of an application for a Zoning Map Amendment – EPC.

The subject site is currently undeveloped and vacant. The property owner is seeking to change the existing zoning from Non-Residential Business Park (NR-BP) to Mixed-Use High Density (MX-H). This zone change will permit residential uses on the site. If approved, the property owner plans to construct a multi-family community on the subject property site.

The EPC Hearing date is Thursday, April 15, 2021 at 8:30AM, at which time the application will be reviewed and decided on by the City of Albuquerque. Due to COVID-19 public health restrictions, this meeting will be held over ZOOM. You can retrieve the appropriate meeting information at the EPC website found at: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>.

Sincerely,



Will Gleason, Dekker/Perich/Sabatini
Agent for JC-SIX LLC

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: March 3, 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*: Titan Tiburon LLC

Mailing Address*: 6300 Riverside Plaza Ln NW Suite 200, Albuquerque, NM 87120

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

1. Subject Property Address* 7501 Jefferson St NE
Location Description _____
2. Property Owner* JC-SIX LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker/Perich/Sabatini
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☒ Other: Zoning Map Amendment - EPC

Summary of project/request¹*:

Zoning Map Amendment to change zoning from NR-BP to MX-H for potential multi-family development

5. This application will be decided at a public meeting or hearing by*:
- | | |
|--|---|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Review Board (DRB) |
| <input type="checkbox"/> Landmarks Commission (LC) | <input checked="" type="checkbox"/> Environmental Planning Commission (EPC) |

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

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

Date/Time*: Thursday, April 15, 2021 at 8:30AM

Location*²: Virtual meeting on ZOOM, link on webpage: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

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 WillG@dpsdesign.org

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

1. Zone Atlas Page(s)*⁴ D17
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*:

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:

No Pre-submittal Neighborhood Meeting was requested.

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.*

² Physical address or Zoom link

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.]

- ☐ 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:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
- _____

NOTE: 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 meeting/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

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

IDO Interactive Map

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