



Environmental Planning Commission

Staff Report

Agenda Number: 3
Project #: PR-2021-005200
Case #: RZ-2021-00009
Hearing Date: April 15, 2021

Agent	ARCH+PLAN Land Use Consultants
Applicant	Eduardo Esquivel
Request	Zoning Map Amendment (zone change)
Legal Description	Lot D, Block J, Northern Heights Addition
Location	Between Daytona Road NW and Fortuna Road NW (601 Estancia Drive NW)
Size	Approximately 0.40 acre
Existing Zoning	R-1B
Proposed Zoning	MX-L

Staff Recommendation

APPROVAL of RZ-2021-00009, based on the Findings beginning on Page 22.

Staff Planner
Silvia Bolivar, PLA, ASLA

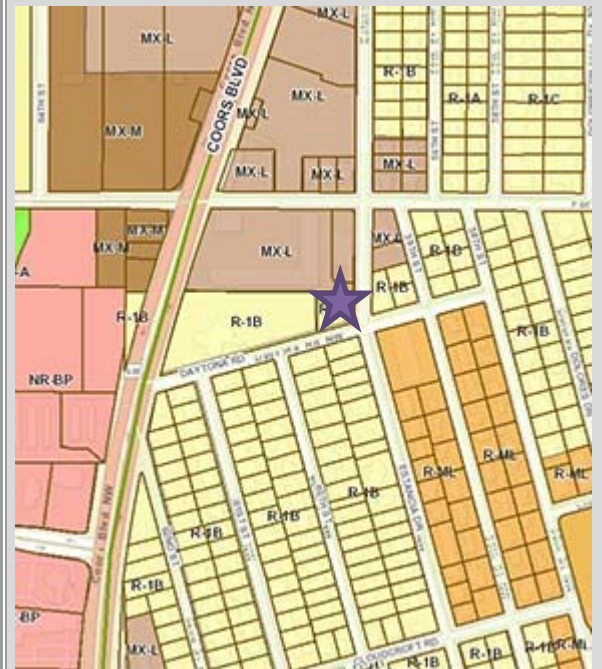
Summary of Analysis

The request is for a Zoning Map Amendment from R-1B to MX-L for Lot D, Block J, Northern Heights Addition, located at 601 Estancia Drive NW, between Daytona Road NW and Fortuna Road NW (the "subject site"). The applicant wants to change the subject site's zoning to MX-L in order to relocate his light vehicle repair shop to the subject site. The subject site is in an Area of Consistency.

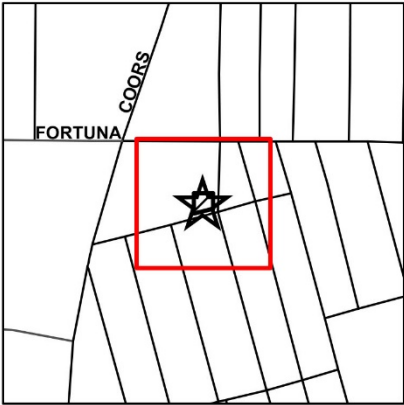
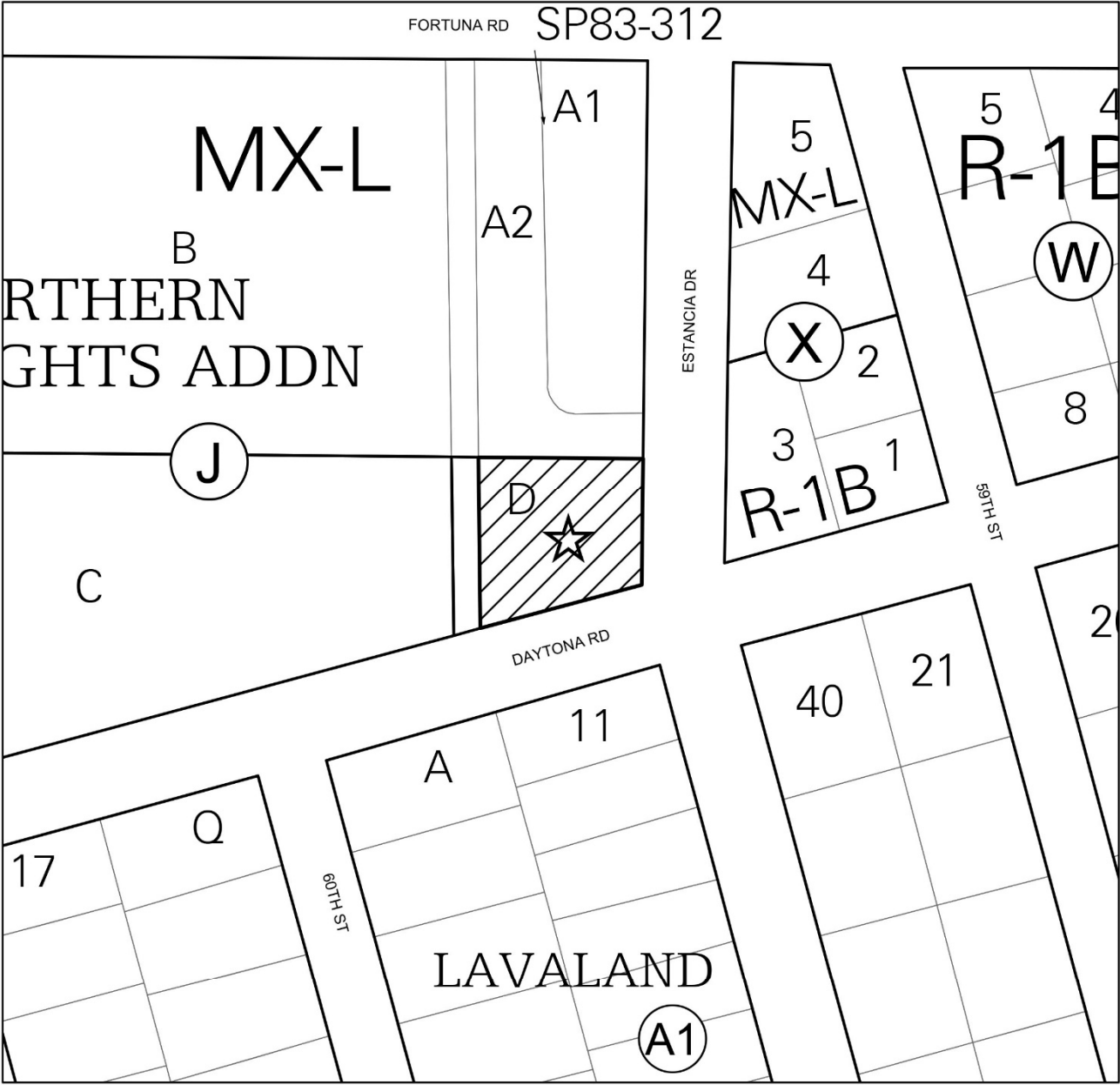
The applicant has adequately justified the request pursuant to the IDO zone change criteria in 14-16-6-7(G)(3). The proposed zoning would be more advantageous to the community overall because it furthers a preponderance of applicable Comprehensive Plan Goals and policies.

The affected neighborhood organizations are the West Mesa Neighborhood Association, South West Alliance of Neighborhoods (SWAN) and the Westside Coalition of Neighborhood Associations. Property owners within 100 feet of the subject site were also notified as required. A pre-application neighborhood meeting was held with the West Mesa Neighborhood Association on February 9, 2021 and they have indicated their support.

Staff recommends approval.







IDO ZONING MAP
Note: Gray shading indicates County.



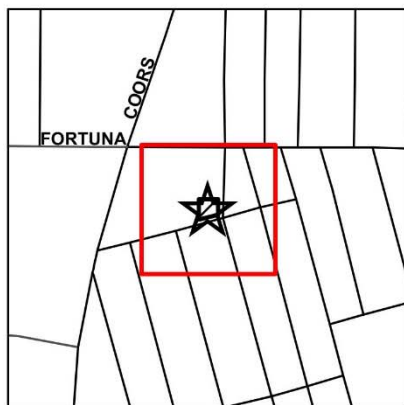
1 inch = 100 feet

Hearing Date:
4/15/2021

Project Number:
PR-2021-005200

Case Numbers:
RZ-2021-00009

Zone Atlas Page:
J-11



LAND USE MAP

Note: Gray shading
indicates County.

Key to Land Use Abbreviations

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

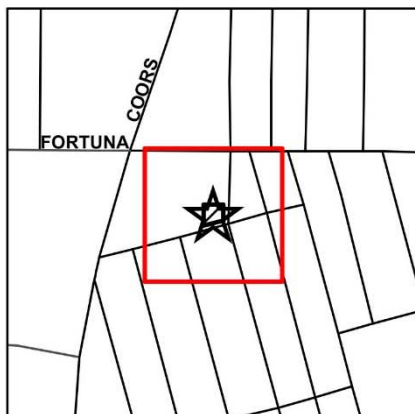
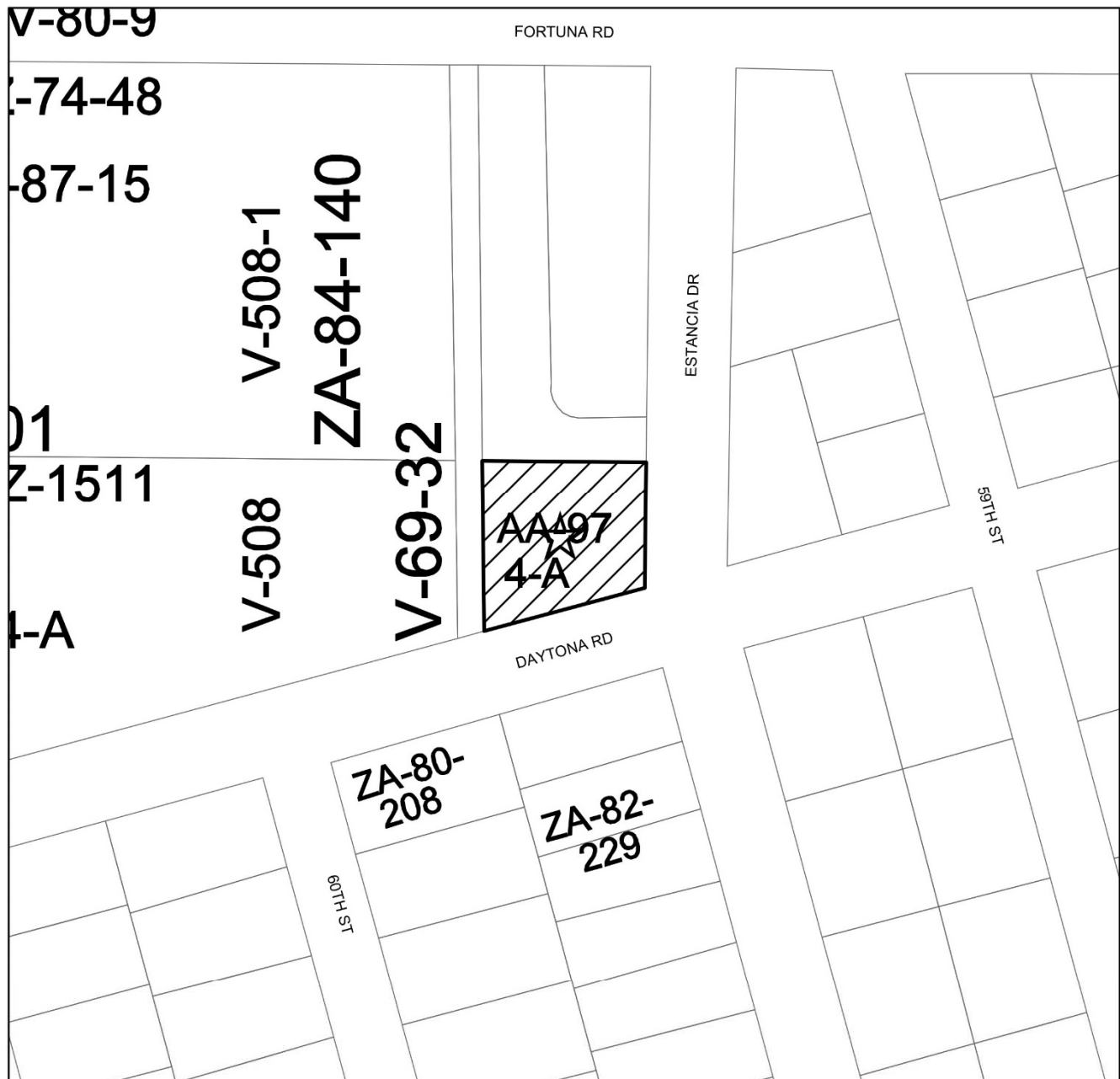


1 inch = 100 feet

Hearing Date:
4/15/2021

Project Number:
PR-2021-005200
Case Numbers:
RZ-2021-00009

Zone Atlas Page:
J-11



HISTORY MAP

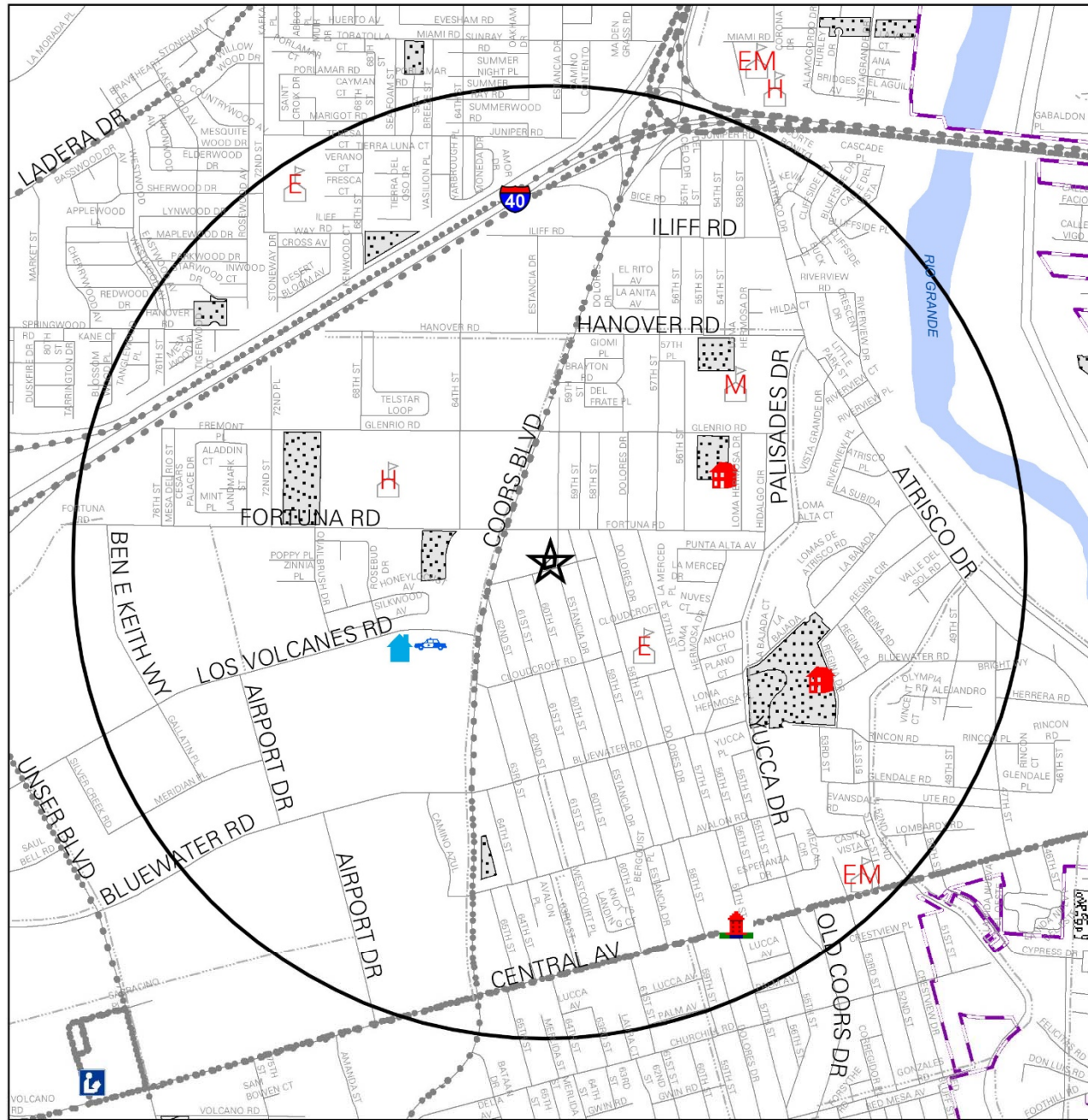
Note: Gray shading indicates County.



1 inch = 100 feet

Hearing Date:
4/15/2021
Project Number:
PR-2021-005200
Case Numbers:
RZ-2021-00009

Zone Atlas Page:
J-11



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 |



Table of Contents

I. Introduction.....8

II. Analysis of Applicable Ordinances, Plans, and Policies.....10

III. Agency and Neighborhood Concerns.....21

IV. Conclusion.....21

Findings and Recommendation.....22

Agency Comments.....28

Attachments

I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area	Land Use
Site	R-1B	Area of Consistency	Vacant Lot
North	MX-L	Area of Change	Daycare Shopping Center
South	R-1B	Area of Consistency	Single-family residential Multi-family residential
East	R-1B	Area of Consistency	Single Family Residential
West	R-1B	Area of Consistency	Religious institution

Request

The request is for a Zoning Map Amendment (zone change) for an approximately 0.40-acre site legally described as Lot D, Block J, Northern Heights Addition, (the “subject site”).

The subject site consists of an undeveloped lot located at 601 Estancia Drive NW, zoned R-1B (Single-Family Zone District – Medium Lot). The applicant currently runs a light vehicle repair shop in the South Broadway area of town and is requesting the Zoning Map Amendment from R-1B to MX-L (Mixed-Use Low Intensity Zone District) in order to relocate his existing light vehicle repair shop to the subject site. The applicant purchased the subject site from the Rio Grande Presbyterian Church, the adjacent neighbor to the west. The interest of the applicant is to have an owner occupied, locally owned, small business that offers light vehicle repair services to the immediate neighborhood at a convenient location.

The affected neighborhood organizations are the Westside Coalition of Neighborhood Associations, South West Alliance of Neighborhoods (SWAN), and the West Mesa Neighborhood Association. Property owners within 100 feet of the subject site were also notified as required. A pre-application neighborhood meeting was held with the West Mesa Neighborhood Association on February 9, 2021 and they have indicated their support.

EPC Role

The EPC is hearing this case because the EPC is required to hear all zone change cases, regardless of the site size, in the City. The EPC is the final decision-making body unless the EPC decision is appealed. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and make a

recommendation to the City Council. The City Council would then make the final decision. The request is a quasi-judicial matter.

Context

The subject site consists of one lot in the Northern Heights Addition, zoned R-1B (Residential – Single Family Zone District), consists of .40 acres, and is the only undeveloped property in the area, specifically between Estancia Drive and Coors Boulevard. The area is characterized by a variety of land uses. North of the subject site is a daycare and a small shopping center. To the south are single and multi-family residences, and to the west is the Rio Grande Presbyterian Church that is zoned R-1B. East of the subject site are single family residences.

The subject site is located in an Area of Consistency as designated by the Comprehensive Plan. The subject site is within the boundaries of the Southwest Mesa Community Planning Area (CPA).

History

The R-1B zoning for the area was established at the effective date (5/17/18) of the Integrated Development Ordinance (IDO) based upon prior zoning and land use designations (R-1 – Residential). The subject site was part of the Bernalillo County zoning actions prior to annexation into the City of Albuquerque, which occurred in 1948 (City Ordinance).

Case history for the area includes case numbers 1002259 and 1008668. Case #1002259 (02-DRB-01515) was for a minor subdivision action filed by Rio Grande Presbyterian Church on October 9, 2002. The minor subdivision was to divide the R1 land into two lots in order to sell them. They proposed to divide the land with equal frontage on Estancia Drive NW. The request was filed on October 9, 2002.

Project #1008668 was filed by the Rio Grande Presbyterian Church on February 2, 2011. The request was for the addition of a 600 square foot, on-site storage area for the Rio Grande Food Project which was housed in the church and had exceeded capacity.

Coors Boulevard, Character Protection Overlay Zone, CPO-2 (14-16-3-4(C))

The purpose of the Character Protection Overlay (CPO) zone is to preserve areas with distinctive characteristics that are worthy of conservation but may lack sufficient significance to qualify as Historic Protection Overlay (HPO) zones. The following regulations apply to development in the MX-L zone within the CPO-2: setbacks, building height, grading, and signs (please Section 14-16-3-4(C) – pgs. 74-76).

Transportation System

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

Estancia Drive NW, Daytona Road NW, and Fortuna Road NW are classified as Local Urban Streets. Coors Boulevard is classified as a Principal Arterial.

Comprehensive Plan Corridor Designation

The Comprehensive Plan designates Coors Boulevard NW, located approximately 600 feet to the west of the subject site, as a Major Transit Corridor. The subject site is within the 660-foot buffer of Coors Boulevard.

Comprehensive Plan Community Planning Area Designation

The subject site is part of the Southwest Mesa Community Planning Area (CPA). The Southwest Mesa is characterized by its' suburban subdivisions, impressive vistas, and connection to the Western mesa vista. The area has an arid mesa environment characterized by sand flats, dunes, and escarpments dotted with scrub juniper and sage and is the "Gateway" to Albuquerque from the west, where I-40 and Route 66 separate from each other.

Trails/Bikeways

The Long-Range Bikeway System (LRBS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies existing and proposed routes and trails.

Coors Boulevard currently has a bike path. Agency comments report that a proposed protected bicycle lane is identified in the Long Range Bikeway System on Coors Blvd NW in the project area. A proposed buffered bicycle lane is identified in the Long Range Bikeway System while Fortuna Road NW has a bike route (where cars and bicycles share the street).

Transit

ABQ Ride Route #155 runs north-south along Coors Boulevard and offers service Monday through Friday, peak frequency of 33 minutes, and a reduced schedule on Saturdays and Sundays. The route begins at Southern & Unser and ends at Coors & Gun Club. The nearest transit stop is on Coors Boulevard.

Public Facilities/Community Services

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

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions

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

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

Center and Corridor Definitions:

Major Transit (MT) Corridor: A Corridor designation from the Comprehensive Plan. High-frequency transit service is planned.

Light Vehicle: A vehicle that has a gross vehicle weight rating of less than 10,000 pounds, including but not limited to automobiles, light trucks, sport utility vehicles, vans, boats, recreational vehicles, trailers, motorcycles, mopeds, scooters, and ATVs.

Light Vehicle Repair: Any facility providing vehicle repair, service, or maintenance of light vehicles.

Major Transit (MT) Area: Lots within 660 feet in any direction of the centerline of a Major Transit Corridor as designated by the ABC Comp Plan, as amended.

Zoning

The subject site is currently zoned R-1B (Residential-Single Family Zone District – Medium Lot), IDO 14-16-2-3(B) that was assigned upon the adoption of the IDO, effective May 17, 2018. The purpose of the R-1 zone district is to provide for neighborhoods of single-family homes with a variety of lot sizes and dimensions. When applied in developed areas, an additional purpose is to require that redevelopment reinforce the established character of the existing neighborhood. Primary land uses include single-family homes on individual lots, with limited civic and institutional uses to serve the surrounding area. Allowable uses are shown in Table 4-2-1, IDO pgs. 143-148.

The request is to change the subject site's zoning to MX-L (Mixed-Use – Low Intensity Zone District), IDO 14-16-2-4(B) that was assigned upon the adoption of the IDO, effective May 17, 2018. The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at intersections of collector streets. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors. Allowable uses are shown in Table 4-2-1, IDO pgs. 143-148.

It is important to note that properties to the north of the subject site are zoned MX-L and are in Areas of Change.

There are some notable differences between the R-1B and MX-L zones, mainly in the Motor Vehicle Related category. Car wash and light vehicle repair are not allowed in the R-1B zone but are permissive in the MX-L zone. Light vehicle fueling stations are not allowed in the R-1B zone but are conditional in the MX-L zone along with light vehicle sales and rental.

Several uses are conditional in the R-1B zone but become permissive in the MX-L zone: community center or library, elementary or middle and high school and veterinary hospitals/other pet services. Outdoor storage is not allowed in the R-1B zone but is conditional accessory in the MX-L zone. Dwelling-townhouse, live-work, and multi-family are permissive in the MX-L zone but not allowed in the R-1B zone.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated as an Area of Consistency. In Areas of Consistency, the focus is on protecting and enhancing the character of single-family neighborhoods and green spaces. Revitalization and developments that do occur should be at scale and density (or intensity) similar to the immediately surrounding development in order to reinforce the existing character of established neighborhoods.

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

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

Chapter 4: Community Identity

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

The request would contribute to enhancing, protecting, and preserving the community by allowing for the development of a vacant lot near residential neighborhoods. The request would also expand the area's mix of uses to neighborhoods that are mostly zoned R-1B. MX-L zoning is found north of the subject site at Le Petite Academy (Daycare) and Volcano Plaza (Shopping Center). The site plan for development of the property would be subject to IDO requirements. Neighborhood edges (14-16-5-9), landscape buffering and screening (14-16-5-9), and mixed-use low intensity dimensional standards (14-16-5-1) would have to be followed in order to protect and preserve the distinct community of the Southwest Mesa CPA. The request furthers Goal 4.1 – Character.

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

The request would help activate the site that has always been vacant due to its' existing zoning of R-1B and will serve the surrounding area which is largely single-family residential. The request will not greatly impact the area but will help transition to permissive uses for retail and commercial development that are intended to be neighborhood in scale. The purpose of the MX-L zoning is intended to provide for neighborhood-scale convenience shopping needs, primarily at the corners of collector intersections. The zone change uses an existing zone found north of the subject site. If the Applicant should decide not to relocate his current light vehicle repair shop to the subject site, further development under the MX-L would be subject to applicable IDO standards that would generally serve to protect and preserve the identity and design of the neighborhood. The request furthers Policy 4.1.2 – Identity and Design.

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

Although the request would facilitate development at the SE corner of an intersection (Daytona Road NW and Estancia Drive NW), it would not contribute to the neighborhood's long-term health and vitality. Staff finds that Policy 4.1.4 – Neighborhood does not apply.

Chapter 5: Land Use

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

The request would facilitate development of the subject site, which would provide additional opportunities for residents to work and shop in the area although the subject site's small size (.40 acre) limits some of those opportunities. The request would foster complete communities where

residents can live and work together because the proposed light vehicle auto repair shop will be within walking distance of residential neighborhoods and ¼ of a mile to transit stops on Coors Boulevard for Ride Route #155. The request 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 requested zone change will create healthy, sustainable and distinct communities with a mix of uses by locating the light vehicle auto repair shop at the intersection of Daytona Road NW and Estancia Drive NW that is easily accessible to surrounding neighborhoods. There are neighborhoods zoned R-1B to the east and south of the subject site that can easily drop off their vehicles to be serviced/go to work at the subject site and return home walking. The request furthers Policy 5.2.1 – Land Uses.

*Subpolicy a) Encourage development and redevelopment that brings goods, services, and amenities within walking distance of neighborhoods and promotes good access for all residents.

The requested MX-L zone would encourage development that will bring a light vehicle repair shop within walking distance of the residential neighborhoods nearby while promoting good access for all residents due to its' location. The request furthers subpolicy 5.2.1a.

*Subpolicy e) Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

A healthy and sustainable community with a mix of uses will be created as the currently vacant lot will be developed and use existing infrastructure that is accessible to surrounding neighborhoods. Staff finds that subpolicy 5.2.1e is furthered.

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

Staff finds that the MX-L zone does not include single-family residential permissive uses (see Page 12). Subpolicy 5.2.1k is furthered.

*Subpolicy n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The MX-L zone will allow for a more productive use of the vacant land by allowing the light vehicle repair shop to relocate to the subject site if the Zoning Map Amendment were to be approved. Staff finds that subpolicy 5.2.1n is furthered.

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

The surrounding neighborhoods are already developed and even though the subject site is not, the area is served by existing infrastructure and public facilities, so the development 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 consists of a vacant lot and infill development generally occurs on vacant and underused lots in otherwise built-up sites or areas. The subject site is served by existing infrastructure and is within walking distance of public transportation (Ride Route #155) that has transit stops on Coors Boulevard. There are also bicycle routes/paths nearby (Fortuna Road/Coors Boulevard) that could be accessed if someone was to work at the repair shop and not have automobile transportation readily available. The request furthers Goal 5.3 – Infill Development.

*Policy 5.3.2 – Leapfrog Development: Discourage growth in areas without existing infrastructure and public facilities.

The request would facilitate mixed use development where infrastructure and public facilities already exist (see page 6). The request furthers Policy 5.3.2 – Leapfrog Development.

*Goal 5.6 – City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired to 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 Consistency and the request furthers this Goal because Areas of Change are located further north of the subject site and would reinforce the character and intensity of those areas. The request would facilitate development of the subject site that consists of one lot and would thereby encourage and direct growth to the area. The areas immediately to the east and south of the subject site are residential zones in Areas of Consistency that would benefit from having a light vehicle auto repair shop nearby. The request furthers Goal 5.6 – City Development Areas.

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

The subject site is in an Area of Consistency, where the Comprehensive Plan encourages support of zone changes in predominantly single-family residential neighborhoods that help align the appropriate zone with existing land uses. The zone change will ensure that the development will reinforce the scale, intensity and setbacks of the immediately surrounding context. The properties to the north of the subject site are already zoned for mixed-use development therefore the requested MX-L zone would be consistent with the character of those areas. Staff finds that Policy 5.6.3 – Areas of Consistency is furthered.

*Sub-policy 5.6.3d – In areas with predominantly single-family residential uses, support zone changes that help align the appropriate zone with existing land uses:

The requested MX-L zone furthers subpolicy 5.6.3d because it would bring the zoning of the site into alignment with existing land uses. Staff finds that subpolicy 5.6.3 is furthered.

*Goal 8.2 – Entrepreneurship: Foster a culture of creativity and entrepreneurship and encourage private business to grow.

The requested MX-L zone will permit the Applicant to operate a local business that has been in service for over 20 years at various locations thereby fostering a culture of entrepreneurship along with encouraging private business to grow. Staff finds that Goal 8.2 – Entrepreneurship is furthered.

*Policy 8.2.1 – Local business: Emphasize local business development.

The requested MX-L zone will permit the Applicant to operate a local business that has been in service for over 20 years thereby emphasizing local business development. The request furthers Policy 9.2.1 – Local Business.

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 Map Amendment justification letter analyzed here, received on March 29, 2021, is a response to Staff's request for a revised justification letter (see attachment). The subject site is currently zoned R-1B (Single-family residential-medium lot) but is currently an undeveloped lot. The requested zoning is MX-L (Mixed-Use Low Intensity Zone District). The reason for the request is to obtain zoning that will facilitate development that will support a light vehicle repair shop. The subject site is in an Area of Consistency.

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 plain text.

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

The proposed zone map amendment is consistent with the health, safety, and general welfare of the City by supporting a zone that already exists in the immediate area, which establishes consistency in both land use and zoning at the appropriate location. The MX-L zone is designed to provide neighborhood scale, non-destination retail and commercial uses. These are the existing land uses on adjacent properties, which reflect furthering a preponderance of Goals and Policies in the ABC Comprehensive Plan.

Staff: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and Policies (and other plans if applicable) and does not significantly conflict with them.

Applicable Citations: Goal 4.1 – Character, Policy 4.1.2 – Identity and Design, Goal 5.2 – Complete Communities, Policy 5.2.1 – Land uses, subpolicies 5.2.1a, e, k, n, Goal 5.3 – Efficient Development Patterns, Policy 5.3.1 – Infill Development, Policy 5.3.2- - Leapfrog Development, Goal 5.6 – City Development Areas, Policy 5.6.3 – Areas of Consistency, Goal 8.2 – Entrepreneurship, Policy 8.2.1 – Local Business.

Non-Applicable Citations: Policy 4.1.4 – Neighborhoods,

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

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

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

The requested MX-L zone is the zoning that works best on the subject property if it is to be considered for development. The policy analysis provides examples where the request furthers numerous Comprehensive Plan Goals and Policies regarding infill development, the proposed land use, support of local business and Areas of Consistency in an area in proximity to existing residential development and adjacent as a transition to Areas of Change.

The requested MX-L zone is more advantageous to the community as articulated in the Comprehensive Plan that the proposed zone is consistent with adjacent and abutting zoning and land uses, including as they relate to development density and intensity and connectivity as articulated in the Policy analysis. The rezone will support the relocation of locally owned neighborhood-scale commercial business as an opportunity to serve surrounding areas.

Staff: The subject site is located wholly in an Area of Consistency but the MX-L zone is more advantageous to the community as it will allow for the development of an underutilized, vacant lot that has been undeveloped due to its' current zoning. The site was never developed with single family residential uses due to it being owned by the religious institution to the west of the subject site. The applicant's policy-based analysis (Criterion 3) 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 B is sufficient.

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

The Criterion is non-applicable in that the proposed amendment is located wholly in an Area of Consistency as shown in the Comprehensive Plan.

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

- 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.

The requested zone and proposed use are intended to be neighborhood in scale. Allowable permitted uses in the MX-L zone are not anticipated to be harmful to the adjacent property, the neighborhood or community. This is also reflected in the support of the West Mesa Neighborhood Association. The neighborhood association specifically mentioned their support for local small businesses in the community. The MX-L will allow for more flexibility but yet will be under the jurisdiction of the IDO. The IDO requires protections for abutting neighborhoods through a variety of methods, such as site plan that must be reviewed and processed by the City. These items include size limitations, landscaping, distance separations, parking, and other use-specific standards that will be applied with any intent to develop the property. Permissive uses and the proposed development will not be harmful to the adjacent property, neighborhood or community.

Comparison of R-1B and MX-L

IDO Zoning Comparison: R1-B vs. MX-L		
Use	R-1B	MX-L
RESIDENTIAL		
Dwelling, single-family detached	P	-
Dwelling, cluster development	P	-
Dwelling, cottage development	P	-
Dwelling, two-family detached (duplex)	P	-
Dwelling, townhouse	-	P
Dwelling, live-work	-	P
Dwelling, multi-family	-	P
GROUP LIVING		
Assisted living facility or nursing home	-	P
Community residential facility, small	P	P
Community residential facility, large	-	P
Group home, small	-	P
Group home, medium	-	P
Group home, large	-	
CIVIC AND INSTUTIONAL		
Adult or child day care facility	-	P
Community center or library	C	P
Elementary or middle school	C	P
High school	C	P
Parks and open space	P	p
Religious institution	P	P
COMERCIAL USES		
Community garden	P	P
General agriculture	P	
Bar	-	C
Health club or gym	-	P
MOTOR VEHICLE-RELATED		
Car wash	-	P
Light vehicle repair	-	P
Light vehicle sales and rental	-	C

Light vehicle fueling station	-	C
Paid parking lot	-	P
Parking structure	-	P
OFFICES AND SERVICES		
Bank	-	P
Club or event facility	-	P
Commercial services	-	P
Office	-	P
Personal and business services, small	-	P
Research or testing facility	-	P
Self-storage	-	P

Staff: The requested MX-L (Mixed-Use-Low Intensity Zone) and use of the subject site are intended to be more neighborhood in scale. Permissive uses in the MX-L zone are listed above, specifically in the Motor Vehicle Related category. Light vehicle repair could be harmful to nearby residences to the east of the subject site, but the IDO's Development Standards serve to limit the overall density on the site, specifically for this 0.40 acre site. The MX-L will allow for more flexibility but yet will be under the jurisdiction of the IDO. 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.

The site falls within an area to have adequate capacity to serve the development made possible by the zone change, thus meeting the requirement of sub-Criterion 1. The site falls within an area with access to existing infrastructure and public improvements. No capital funds or development agreements are needed at this time. The established area has sufficient adjacent infrastructure to support permissive uses of the MX-L zone.

Staff: Staff agrees that the City's existing infrastructure and public improvements have adequate capacity to serve the development made possible by the zone change (requirement 1). 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.

The subject site is located along two Local Roads. Access to the site will be solely from Daytona Road which is along its southern boundary. Another Local road, Estancia Drive serves as the eastern boundary of the property. Estancia Drive provides access to other MX-L zoned properties in the neighborhood. Coors Boulevard which is the nearest major street, is not being used as a justification for the zone change request. Justification is based on furthering a preponderance of applicable Comprehensive Plan Goals and Policies as demonstrated in the analysis.

Staff: Staff agrees that the Applicant's justification is not completely based on the property's location on a major street. The property is located on Estancia Drive NW, between Fortuna Road NW and Daytona Road NW, which are both local roads. 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.

The subject application is not based on economic considerations rather the interest lies in developing the property with zone that supports the relocation of a family owned local business. The cost of land is not the primary determining factor in pursuit of the appropriate zoning.

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

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

1. The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts.
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.

The proposed zoning will be consistent with the surrounding zone districts and will not result in a "spot zone" or "strip zone". The proposed MX-L zone serves as the northern boundary of the subject property. The policy analysis demonstrates the zone change will clearly facilitate implementation of the Comprehensive Plan.

Staff: The request will not create a spot zone. The proposed zoning will be consistent with zone districts to the north of the subject site and the uses for the property will be more appropriate. The response to Criterion H is sufficient.

III. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other interested agencies reviewed this application. Few agency comments were received. The Transportation Development Review Services section had no objection to the request.

Albuquerque Public Schools (APS) noted no adverse impacts by the proposed zone change. PNM offered standard comments. Agency comments begin on p. 28.

Neighborhood/Public

The West Mesa Neighborhood Association, South West Alliance of Neighborhoods (SWAN), and the Westside Coalition of Neighborhood Associations were required to be notified, which the applicant did (see attachments). Property owners within 100 feet of the subject site were also notified, as required (see attachments).

A pre-application neighborhood meeting was held on February 9, 2021 with members of the West Mesa Neighborhood Association (see attachment). The Association generally supports the development.

As of this writing, Staff has not received any correspondence or phone calls.

IV. CONCLUSION

The request is for a Zoning Map Amendment (zone change) from R-1B to MX-L for Lot D, Block J, Northern Heights Addition, located at 601 Estancia Drive NW, between Fortuna Road NW and Daytona Road NW, approximately 0.40 acres (the “subject site”). The applicant would like to change the subject site’s zoning to MX-L in order to develop (the “subject site”) and relocate his light vehicle repair shop to the vacant lot. The subject site is in an Area of Consistency

The Applicant has adequately justified the zoning Map Amendment based upon the proposed zoning being more advantageous to the community than the current zoning, and because it would further a preponderance of applicable Goals and policies in the Comprehensive Plan.

The affected neighborhood organizations are the West Mesa Neighborhood Association, South West Alliance of Neighborhoods (SWAN), and the Westside Coalition of Neighborhood Associations. Property owners within 100 feet of the subject site were also notified as required. A pre-application neighborhood meeting was requested and held on February 9, 2021 with members of the West Mesa Neighborhood Association. The association generally supports the development. A letter of support from the West Mesa Neighborhood Association dated February 11, 2021 was submitted as part of the application.

Staff recommends approval.

FINDINGS – RZ-2021-00009, April 15, 2021 – Zoning Map Amendment (Zone Change).

1. The request is for a Zoning Map Amendment (zone change) for an approximately 0.40-acre site legally described as Lot D, Block J, Northern Heights Addition, located at 601 Estancia Drive NW, between Daytona Road NW and Fortuna Road NW.
2. The subject site is zoned R-1B (Single-Family Zone District – Medium Lot). The zoning was received as a conversion from the subject site’s former zoning of R-1 (Residential). The R-1B zone primarily referenced the R-1 zone of the Comprehensive Zoning code which was how the Integrated Development Ordinance (IDO) zoning conversion to R-1B was determined.
3. The Applicant is requesting a zone change to MX-L (Mixed-Use Low Intensity Zone District) in order to develop the subject site and relocate his light vehicle repair shop to it.
4. The subject site is in an Area of Consistency as designated by the Comprehensive Plan and is in the Southwest Mesa Community Planning Area (CPA).
5. The subject site is located approximately 600 feet from Coors Boulevard, a Major Transit Corridor as designated by the Comprehensive Plan. The subject site is within the 660-foot buffer of Coors Boulevard.
6. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
7. The request furthers the following Goals and policies from Chapter 4: Community Identity:
 - A. *Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

The request for a Zoning Map Amendment to facilitate future development of the site would contribute to enhancing, protecting, and preserving the community by allowing for the development of a vacant lot that is near residential neighborhoods. The request would also expand the area’s mix of uses to neighborhoods that are mostly zoned R-1B. MX-L zoning is found north of the subject site at Le Petite Academy (Daycare) and Volcano Plaza (Shopping Center). If the Zoning Map Amendment were to be approved, the Applicant would be required to submit a Site Plan- DRB for development of the property and the site plan would be subject to IDO requirements. Neighborhood edges (14-16-5-9), landscape buffering and screening (14-16-5-9), and mixed-use low intensity dimensional standards (14-16-5-1) would have to be followed in order to protect and preserve the distinct community of the Southwest Mesa CPA.
 - B. Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of the neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The requested Zoning Map Amendment to MX-L from R-1B will help activate the site that has always been vacant due to its’ existing zoning of R-1B and will serve the surrounding area which is largely single-family residential. The request will not greatly impact the area but will help

transition to permissive uses for retail and commercial development that are intended to be neighborhood in scale. The purpose of the MX-L zoning is intended to provide for neighborhood-scale convenience shopping needs, primarily at the corners of collector intersections. Furthermore, if the Zoning Map Amendment is approved, it will reinforce the neighborhood identity by allowing for development of a vacant lot. The zone change uses an existing zone that is found north of the subject site at the Le Petite Academy and Volcano Plaza. If the Applicant should decide not to relocate his current light vehicle auto repair shop to the subject site, further development under the MX-L would be subject to applicable IDO standards that would serve to protect and preserve the identity and design of the neighborhood

8. The request furthers the following Goals and Policies from Chapter 5: Land Use:
- A. Goal 5.2 – Complete Communities: Foster communities where residents can live, work, learn, shop and play together.

The request would facilitate development of the subject site, which would provide additional opportunities for residents to work and shop in the area although the subject site's small size (0.40 acre) limits some of those opportunities. The request would foster complete communities where residents can live and work together because the proposed light vehicle auto repair shop will be within walking distance of residential neighborhoods and ¼ of a mile to transit stops on Coors Boulevard for Ride Route #155.

- 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 requested zone change will create healthy, sustainable and distinct communities with a mix of uses by locating the light vehicle auto repair shop at the intersection of Daytona Road NW and Estancia Drive NW that is easily accessible to surrounding neighborhoods. There are neighborhoods that are zoned R-1B to the east and south of the subject site that can easily drop off their vehicles to be serviced/go to work at the subject site and return home walking.

Subpolicy a) Encourage development and redevelopment that brings goods, services, and amenities within walking distance of neighborhoods and promotes good access for all residents.

The requested MX-L zone will encourage development that will bring a light vehicle repair shop within walking distance of the residential neighborhoods nearby while promoting good access for all residents due to its' location.

Subpolicy e) Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

A healthy and sustainable community with a mix of uses will be created as the currently vacant lot will be developed and use existing infrastructure that is accessible to surrounding neighborhoods.

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

The MX-L zone does not include single-family residential permissive uses.

Subpolicy n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

The proposed Zoning Map Amendment would allow for the development of a single, vacant lot that has been undeveloped due to the current zoning. The MX-L zone will allow for a more productive use of the vacant land by allowing the light vehicle repair shop to relocate to the subject site if the Zoning Map Amendment were to be approved.

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

The surrounding neighborhoods are already developed and even though the subject site is not, the area is served by existing infrastructure and public facilities, so the development made possible by the request would generally promote efficient development patterns and use of land.

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

The subject site consists of a vacant lot and infill development generally occurs on vacant and underused lots in otherwise built-up sites or areas. The location of the subject site is within walking distance of public transportation (Ride Route #155) that has transit stops on Coors Boulevard. There are also bicycle routes/paths nearby (Fortuna Road/Coors Boulevard) that could be accessed if someone was to work at the repair shop and not have automobile transportation readily available.

- E. Policy 5.3.2 – Leapfrog Development: Discourage growth in areas without existing infrastructure and public facilities.

The request would expand mixed use development where infrastructure and public facilities already exist (see page 6).

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

The request would further this Goal because Areas of Change are located further north of the subject site and would reinforce the character and intensity of those areas. The request would facilitate development of the subject site that consists of one lot and would thereby encourage and direct growth to the area. The areas immediately to the east and south of the subject site are residential zones in Areas of Consistency that would benefit from having a light vehicle auto repair shop nearby.

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

The subject site is in an Area of Consistency, where the Comprehensive Plan encourages support of zone changes in predominantly single-family residential neighborhoods that help align the appropriate zone with existing land uses. The zone change will ensure that the development will reinforce the scale, intensity and setbacks of the immediately surrounding context. The properties to the north of the subject site are already zoned for mixed-use development therefore the requested MX-L zone would be consistent with the character of those areas.

*Sub-policy 5.6.3d – In areas with predominantly single-family residential uses, support zone changes that help align the appropriate zone with existing land uses:

The requested MX-L zone furthers subpolicy 5.6.3d because it would bring the zoning of the site into alignment with existing land uses further north of the subject site.

9. The request furthers Goals and Policies from Chapter 8: Economic Development:
- A. *Goal 8.2 – Entrepreneurship: Foster a culture of creativity and entrepreneurship and encourage private business to grow.

The requested MX-L zone will permit the Applicant to operate a local business that has been in service for over 20 years at various locations thereby fostering a culture of entrepreneurship along with encouraging private business to grow.

- B. *Policy 8.2.1 – Local business: Emphasize local business development.
The requested MX-L zone will permit the Applicant to operate a local business that has been in service for over 20 years thereby emphasizing local business development.

10. The applicant has adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 14-16-6-7(F)(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 community identity, identity and design, land use, infill development, entrepreneurship, and local business.

B. Criterion B: The subject site is located wholly in an Area of Consistency but the MX-L zone is more advantageous to the community. The site was never developed with single family residential uses due to it being owned by the religious institution to the west of the subject site. The applicant's policy-based analysis (Criterion 3) 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.

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

- D. Criterion D: The requested MX-L (Mixed-Use-Low Intensity Zone) and use of the subject site are intended to be more neighborhood in scale. Permissive uses in the MX-L zone are listed above, specifically in the Motor Vehicle Related category. Light vehicle repair could be harmful to nearby residences to the east of the subject site, but the IDO's Development Standards serve to limit the overall density on the site, specifically for this 0.40 acre site. The MX-L will allow for more flexibility but yet will be under the jurisdiction of the IDO.
 - E. Criterion E: The City's existing infrastructure and public improvements have adequate capacity to serve the development made possible by the zone change.
 - F. Criterion F: The Applicant's justification is not completely based on the property's location on a major street. The property is located on Estancia Drive NW, between Fortuna Road NW and Daytona Road NW, which are both local roads.
 - G. Criterion G: Economic considerations are always a factor, but the Applicant's justification for the MX-L zone is not based completely or predominantly on the cost of land or economic considerations. Rather, the Applicant has demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies.
 - H. Criterion H: The request will not create a spot zone. The proposed zoning will be consistent with zone districts to the north of the subject site and the uses for the property will be more appropriate.
- 11. The applicant's policy analysis adequately demonstrates that the request furthers applicable Goals and policies in the Comprehensive Plan and does not significantly conflict with it. Based on this demonstration, the proposed zone category would be more advantageous to the community than the current zoning.
 - 12. The affected neighborhood organizations are the West Mesa Neighborhood Association , South West Alliance of Neighborhoods (SWAN), and the Westside Coalition of Neighborhood Associations, 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 received any correspondence or phone calls.
 - 13. A pre-application neighborhood meeting was held on February 9, 2021 with members of the West Mesa Neighborhood Association. The Association generally supports the development that the request would facilitate. A letter of support from the West Mesa Neighborhood Association dated February 11, 2021 was submitted as part of the application.
 - 14. Staff has not received further communication of support or opposition.

RECOMMENDATION - RZ-2021-00009, April 15, 2021

APPROVAL of Project #: 2021-005200, Case #RZ-2021-00009, a zone change from R-1B to MX-L for Lot D, Block J, Northern Heights Addition, an approximately 0.40 acre site, located at 601 Estancia Drive NW, between Fortuna Road NW and Daytona Road NW, based on the preceding Findings.

Silvia Bolivar

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

Notice of Decision cc list:

cc: Edward Esquivel, 2400 Mervosh Pl. SW, Abq., NM 87105
Arch + Plan Land Use Consultants, arch.plan@comcast.net
West Mesa NA, Dee Silva, ddee4329@aol.com
West Mesa NA, Steven Budenski, stevenbudenski@gmail.com
South West Alliance of Neighborhoods, Jerry Gallegos, jgallegoswccdgc@gmail.com
South West Alliance of Neighborhoods, Luis Hernandez, Jr. luis@wccdgc.org
Westside Coalition of Neighborhood Associations, Rene Horvath, aboard111@gmail.com
Westside Coalition of Neighborhood Associations, Elizabeth Haley, ekhaley@comcast.net
Legal, avarela@cabq.gov
EPC file

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Long Range Planning

No comments were provided.

Transportation Development

Hydrology Development

New Mexico Department of Transportation (NMDOT)

Department of Municipal Development

No adverse comments.

Traffic Engineering Operations (Department of Municipal Development)

For informational purposes:

- Coors Blvd NW is functionally classified as an Existing Principal Arterial in the project area.
- Coors Blvd NW is an NMDOT limited access facility. Please refer to the State Access Management Manual (SAMM) or contact Acting District 3 Engineer Rick Padilla at 505-934-0354 or Rick.Padilla@state.nm.us with any questions about access control.
- Coors Blvd NW is an Intelligent Transportation System (ITS) Corridor. Please consult the reviewing agency's Traffic Engineering and/or ITS Department with any questions regarding ITS infrastructure.
- A proposed protected bicycle lane is identified in the Long Range Bikeway System on Coors Blvd NW in the project area.
- A proposed buffered bicycle lane is identified in the Long Range Bikeway System on Fortuna Rd NW in the project area.
- Coors Blvd NW is identified as a Rapid Ride Route in the Long Range Transit Network. Rapid ride routes have anticipated peak frequencies of 7 - 15 minutes.
- Appendix G of the MTP recommends the following as it relates to the subject request: o Promote a healthy jobs housing balance west of the river through preserving commercially zoned land, site-readiness programs, etc.

Street Maintenance (Department of Municipal Development)

RECOMMENDED CONDITIONS FROM THE CITY ENGINEER:

None.

Water Utility Authority

No adverse comment to the proposed zone change.

For information only:

Since development is known, if service is desired please request an availability at the link: <https://www.abcwua.org/info-for-builders-availability-statements/>. The request shall include a City Fire Marshal approved Fire 1 Plan, a zone map showing the site location, and the proposed Utility Plan.

Please note that a condition of the approval of the subsequent site plan submittal, identified in this Zoning Map Amendment (Zone Change) submittal, will be an Availability Statement request with the aforementioned supporting documentation present at the time of the submittal.

PNM

There are existing PNM facilities abutting the site along both Estancia Dr NW and Daytona Rd NW. There is also a power line along the site's western edge within an existing easement. Any relocation or alteration of existing PNM facilities is at the property owner's expense.

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.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

Parks and Recreation

No objection to the proposed zone change.

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division- The trash enclosure on proposed site plan will have to be relocated. It is inaccessible.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY TRANSPORTATION PLANNING

No adverse comments to zone change.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No adverse comments.

ALBUQUERQUE PUBLIC SCHOOLS

No adverse impacts.

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO



Figure 1: Subject site. Picture taken standing at southeast corner of Daytona Road NW and Estancia Drive NW.

Figure 2: Standing on southeast corner of the subject site, facing west towards Coors Boulevard NW.

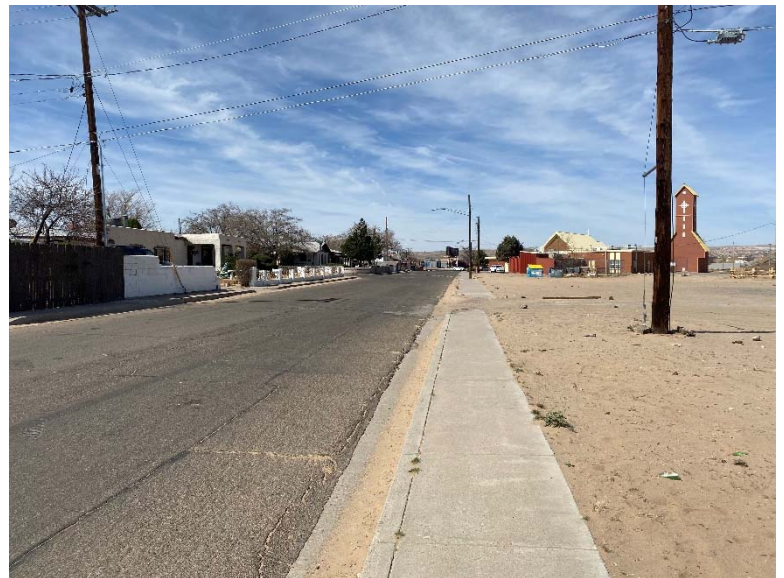


Figure 3: Single-family and multi-family properties to the east of the subject site.



Figure 4: Southeast corner of subject site, facing north.

Figure 5: Southeast corner of subject site, facing south.



Figure 6: Subject site.

HISTORY



Agenda Item: 16 **Project #:** 1002259
Application #: 02DRB-01515
Subject: Northern Heights Addition

- Janet Cunningham-Stephens, DRB Chair
Planning Manager, Land Development Coordination
Tel: 505-924-3880 FAX: 505-924-3864



City of Albuquerque
Parks and Recreation Department
PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence
Development Review Board Comments

Project Number: 1002259

Application Number: 02DRB-01515

DRB Date: 10/9/02

Item Number: 16

Subdivision:

Lot D, Block J, Northern Heights Addition

Zoning: R-1

Zone Page: J-11

New Lots (or units) : 2

Request for:

- ☒ Sketch Plat Review & Comment
- ☐ Bulk Land Variance
- ☐ Site Development Plan for Subdivision
- ☐ Site Development Plan for Building Permit
- ☐ Preliminary Plat
- ☐ Final Plat
- ☐ Vacation of Public RoW
- ☐ Vacation of Public Easement
- ☐ Vacation of Private Easement
- ☐ Temp. Deferral of Sidewalk Construction
- ☐ Sidewalk Variance
- ☐ SIA Extension
- ☐ Other

Parks and Recreation Comments:

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 2 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

Signed: CS

Christina Sandoval, (PRD)

Phone: 768-5328



City of Albuquerque
CITY OF ALBUQUERQUE
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103
PUBLIC WORKS DEPARTMENT
DEVELOPMENT SERVICE
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002259

AGENDA ITEM NO: 16

SUBJECT:

- | | | |
|-------------------------|--------------------------|------------------------------|
| (01) Sketch Plat/Plan | (05) Site Plan for Subd | (10) Sector Dev Plan |
| (02) Bulk Land Variance | (06) Site Plan for BP | (11) Grading Plan |
| (03) Sidewalk Variance | (07) Vacation | (12) SIA Extension |
| (03a) Sidewalk Deferral | (08) Final Plat | (13) Master Development Plan |
| (04) Preliminary Plat | (09) Infrastructure List | (14) Other |

ACTION REQUESTED:

REV/CMT:(x) APP:() SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

No adverse comments.

Are you planning on vacating the alley?

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED *discussed* X; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: October 9, 2002

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

SUBDIVISION Supplemental form S

- ☒ Major Subdivision action
☒ Minor Subdivision action
☐ Vacation
☐ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN P

- ☐ ...for Subdivision Purposes
☐ ...for Building Permit
☐ IP Master Development Plan
☐ Cert. of Appropriateness (LUCC) L

ZONING

- ☐ Annexation & Zone Establishment
☐ Sector Plan
☐ Zone Change
☐ Text Amendment

APPEAL / PROTEST of... A

- ☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Rio Grande Presbyterian Church PHONE: 831-1143
 ADDRESS: P.O. Box 66498 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87193 E-MAIL: _____
 Proprietary interest in site: owner
 AGENT (if any): Virginia Gaddis PHONE: 877-5521
 ADDRESS: 3603 Sunstar Blvd. SW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87105 E-MAIL: cv.gaddis@quixnet.net

DESCRIPTION OF REQUEST: Divide R1 land into 2 lots. Sketch plat.
SKETCH PLAT

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. D Block 5 Unit: _____
 Subdiv. / Addn. Northern Heights Addn.
 Current Zoning: R-1 Proposed zoning: R-1
 Zone Atlas page(s): J11 No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): 12507 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
 Within city limits? ☒ Yes. No ☐ but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? No
 UPC No. 101105803821032503 MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 601 Estancia NW
 Between Daytona and Fortuna

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): _____

AA-974-A

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: _____

SIGNATURE Virginia Gaddis DATE 10/1/02
 (Print) Virginia Gaddis ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY

- ☐ INTERNAL ROUTING
☒ All checklists are complete
☒ All fees have been collected
☒ All case #s are assigned
☒ AGIS copy has been sent
☒ Case history #s are listed
☒ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers

02DRB - 01515

Action

SK

S.F.

53

Fees

\$ 0

\$ _____

\$ _____

\$ _____

\$ _____

Total

\$ 0

Hearing date Oct 9 2002

AM 10/1/02
 Planner signature / date

Project # 1002259

City of Albuquerque
Development Review Board
Albuquerque, New Mexico

October 1, 2002

To: Development Review Board:

We wish to divide this R1 land into two lots for the purpose of selling them. We propose to divide them with equal frontage on Estancia. Thank you for your consideration.

this is vacant land.

Sincerely,

Virginia Gaddis

Virginia Gaddis

Rio Grande Presbyterian Church

600 Coors Rd NW, 87121

PO Box 66498

Albuquerque, NM 87193

Zj11 coors



Selected Address: 601 ESTANCIA DR NW

Zoning: R-1

Lot/Block/Subd: D , J , NORTHERN HEIGHTS ADDN

Council District/Name: ONE , GOMEZ

County Commission: 1

Rep District/Sen District: 16 , 26

Nbr Assoc: WEST MESA R

Zoning: R-1

Voter Pct: 40

High Sch District: WEST MESA

Mid Sch District: ADAMS

Elem Sch District: LAVALAND

ZoneMap Page: J11

Jurisdiction: CITY

Police Beat: 144/WESTSIDE

Flood Zone: Nothing Selected

Comm Plan Area: SOUTHWEST MESA

UPC #: 101105803821032503

Owner Name: RIO GRANDE PRESBYTERIAN CHURCH

Owner City/State/Zip: ALBUQUERQUE / NM / 87193 6498 NM

AT OF
J-1965 *
OF

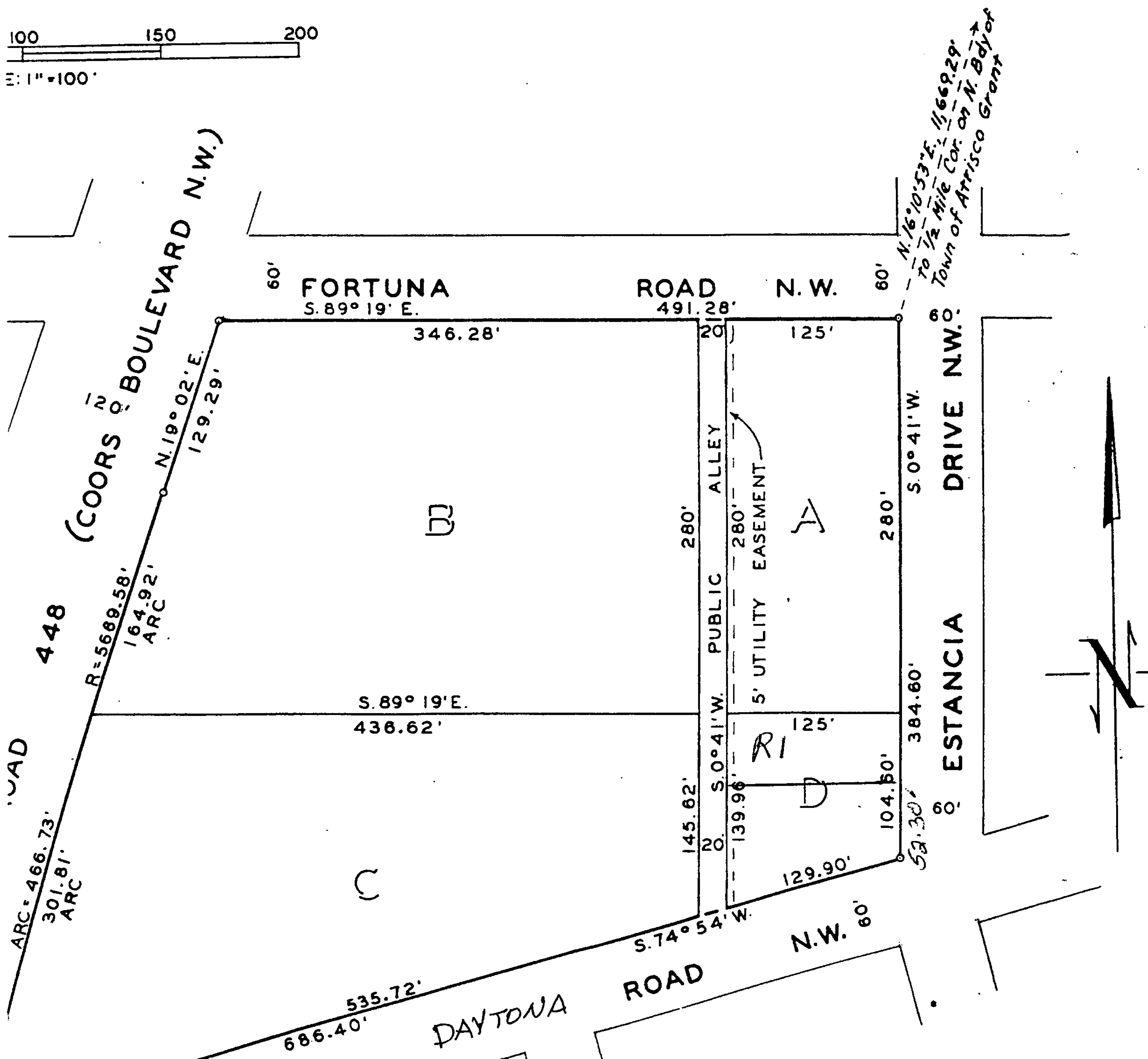
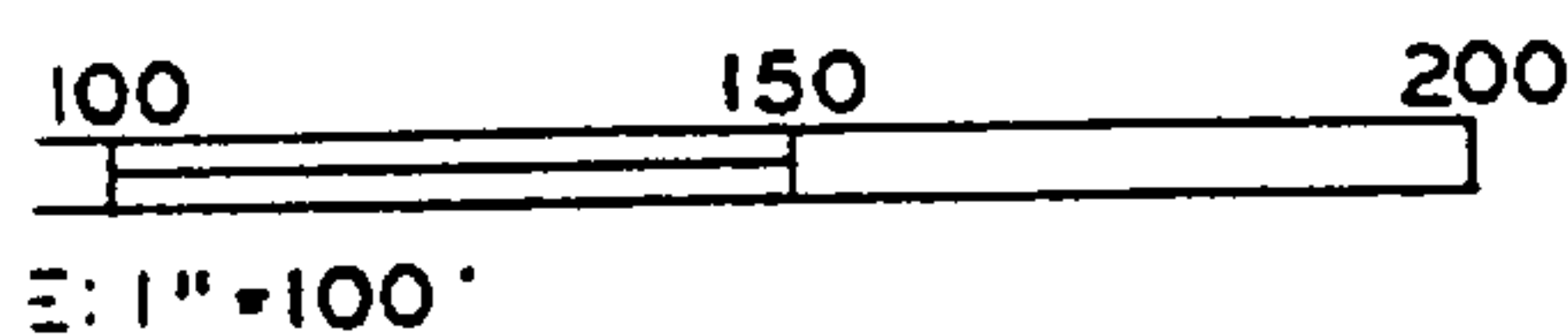
State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on

SEP -9 1965

As 10:00 a.m. Recorded in Vol. 84
of records of said County Police 52

Clerk & Recorder
Deputy Clerk

✓ HEIGHTS,
DIVISION,
_LO COUNTY, NEW MEXICO



City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

- ☐ Major Subdivision action
☐ Minor Subdivision action
☐ Vacation
☐ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- ☐ for Subdivision
☐ for Building Permit
☒ Administrative Amendment (AA)
☐ IP Master Development Plan
☐ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

Supplemental form

S Z ZONING & PLANNING

- ☐ Annexation
☐ County Submittal
☐ EPC Submittal
☐ Zone Map Amendment (Establish or Change Zoning)
☐ Sector Plan (Phase I, II, III)
☐ Amendment to Sector, Area, Facility or Comprehensive Plan
☐ Text Amendment (Zoning Code/Sub Regs)
☐ Street Name Change (Local & Collector)
☐ APPEAL / PROTEST of...
☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): SHELLEY B LUCERO RGPC PHONE: 505-450-9295
 ADDRESS: 600 COORS ROAD FAX: 505-345-8598
 CITY: ALBUQ. STATE NM ZIP 87193 E-MAIL: SHELLEY.L@JAYNES CORP.COM

APPLICANT: RIO GRANDE PRESBYTERIAN CHURCH PHONE: 505-831-1143
 ADDRESS: 600 COORS ROAD, NW FAX: 505-345-8598
 CITY: ALBUQ. STATE NM ZIP _____ E-MAIL: _____

Proprietary interest in site: _____ List all owners: RIO GRANDE PRESBY. CHURCH

DESCRIPTION OF REQUEST: AND 600 SF OF STORAGE AREA FOR RIO GRANDE FOOD PROJECT HOUSED IN THE RIO GRANDE PRESBY CHURCH

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. C U D Block: J Unit: _____
 Subdiv/Addn/TBKA: NORTHERN HEIGHTS A SUBDIVISION
 Existing Zoning: SU-1 Proposed zoning: SU-1 MRGCD Map No. _____
 Zone Atlas page(s): J-11-Z UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_V_S, etc.):
Z-1511 AA97-4A

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 2.8

LOCATION OF PROPERTY BY STREETS: On or Near: COORS ROAD
 Between: DAYTONA ROAD and FORTUNA ROAD

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: _____

SIGNATURE Shelley B. Lucero DATE FEB 1, 2011
 (Print) SHELLEY B. LUCERO Applicant ☒ Agent ☐

FOR OFFICIAL USE ONLY

Form revised 4/07

<input checked="" type="checkbox"/>	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/>	All checklists are complete	<u>11AA</u> - <u>10017</u>	_____	_____	\$ <u>45.00</u>
<input checked="" type="checkbox"/>	All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/>	All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/>	AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/>	Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/>	Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/>	F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/>	F.H.D.P. fee rebate	_____	_____	_____	\$ _____
		Hearing date <u>N/A</u>			Total \$ <u>45.00</u>

Planner signature / date
2-2-11

Project # 1008668



RIO GRANDE PRESBYTERIAN CHURCH
Feeding the Hungry Mind, Body & Spirit as Followers of Jesus Christ
PO Box 66498
Albuquerque, New Mexico 87193

Rev. Linda Roberts-Baca, Pastor

Church Phone: 831-1143

January 31, 2011

City of Albuquerque Planning

600 2nd Street, NW

Albuquerque, NM 87102

Re: Rio Grande Food Project Addition

Planning Department ,

The governing body for Rio Grande Presbyterian Church has approved the plan for additional storage area

being submitted by the Rio Grande Food Project, currently housed in our Church.

During a search of City Records and Church / Arch. records no current site development plan was found. The Arch. records were destroyed in a fire. We worked with Doris Robben trying to locate a stamped site development plan. None was found. Our addition will not be more than 10% of the existing sq. ftg. Therefore we are submitting for approval.

Mrs. Catherine Smith
Mrs. Catherine Smith,

President of RGPC

Shelley B. Lucero
Sec. of Rio Grande
Presby Church

Cell 450-9295

FacilityBUILD

August 17, 2011

Re: Rio Grande Food Project
Facility Expansion Plans
600 Coors Blvd. NW
Albuquerque, NM 87121

Rationale:

Rio Grande has experienced 40% increase in the number of clients served over the past three years. We have expanded our part time staff to help manage this growth, but we are still operating out of the same limited, 320 square feet, space. We have been in desperate need of more storage and service space for years. We especially need more cold storage space and bulk storage as well. As the second largest food pantry in the city, we need to be able to bring a pallet of food into the building instead of using carts. We are also working with two social non-profit organizations to collect, repackage and distribute perishable foods that will be frozen. We think this new source of free food is the wave of the future. These pressing needs, in conjunction with a government grant for infrastructure improvement, have precipitated the following expansion plans.

Facility Expansion Site Plans

1. Changes to the current Exterior South Entry area
 - a. The current concrete porch will be modified with a new ramp and cement slab. The current metal ramp will be removed. A new concrete ramp will be installed outside the new south entry double door. This will allow better access into the new storage addition.
A new concrete slab (12' above grade) will be installed along the southern outside wall. This will allow a pallet of food to be brought into the new storage addition.
2. Changes to the Current Playground and Building Addition
 - a. A new 42' x 18'-10" addition (791 square feet) will be added to the property. This space will consist of a new metal framed addition for dry storage, approximately 42' x 9', and installation of a walk-in freezer/refrigerator for perishable item storage, approximately 42' x 9'-10".
 - b. The addition will have a metal roll-up door for bringing pallets of food into the new storage addition.
 - c. The windows in the east wall of the new Rio Grande Food Project will be modified into an opening between the new addition and the work room.
 - d. The current metal storage container on the north side of the church will be moved next to the new addition. This will provide outside storage for pallet jacks, grocery carts and other equipment.
 - e. The existing tree, in the playground and about half of the chain link fence will need to be removed to allow for the new storage addition to be built.

FacilityBUILD

5904 FLORENCE AVENUE NORTHEAST
ALBUQUERQUE, NEW MEXICO 87113
505 828-0060 LIC. #88676
FAX: 505 823-0161

Architect

Engineer

Hands Engineering, Inc.

Engineers
1818 PARKWAY DRIVE, SUITE D
SANTA FE, NM 87507-7255
Phone: (505) 473-7370
Fax: (505) 473-4688
Email: jmh@handseng.com
We warrant the accuracy of the information we provide for the project on which this project is based. We do not warrant the accuracy of the information we provide for any other project or for any other purpose.

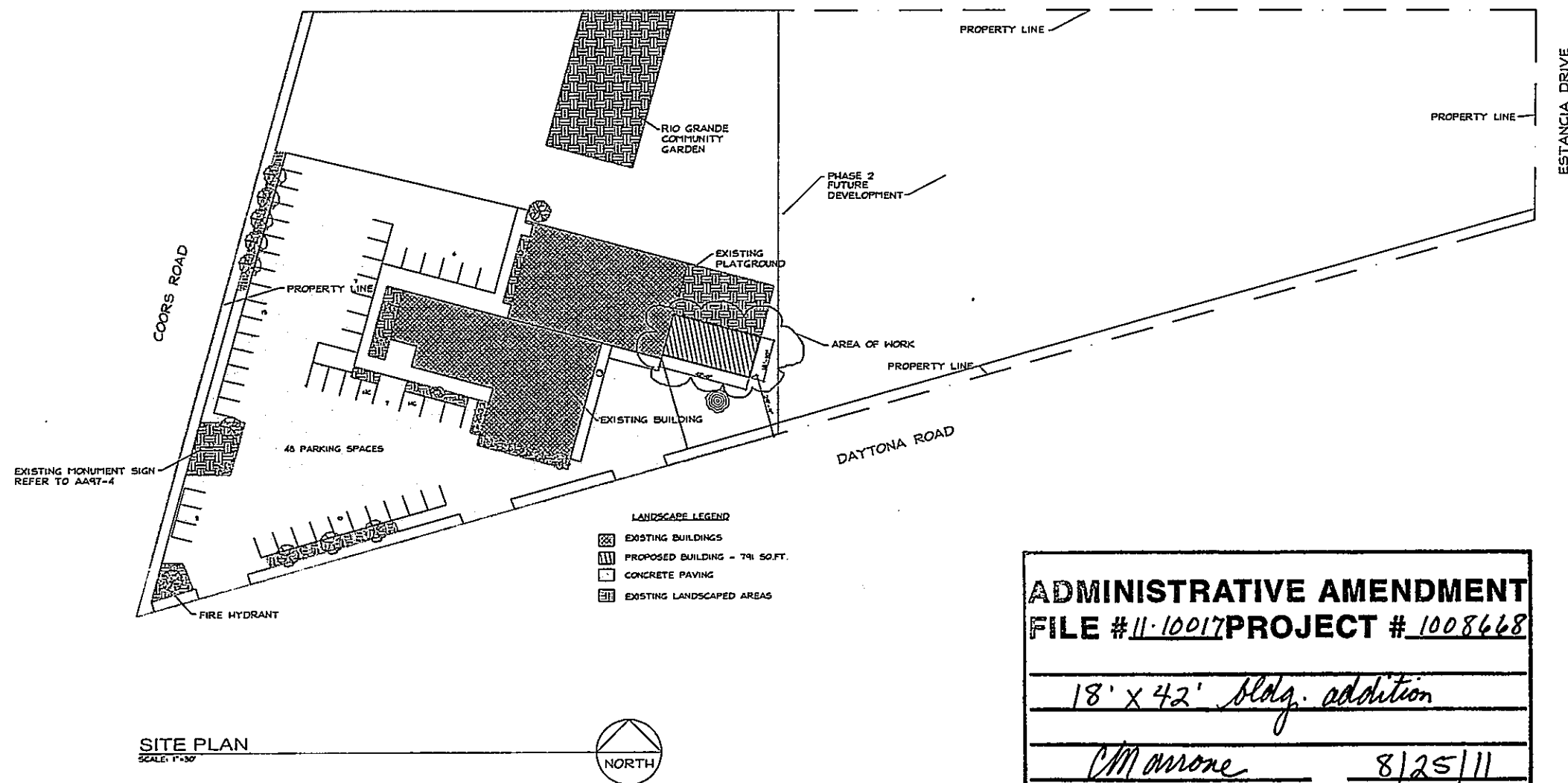
Engineer

General Notes

No.	Revision/Issue	Date

Project Name and Address
Rio Grande
Food Project
600 Coors Rd
Albuquerque, NM

Project	Sheet
Date: 8/1/2011 Scale: 1/32"=1'-0"	C-1



ZONING

Please refer to IDO Sub-section 14-16-3(B) for the Residential – Single-Family Zone District
(R-1B)

Please refer to IDO Sub-section 14-16-2-4(B) for the Mixed-Use – Low Intensity Zone District
(MX-L)



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

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

APPLICATION INFORMATION

Applicant: EDUARDO ESQUIVEL		Phone:
Address: 2408 MERVOSH PL SW		Email:
City: ALBUQUERQUE	State: NM	Zip: 87105
Professional/Agent (if any): ARCH + PLAN LAND USE CONSULTANTS		Phone: 505.980.8365
Address: P.O. BOX 25911		Email: arch.plan@comcast.net
City: ALBUQUERQUE	State: NM	Zip: 87125
Proprietary Interest in Site: OWNER	List all owners:	

BRIEF DESCRIPTION OF REQUEST

ZONE MAP AMENDMENT FROM R-1B TO MX-L

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

Lot or Tract No.: D	Block:	Unit:
Subdivision/Addition: NORTHERN HEIGHTS ADDN	MRGCD Map No.:	UPC Code: 1.011.058.051.207.325.01
Zone Atlas Page(s): J-11	Existing Zoning: R-1B	Proposed Zoning: MX-L
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres): 0.38 ±

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 601 ESTANCIAN NIN	Between: FORTUNA RD	and: DAYTONA RD
---	----------------------------	------------------------

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

NONE

Signature:	Date: 3.4.2021
Printed Name: DERRICK ARCHULETA	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

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

Form Z: Policy Decisions

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

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

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

- ☐ Interpreter Needed for Hearing? ☐ if yes, indicate language: _____
- ☐ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- ☐ Letter of authorization from the property owner if application is submitted by an agent
- ☐ Traffic Impact Study (TIS) form (not required for Amendment to IDO Text)
- ☐ Zone Atlas map with the entire site/plan amendment area clearly outlined and labeled (not required for Amendment to IDO Text) NOTE: For Annexation of Land, the Zone Atlas must show that the site is contiguous to City limits.

☐ **ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN**

☐ **ADOPTION OR AMENDMENT OF FACILITY PLAN**

- ☐ Plan, or part of plan, to be amended with changes noted and marked
- ☐ Letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-7(A)(3) or 14-16-6-7(B)(3), as applicable
- ☐ Required notices with content per IDO Section 14-16-6-4(K)(6)
 - ☐ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - ☐ Proof of emailed notice to affected Neighborhood Association representatives
 - ☐ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

☐ **AMENDMENT TO IDO TEXT**

- ☐ Section(s) of the Integrated Development Ordinance to be amended with changes noted and marked
- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(D)(3)
- ☐ Required notices with content per IDO Section 14-16-6-4(K)(6)
 - ☐ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - ☐ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

☒ **ZONING MAP AMENDMENT – EPC**

☐ **ZONING MAP AMENDMENT – COUNCIL**

- ☐ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- ☐ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(F)(3) or Section 14-16-6-7(G)(3), as applicable
- ☐ Required notices with content per IDO Section 14-16-6-4(K)(6)
 - ☐ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - ☐ Proof of emailed notice to affected Neighborhood Association representatives
 - ☐ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- ☐ Sign Posting Agreement

☐ **ANNEXATION OF LAND**

- ☐ Application for Zoning Map Amendment *Establishment of zoning must be applied for simultaneously with Annexation of Land.*
- ☐ Petition for Annexation Form and necessary attachments
- ☐ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(E)(3)
- ☐ Board of County Commissioners (BCC) Notice of Decision

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

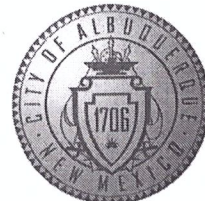
Signature: Derrick Archuleta
Printed Name: DERRICK ARCHULETA

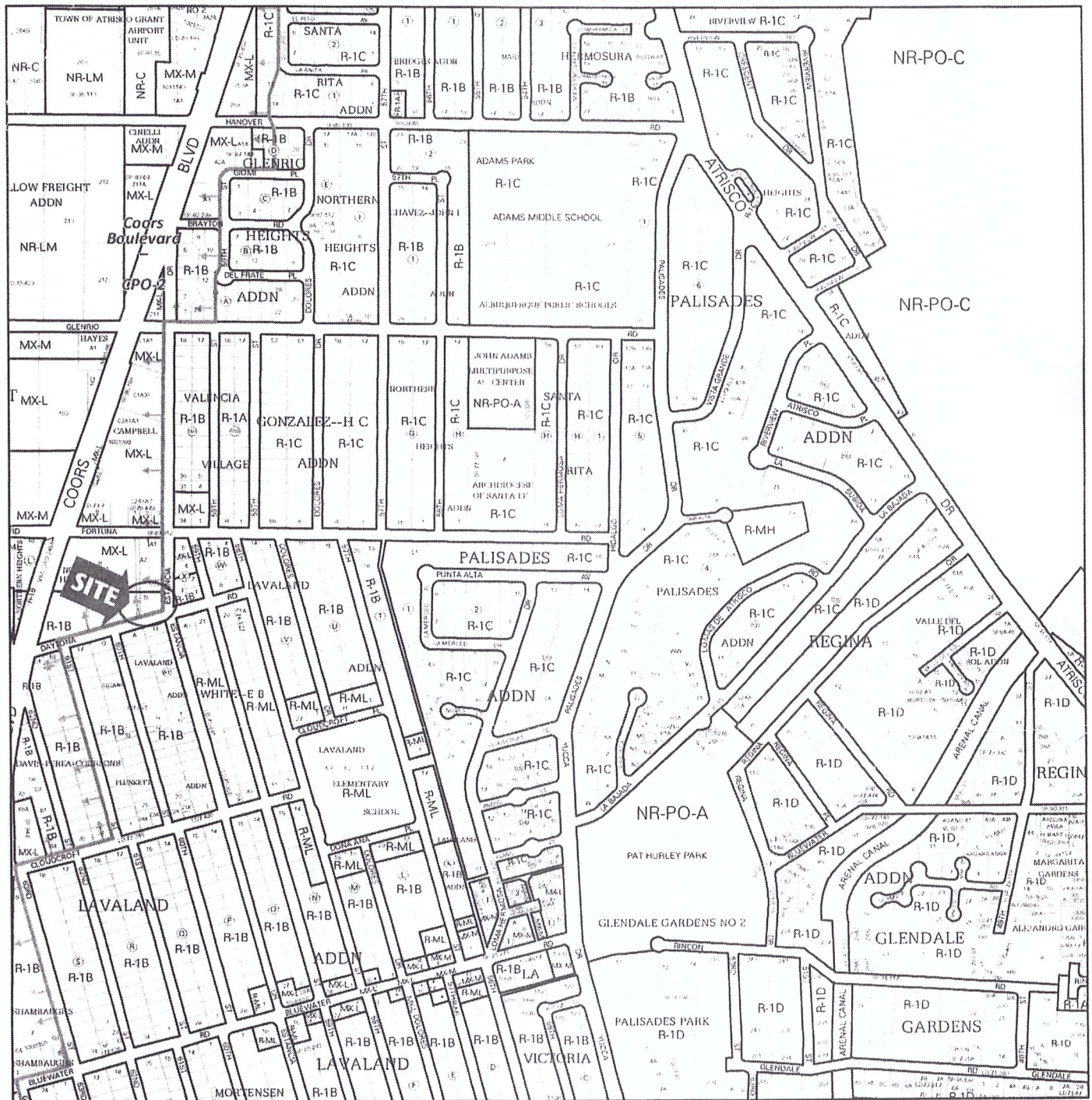
Date: 3.4.2021

☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

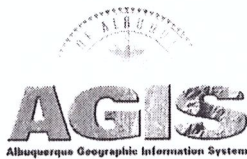
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	



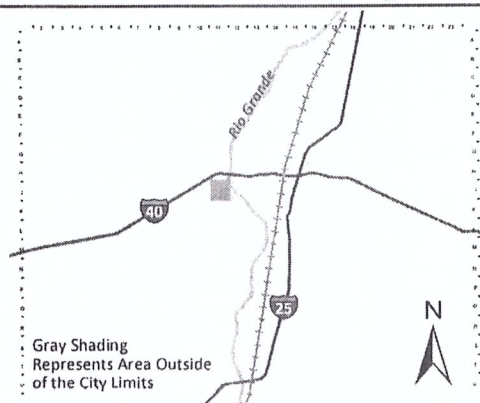


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
J-11-Z

Easement Escarpment

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

0 250 500 1,000 Feet

EDUARDO ESQUIVEL
2408 MERVOSH PL SW
ALBUQUERQUE NM 87105

March 2, 2021

To Whom It May Concern:

I am authorizing Derrick Archuleta, ARCH+PLAN Land Use Consultants LLC to represent me with all matters pertaining to a Zone Map Amendment (R-1B to MXL) request and process for Lot D, Northern Heights Subdivision located at 601 Estancia Place NW, between Fortuna Road and Daytona Road east of Coors Boulevard within the City of Albuquerque.

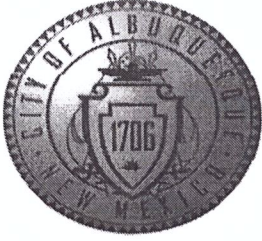
The authorization will include, but not limited to:

- Preparation of materials for the Environmental Planning Commission
- Project management
- Project representation
- Execution of all documents to be submitted to the City of Albuquerque.

If you have any questions, please contact me.



Eduardo Esquivel



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: _____

Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: J-11 DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: TRACT D NORTHERN ADDITION

Development Street Address: 601 ESTANCIA DRIVE NW

Applicant: ARCH + PLAN LAND USE CONSULTANTS Contact: 980-8365

Address: P.O. BOX 25911 ALBUQUERQUE NM 87125

Phone#: 505-980-8365 Fax#: _____

E-mail: arch.plan@comcast.net

Development Information

Build out/Implementation Year: _____ Current/Proposed Zoning: MX-L

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

Change of Zoning: ☒

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

Describe development and Uses:

ZONE MAP AMENOMENT FROM R-1B TO MX-L

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): UNDEVELOPED

Number of Residential Units: _____

Number of Commercial Units: _____

Traffic Considerations

ITE Trip Generation Land Use Code UNKNOWN

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

Expected Number of Employees (if known):* _____

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

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

Driveway(s) Located on: Street Name DAYTONA ROAD

Adjacent Roadway(s) Posted Speed: Street Name DAYTONA ROAD Posted Speed 25 MPH

Street Name ESTANCIA DRIVE Posted Speed 25 MPH

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

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: LOCAL URBAN
(arterial, collector, local, main street)

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

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

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

Adjacent Transit Service(s): NONE Nearest Transit Stop(s): COORS BLVD

Is site within 660 feet of Premium Transit?: NO

Current/Proposed Bicycle Infrastructure: UNKNOWN
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: CURRENT ALONG DAYTONA RD & ESTANCIA DRIVE

Relevant Web-sites for Filling out Roadway Information:

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

Comprehensive Plan Corridor/Designation: See GIS map.

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

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

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

TIS Determination

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

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

Thresholds Met? Yes ☐ No ☒

Mitigating Reasons for Not Requiring TIS: _____ Previously Studied: ☐

Notes:

Jeanne Wolfenbarger
TRAFFIC ENGINEER

3/4/2021
DATE

Submittal

The Scoping Form must be submitted as part of a Traffic Circulation Layout submittal, DRB application for site plan approval, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

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

Site Plan/Traffic Scoping Checklist

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

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

PRE-APPLICATION REVIEW TEAM (PRT) MEETING REQUEST

Pre-application Review Team (PRT) Meetings are available to help applicants identify and understand the allowable uses, development standards, and processes that pertain to their request. ***PRT Meetings are for informational purposes only; they are non-binding and do not constitute any type of approval.*** Any statements regarding zoning at a PRT Meeting are not certificates of zoning. The interpretation of specific uses allowed in any zone district is the responsibility of the Zoning Enforcement Officer (ZEO).

When you submit PRT notes to meet a Pre-application Meeting requirement in Table 6-1-1, you will be charged a \$50 PRT fee.

<i>Official Use only</i>		
PA#: 20-298	Received By: Diego Ewell	Date: 2/1/2021
APPOINTMENT DATE & TIME: N/A		

Applicant Name: DERRICK ARCHULETA Phone#: 505-980-8365 Email: arch.plan@comcast.net

PROJECT INFORMATION:

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

Size of Site: 0.38 Existing Zoning: R-1B Proposed Zoning: MX-L
19-325 PRT

Previous case number(s) for this site: _____

Applicable Overlays or Mapped Areas: _____

Residential – Type and No. of Units: _____

Non-residential – Estimated building square footage: 1,344 SF No. of Employees: 2-3
Light vehicle repair

Mixed-use – Project specifics: _____

LOCATION OF REQUEST:

Physical Address: 601 Estancia Drive SW Zone Atlas Page (Please identify subject site on the map and attach) J-11

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

Zone map amendment to support interest and relocation of existing auto repair business.

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

Revisit/update zone map amendment process since last PRT

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-298 Date: 2/17/21 Time: N/A (sent via email to arch.plan@comcast.net)

Address: 601 Estancia Drive SW NW

AGENCY REPRESENTATIVES

Planning: Linda Rumpf (lrumpf@cabq.gov)

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

Fire Marshal: Antonio Chinchilla (achinchilla@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)

Water Authority: David Gutierrez - dggutierrez@abcwua.org or call 505.289.3307; 505.241.9630

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

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

Additional research may be necessary to determine the exact type of application and/or process needed.

Factors unknown at this time and/or thought of as minor could become significant as the case progresses.

REQUEST: Zone map amendment to support interest and relocation of existing auto repair business.

SITE INFORMATION:

Zone: R-1B to MX-L

Size: 0.38

Use: Vacant

Overlay zone: (CPO) - Character Protection Overlay
Zone (3-4)-Coors Boulevard – CPO-2

Comp Plan Area of: Consistency

Comp Plan Corridor: (MT) Major Transit Corridors
660ft-Coors Blvd

Comp Plan Center: x

MPOS or Sensitive Lands: x

Parking: 5-5

MR Area: x

Landscaping: 5-6

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

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

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

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

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

PROCESS:

Type of Action: 6-7(G) ZONING MAP AMENDMENT –EPC

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

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-298 Date: 2/17/21 Time: N/A (sent via email)

Address: 601 Estancia Drive SW NW

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

Revisit/update zone map amendment process since last PRT

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>

Zoning Comments

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-298 Date: 2/17/21 Time: N/A (sent via email)

Address: 601 Estancia Drive SW NW

- Address: 601 ESTANCIA DR NW
 - Lot: D Block: J
 - Subdivision: NORTHERN HEIGHTS ADDN
 - Case Number: 1002259
 - Case Number: 1008668
 - (MT) Major Transit Corridors 660ft
 - Coors Boulevard – CPO-2
 - Type: Consistency
 - IDO Zoning: R-1B
-
- **Proposed Use - Light vehicle repair – Permissive in MX-L**
 - 4-3(D)(18) Light Vehicle Repair – **Use specific standard**
 - 4-3(D)(18)(a) Storage of inoperative vehicles outside of the fully enclosed portions of a building is limited to 2 vehicles at any time, which may not be parked for more than 14 calendar days in a 1-year period.
 - 4-3(D)(18)(b) This use must comply with stormwater quality requirements found in the DPM.
 - 4-3(D)(18)(c) Painting and vehicle repair shall be conducted within fully enclosed portions of a building.
 - 4-3(D)(18)(d) Any building that contains painting or vehicle repair is prohibited within 25 feet in any direction of any Residential zone district or lot containing a residential use in any Mixed-use zone district.
 - 4-3(D)(18)(e) In any Mixed-use zone district, vehicle service and maintenance shall be conducted within fully enclosed portions of a building.
 - 4-3(D)(18)(f) This use is prohibited within 330 feet in any direction of Major Public Open Space.
 - 4-3(D)(18)(g) A cumulative impacts analysis may be required at the time of application submittal for projects within the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements).
 - 4-3(D)(18)(h) This use is prohibited in the MX-L zone district in the Downtown Neighborhood Area – CPO-3.
 - **Light Vehicle Repair - Definition**

Any facility providing vehicle repair, service, or maintenance of light vehicles. See also Vehicle Definitions for Light Vehicle, Vehicle Repair, and Vehicle Service and Maintenance.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-298 Date: 2/17/21 Time: N/A (sent via email)

Address: 601 Estancia Drive SW NW

PROCESS

6-7(G) ZONING MAP AMENDMENT – EPC

As always, if you have specific questions pertaining to zoning and/or development standards you are encouraged to reach out to the zoning counter at (505) 924-3857 option 1.

Transportation Development Comments

List of Project-Specific Comments

Follow minimum standards for distance from proposed private drive to intersection based on roadway classification.

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.

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.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-298 Date: 2/17/21 Time: N/A (sent via email)

Address: 601 Estancia Drive SW NW

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

Traffic Studies and Traffic Signals

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

Platting and Public Infrastructure Requirements for Roadways

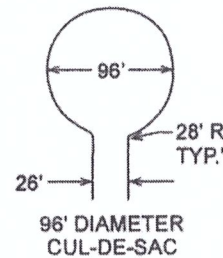
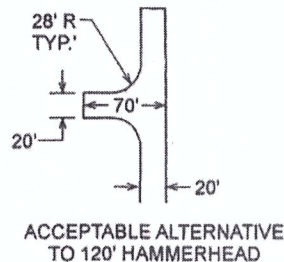
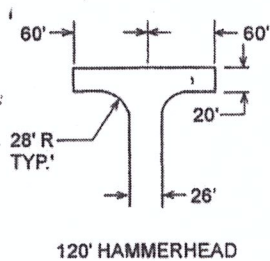
1. When submitting to DRB, all public roadway improvements that are required shall be shown on an infrastructure list. Public improvements must be included on a public work order set of drawings.
2. All public roadway facilities must be within public right-of-way including the entire width of the public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

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-298 Date: 2/17/21 Time: N/A (sent via email)

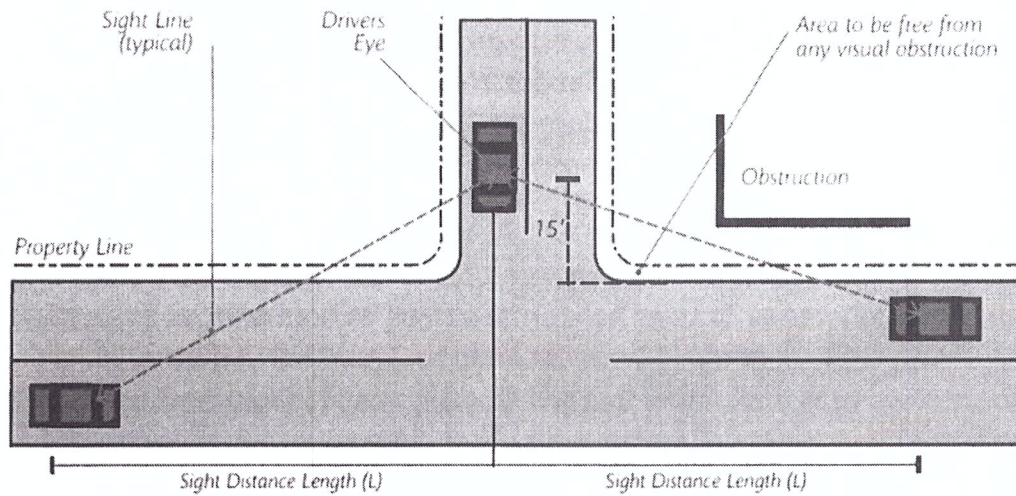
Address: 601 Estancia Drive SW NW

6. Follow DPM and MRCOG's Long Range Master Plan for roadway width requirements. Provide roadway cross-section. (New roadway requirements and roadway widening is also coordinated with Department of Municipal Development, depending on what plans or projects they may have on a specific roadway.)
7. If private road is over 150' long, the turnaround shall be per fire code dimensions. Fire Marshall Approval and Solid Waste Approval is required on all site layouts. For dead-ends, see options below for space dedicated to turn-arounds:



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

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

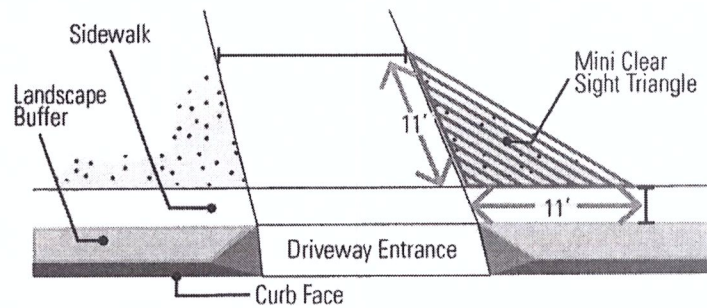
Figure 3.9.5-2 Intersection Sight Distance**Table 3.9.5-2 Minimum Intersection Sight Distance**

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

3.9.5.4 Mini Clear Sight Triangle

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

Figure 3.9.5-3 Mini Clear Sight Triangle



3.9.5.5 Visibility for Site Entrances and Driveways

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

3.9.5.6 Sight Distance Note

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

3.9.5.7 Objects Permitted in the Clear Sight Triangle

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

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

March 29, 2021

Mr. Tim MacEachen, Chair
Environmental Planning Commission
c/o City of Albuquerque
P.O. Box 1293
Albuquerque NM 87103

RE: ZONE MAP AMENDMENT FROM R-1B TO MX-L, ZONE ATLAS PAGE J-11-Z

Mr. MacEachen and members of the Environmental Planning Commission:

ARCH+PLAN Land Use Consultants, agent for Eduardo Esquivel, respectfully request your review and approval of a Zone Map Amendment, allowing a change of zoning from R-1B (Single Family Residential – Medium Size Lot) to MX-L (Mixed Use – Low Density) for the property described as Lot D, Block J, Northern Heights Addition, consisting of 0.40± acres located at 601 Estancia Drive SW.

The property is located on the west side of Estancia Drive, between Daytona Road and Fortuna Road and currently undeveloped. Located in a block east of Estancia Drive, the site is adjacent to the requested MX-L zone. The only other R1-B zone within the block is developed with a church. The subject property is the only undeveloped property between Estancia Drive and Coors Boulevard, north of Daytona Road and south of Fortuna Road.

The site is also located in an Area of Consistency as designated by the Comprehensive Plan, likely the result of it being undeveloped and adjacent east of a church reflecting the underlying R1-B zone. Properties adjacent to the north and zoned MX-L are located in an Area of Change.

The subject property was purchased by the applicant from the church who is the adjacent neighbor to the west which was subdivided as part of the transaction. The rest of the block includes the MX-L zone and permissive uses on properties to the north that include a pre-K, daycare facility and a shopping center known as Volcano Plaza.

The requested zone is an effort to develop the vacant property where the applicant is seeking to relocate his light vehicle auto repair to the undeveloped site. The provided site plan reflects IDO Section 14-16-4-3(D)(18) use specific standards for light vehicle repair. The interest by the applicant is to have an owner occupied locally owned small business for the provision of this type of service to the immediate neighborhood at a convenient location. The applicant has been a successful business owner for over 20 years at various locations. This particular location will introduce his business to the westside of Albuquerque. His current location is in the South Broadway area of town, with this site serving as an opportunity to expand his business including the provision of jobs to this portion of the City.

The existing R-1B zone poses challenges for the applicant in terms of development standards and entitlements of the existing zone. The site has never been developed with single family residential land uses as it was up until recently owned by the existing church to the west. It is a parcel where all existing adjacent uses within its block, are non-residential. If there was interest to develop residential uses, it would be the only parcel in the block with this land use.

The interest is to reflect development and zoning that is surrounding and abutting the subject property. This immediate area has a concentration of MX-L zone west of Estancia Drive between Glenrio Road to the north and Daytona Road to the south. The requested MX-L zone will maintain consistency in character, intensity and permissive uses of the immediate area. In addition as a corner lot, the zone serve as a transition at this location to properties zoned RM-L and R1-B across to the east and south.

Justification to Section 14-16-6-7(G)(3) Review and Decision Criteria

This request for a Zone Map Amendment meets the Review and Decision Criteria outlined in the IDO, Section 6-7(G)(3) in the following manner: The responses below show how the requested zone is consistent with the growth and development patterns desired by the City.

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

- **Response:** *The proposed zone map amendment is consistent with the health, safety, and general welfare of the City by supporting a zone that already exists in the immediate area, which establishes consistency in both land use and zoning at the appropriate location. The MX-L zone is designed to provide neighborhood scale, non-destination retail and commercial uses. These are the existing land uses on adjacent properties which reflect furthering a preponderance of Goals and Policies the ABC Comprehensive Plan.*

Community Identity Goal 4.1 Character: Enhance, Protect and preserve distinct communities.

- **Response:** *The request furthers this Goal by allowing a zone category that is suitable at this location. Approval of the zone change will encourage development of vacant land that has struggled with the existing single family residential zone. Non-residential uses dominate the immediate area east of Estancia Drive north of Daytona Road, especially the block where the subject property is located. The zone change will facilitate the development of the property while protecting and preserving the community with an appropriate zone. Protection, enhancing and preserving this Southwest Mesa Planning Area will continue with any future development with a proposed commercial use that is intended to be for the neighborhood. Future development will continue to be subject to IDO whether through landscaping, site planning and mixed-use development standards creating a more comprehensive community. The rezone will respect the existing residential character of surrounding properties supporting, reflecting and complimenting the neighborhood commercial uses that exist in the immediate area.*

The character of the neighborhood generally reflects the land use of their underlying zone. Where there are single family residential uses, the R-1B zone exists to the east and south. The apartment complex to the southeast is zoned R-ML. The block where the subject site is located reflects a variety of parcel and building sizes. Those properties adjacent to the north zoned MX-L reflect a pre-school including a shopping center with a variety of neighborhood commercial activity that include several places to eat, laundromat, nutrition shop, smoke shop, loan companies, hair salon, florist, income tax preparer, photographer and bakery. The R-1B parcels on this block include the Rio Grande Presbyterian Church and the subject property which is currently vacant. The rezone will allow for a more productive use of vacant land that will enhance the existing residential development by maintaining the existing neighborhood commercial node for the adjacent residential neighborhoods.

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

- **Response:** *The request furthers this Policy because it will allow more permissive neighborhood-scale development. The character of the neighborhood reflects a mix of single-family and multi-family land uses with the neighborhood commercial uses more prevalent closer to Coors Boulevard. Future development will continue to be subject to IDO requirements that incorporate type and scale of quality development specifically intended to protect the character of the neighborhood and adjacent properties that reflects the current setting. The zone change will protect the identity and cohesiveness of the neighborhood in that the proposed zone will provide appropriate character of building design and density when a site plan for building permit is submitted. The requested zone will provide an opportunity for a cohesive addition to the neighborhood with a zoning designation that currently exists on the adjoining lots. The requested zone will maintain, reinforce and protect the character of the neighborhood with a mix of uses which currently identify this immediate area.*

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

- **Response:** *The request furthers this Policy because it will protect, preserve and especially enhance the neighborhood by concentrating the requested zone in the correct location by allowing for better opportunities for neighborhood commercial development. The requested zone, which is consistent with other land uses that exist on adjacent properties which will enhance, protect and preserve the neighborhood. The key to long-term health and vitality of neighborhoods is to reflect the context of the immediate area with compatible land uses and zoning in the appropriate locations. The character of the neighborhood will be maintained and reinforced by establishing a neighborhood commercial use convenient to the adjacent neighborhoods within walking and biking distance. Any new development in the MX-L zone requires IDO compliance including those of neighborhood edges for continued protection of the neighborhood with site plan standards that include building height, screening, buffering, parking and loading areas.*

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

- **Response:** *The request furthers this Goal with transition to permissive uses for retail and commercial development that are intended to be neighborhood in scale. Although the zone won't eliminate completely residential uses, it will offer and support the adjacent residential neighborhoods, with another neighborhood commercial use than can offer continued opportunities to live, work and shop in the neighborhood. These types of potential entitlements with the requested zone will facilitate and expand opportunities with neighborhood scale. The intent is the provision of a convenient service that is appropriate in use and more centered and focused on the needs of the immediate area.*

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

- **Response:** *The requested zone will create a healthy, sustainable and distinct community with a neighborhood commercial use easily accessible by surrounding neighborhoods. There are existing residential neighborhoods both single-family and multi-family adjacent to the south and east. The subject site is conveniently located from surrounding neighborhoods. Development on this vacant property will bring a service within walking and biking distance from the adjacent neighborhoods. The location will not only provide convenience to surrounding neighborhoods but also connectivity to the already existing neighborhood commercial uses on adjacent properties and those further to the north already zoned MX-L. The requested MX-L zone is prevalent in this immediate area mostly on the west side of Estancia Drive.*

Locally owned and occupied business opportunities on a vacant/underutilized property promote sustainable economic growth and reinvestment of local dollars. Sustainability will also be achieved by offering neighborhood commercial uses and amenities to the surrounding neighborhood reducing the need or dependency to drive.

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.

- **Response:** *The request furthers this Policy by allowing permissive uses that will provide more retail development and services within walking and or biking distance from existing neighborhoods. The intent of the applicant is to offer light vehicle repair through appointment. This would provide an important service for individuals who may want to drop off their vehicles and walk home while getting work done.*

e) Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

- **Response:** *The request furthers this Policy in that the MX-L will allow neighborhood-scale commercial uses conveniently located near the many homes and apartments to the east and south of the subject property. There is also convenient access off of Coors Boulevard for those coming from the west. The existing R-1 zone change doesn't offer the mix of uses but through the rezone, the subject property will be conveniently accessible from surrounding neighborhoods.*

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

- **Response:** The request furthers this Policy in that the requested MX-L zone does not include single-family residential as a permissive use. The ABC Comprehensive Plan encourages job growth and commercial development in this portion of the City. The MX-L zone support low intensity commercial uses in an area dominated by single-family residences. The zone change is proposing a non-residential service at the appropriate location. The requested zone is compatible in form and scale to surrounding development which includes single-family and multi-family development. The request supports this policy by not seeking to maintain the existing single-family residential zone.

n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

- **Response:** The request furthers this Policy by encouraging a more productive use of a vacant/underutilized lot. A vacant/underutilized lot does not support and encourage a more productive use of the subject site. This issue is proposing to be addressed through requesting a similar zone that exists on adjacent properties. In addition, as a consequence to owning a vacant/underutilized lot, the applicant has been dealing with trash dumping and squatting which doesn't serve the neighborhood in a positive manner. Infill development will eliminate this issue while also playing a role in the reinvestment into the existing community. The rezone will allow the applicant to get the entitlements he needs in order to develop and relocate his existing business ultimately benefitting the neighborhood.

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

- **Response:** The request furthers this Goal because it will encourage and support a small local business interested in relocating to this site. Its location is a perfect opportunity to benefit from existing infrastructure on an undeveloped parcel of land with more permissive uses. The intent through the zone change is to provide options an existing vacant and underutilized property that has struggled to develop with its existing zone. The request will create a consistent zone of MX-L on this particular block where the subject property is located. The site has access to existing infrastructure and public facilities while promoting a more appropriate use for this site, which supports the public good. The requested MX-L zone at this location will support an efficient development pattern and use of this site.

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

- **Response:** The request furthers this Policy in that the zone change extends from the MX-L zone to the subject site and will enable land uses that support this Policy by encouraging infill development which will eliminate the R-1 land use which has never existed on this undeveloped property. The lot is currently vacant and the zone change will allow complimentary neighborhood-scale uses where existing infrastructure and public facilities currently exist. Because the requested zone exists on adjacent properties, this will maximize an efficient development pattern of mixed uses for an infill

development opportunity. The property is serviced by existing infrastructure and other public facilities and will not require new city service expansion.

Policy 5.3.2: Leapfrog Development: Discourage growth in area without existing infrastructure and public facilities

- **Response:** The request furthers this Policy in that the zone change reflects support for infill development where there is already existing infrastructure and public facilities. The requested zone will support the expansion of neighborhood commercial opportunities through providing additional services to the existing neighborhood to a property that is currently vacant. The proposed zone will help ensure the utilization of the property in an area of current City services. The MX-L zone will allow the applicant to relocate his existing business to the subject property benefiting from existing public facilities eliminating consequences of leapfrog development.

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

- **Response:** The request furthers this Goal because the site is designated as an Area of Consistency and the rezone will serve as an opportunity to reinforce the character and intensity of the surrounding area. Any future development will be subject to the IDO through the application of site plan evaluation including the dimensional standards of the mixed-use zone. The property falls at the boundary with the Area of Change, which exists adjacent to the north. Being designated the same as the surrounding neighborhoods, will reinforce and reflect the character and identity of those properties within the Area of Consistency

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

- **Response:** The requested zone and intended land use furthers this Policy because it is consistent with the zoning and land uses on adjacent properties while protecting the character of the existing neighborhood. The MX-L zone will allow for commercial development to exist on property currently vacant. The subject property at its location will support an appropriate zone with compatible land uses found in the immediate area. The proposed zone and intended land use will contribute to the protection and enhancement of the character of the surrounding, existing single-family neighborhood in this area outside of a designated Activity Center and not along a designated Corridor through provision of a service that is intended to support the neighborhood. Future development and subsequent permits will be subject to IDO requirements. These requirements are intended to allow for neighborhood commercial services to develop in a more efficient manner that reflects scale, intensity and setbacks to maintain the character of the neighborhood. At this location, small-scale commercial development reflecting IDO requirements for neighborhood edges, buffer landscaping, mixed-use zone dimensional standards will achieve protection of neighborhoods in the Area of Consistency.
 - **Sub-policy 5.6.3d: In areas with predominantly single-family residential uses, support zone changes that help align the appropriate zone with existing land uses:**

Response: The requested mixed use zone will bring zoning of the site into alignment with existing zoning and land uses on adjacent properties which are not single family residential. Future development of this site will be subject under the MX-L zone and subject to the IDO requirements. The standards for non-residential uses are designed to help ensure appropriate scale and location of development and character of building design. These standards will protect and enhance the character of existing single-family neighborhoods. It will also allow this vacant land to develop, increasing reinvestment into the community while protecting its character. The requested MX-L zone will require an efficient development process for the vacant site, while jointly directing growth in an area already serviced by existing City facilities including reinforcing and reflecting the character of the surrounding area. The MX-L zone will encourage neighborhood commercial services by supporting development that is appropriately scaled incorporating IDO standards for Areas of Consistency.

Entrepreneurship Goal 8.2: Foster a culture of creativity and entrepreneurship and encourage private business to grow.

- **Response:** *The request furthers this Goal by supporting a local small business who has been in existence for over 20 years renting at various locations around the City. The applicant envisions this property as his opportunity to be an owner occupied business serving this portion of the City. The rezone will provide the permissive uses to begin the process of relocating and investing to this undeveloped property and remain permanently.*

Policy 8.2.1: Local business: Emphasize local business development

- **Response:** *The request furthers this Policy with an opportunity to support an owner occupied family owned business. The applicant has been looking for a suitable location and opportunity to invest into a site that would support his existing business eliminating the need to lease or rent locations. Aside from investment, he is also looking for stability though an owner occupied location. The zone change to MX-L will achieve those intentions.*

6-7(G)(3)(b): If the proposed amendment is located wholly or partially in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets the following criteria:

1. There was a typographical or clerical error when the zone district was applied to the property.

Response: Not applicable to this request

2. There has been a significant change in neighborhood or community conditions affecting the site.

Response: Not applicable to this request

3. A different zone is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).
- **Response:** *The requested MX-L zone is the zoning that works best on the subject property if it is to be considered for development. The policy analysis provides examples where the request furthers numerous Comprehensive Plan Goals and Policies regarding infill development, the proposed land use, support of local business and Areas of Consistency in an area in proximity to existing residential development and adjacent as a transition to Areas of Change.*

The requested MX-L zone is more advantageous to the community as articulated in the Comprehensive Plan that the proposed zone is consistent with adjacent and abutting zoning and land uses, including as they relate to development density and intensity and connectivity as articulated in the Policy analysis. The rezone will support the relocation of locally owned neighborhood-scale commercial business as an opportunity to serve surrounding neighborhoods.

6-7(G)(3)(c): If the proposed amendment is located wholly or partially in an Area of Change (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 the following criteria:

1. There was a typographical or clerical error when the 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 is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).
- **Response:** *This Criterion is non-applicable in that the proposed amendment is located wholly in an Area of Consistency as shown in the Comprehensive Plan.*

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

- **Response:** *The requested zone and proposed use is intended to be neighborhood in scale. Allowable permitted in the MX-L zone are not anticipated to be harmful to the adjacent property, the neighborhood or community. The requested zone serves as the northern boundary to the subject property. This is also reflected in the support of the West Mesa Neighborhood Association. The neighborhood association specifically mentioned their support for local small businesses in their community. The MX-L will allow for more flexibility but yet will be under the jurisdiction of the IDO. The IDO requires protections*

for abutting neighborhoods through a variety of methods, such as a site plan that must be reviewed and processed by the City. These items include size limitations, landscaping, distance separations, parking, and other use-specific standards that will be applied with any intent to develop the property. Permissive uses and the proposed development will not be harmful to the adjacent property, neighborhood or community.

6-7(G)(3)(e): The City's 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.

- **Response:** *The site falls within an area to have adequate capacity to serve the development made possible by the zone change, thus meeting the requirement of sub-Criterion 1. The site falls within an area with to access existing infrastructure and public improvements. No capital funds or development agreements are needed at this time. The established area has sufficient adjacent infrastructure to support permissive uses of the MX-L zone.*

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

- **Response:** *The subject site is located along two Local Roads. Access to the site will be solely from Daytona Road which is along its southern boundary. Another Local Road, Estancia Drive serves as the eastern boundary of the property. Estancia Drive provides access to other MX-L zoned properties in the neighborhood. Coors Boulevard which is the nearest major street, is not being used as a justification for the zone change request. Justification is based on furthering a preponderance of applicable Comprehensive Plan Goals Policies as demonstrated in the analysis.*

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

- **Response:** *The subject application is not based on economic considerations rather the interest lies in developing the property with zone that supports the relocation of a family owned local business. The cost of the land is not the primary determining factor in pursuit of the appropriate zoning.*

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

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

- ***Response:*** *The proposed zoning will be consistent with the surrounding zone districts and will not result in a “spot zone” or “strip zone”. The proposed MX-L zone serves as the northern boundary of the subject property. The Policy analysis demonstrates the zone change will clearly facilitate implementation of the Comprehensive Plan.*

CONCLUSION

The requested Zone Map Amendment will allow the applicant to relocate and continue operating his family owned business on property he owns rather than leasing. We believe the Policy analysis illustrates that the request furthers a preponderance of the applicable Goals and Policies of the Comprehensive Plan and does not conflict with them. The request clearly facilitates implementation of the Comprehensive Plan.

We respectfully request the Environmental Planning Commission approve this request for a Zone Map Amendment.

Thank you for your consideration.

Sincerely,



Derrick Archuleta, MCRP
Principal

STAFF INFORMATION

March 12, 2021

TO: David Archuleta
ARCH+PLAN Land Use Consultants

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

RE: PROJECT #2021-005200/RZ-2021-00009
601 Estancia Drive NW – Zone Map Amendment

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

A revised zoning change justification letter pursuant to the zone change criteria (one copy) by the end of the day on Monday, March 29, 2021. If you have difficulty with this deadline, please let me know.

1. Introduction

- A. Though I have done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.
- B. This is what I have for the legal description: Lot D, Block J, Northern Heights Addition, located at 601 Estancia Drive NW, between Fortuna Road NW and Daytona Road NW, approximately .40 acres.

2. Topics & Questions

- A. You mention that the owner is relocating his light vehicle auto repair to the undeveloped site. Is his current auto repair shop located in the NW section of town? Is he planning on expanding the auto repair shop or is he planning on keeping it the same size but at a new location?

3. Process

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

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

- B. Timelines and EPC calendar: EPC public hearing April 15, 2021. Final staff reports will be available on April 8, 2021.
- C. Note that, if a zone change request is denied, you cannot reapply again for one year.
- D. Once Agency comments are distributed, I will email you a copy and will forward any late comments to you.

4. Notification & Neighborhood Issues

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

- A. The pre-submittal neighborhood meeting required pursuant to 14-6-6-4(C) appears to be correct and complete.
- B. Included in your application packet was documentation from the West Mesa Neighborhood Association (WMNA) stating that they had approved for the relocation of the light vehicle repair shop. Have any other neighborhood representatives or members of the public contacted you with comments since the submittal of our application on March 4, 2021?

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

Please see the notes listed below for your consideration in revising the justification letter. There are typographical errors throughout the letter related mostly to the Criteria justification. I recommend reviewing the letter for typos and consistency before resubmitting.

Most of the policies you list are generally appropriate but further explanation is needed for some of the Goals and Policies in order to appropriately justify the requested Zoning map Amendment. Please list the response to each Goal, Policy and sub policies separate from one another.

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

Please correct Page 2, third paragraph of the Review and Decision Criteria. You have listed Section 6-7(F)(3) but it should be Section 6-7(G)(3) that is listed next to Criterion A. Please correct this typographical error in order to have your justification letter be consistent.

Chapter 4: Community Identity - In general, these policies are mostly appropriate.

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

Goal is appropriate for this request however, how will protection, enhancing and preserving this Southwest Mesa Planning area continue with any future development? What is the look and feel of the neighborhood? You list that it is a single-family residential zone but you need to further expand on this and refer to the character of the neighborhood as you have chosen this Goal. You have listed the same sentence with different variations in your response. Please review your response and state how this zoning map amendment will enhance, protect and preserve this distinct community.

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

Policy is appropriate for this request but again, you refer to the character but fail to elaborate on what the character of the neighborhood is. How will the zone change protect the identity and character of the neighborhood? The request is for a Zoning Map Amendment, not a Site Plan review. You have attached a copy of a Site Plan but that is to be reviewed at the time of Site Plan submittal, not now.

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

Policy is mostly appropriate but your response needs to be expanded in order to justify this policy. How will the zone change enhance, protect and preserve the neighborhood? Your first sentence states that the request furthers this Policy By concentrating the requested zone in the correct location. You mention the appropriateness of the location in other sections of the letter but not here where it is so important to adequately justify the zone change.

Chapter 5 – Land Uses – In general, these policies are mostly appropriate.

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

Please review your response. I believe some of the words or sentences you were trying to include have been omitted. For the most part, the goal is appropriate and although I understand what you are trying to get at, your response needs to be furthered in order for everyone to understand your point.

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

As mentioned in the second paragraph of the Justification/Policy Analysis, please list the response to each Goal, Policy and sub policies separate from one another. You have not provided a response to Policy 5.2.1 – Land Uses.

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.

This subpolicy is appropriate. However, please separate the response to the policy from the response to the subpolicy as they should not be combined.

e) Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

Subpolicy is appropriate for this request.

h) Encourage infill development that adds complimentary uses and is compatible in form and scale to the immediate surrounding development.

Sub policy is not appropriate for this request because only a Zoning Map Amendment is being reviewed at this time, not a Site Plan – DRB review.

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

Sub policy is appropriate but your response must be expanded further.

n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

This sub policy response must be expanded further as how it is currently written seems to indicate that only the owner of the lot will benefit from the redevelopment. You state that the applicant has been dealing with trash dumping and squatting but this response must be expanded further. Please state in your subsequent justification letter how the more productive use of the vacant lot/under-utilized lot will benefit the neighborhood? Mentioning trash dumping and squatting without further elaboration does not justify this sub policy.

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

Goal is appropriate but the response must be expanded. You have only provided two sentences to justify this goal.

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

Policy is appropriate. Please expand your response.

Policy 5.3.2 – Leapfrog Development: Discourage growth in areas without existing infrastructure and public facilities.

Policy is appropriate. Please expand your response.

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

Goal is appropriate.

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

How will the proposed zone change to allow a light vehicle repair shop contribute to the protection and enhancement of the single-family neighborhood?

Sub policy 5.6.3d: In areas with predominantly single-family residential uses, support zone changes that help align the appropriate zone with existing land uses.

Please expand your response as one sentence is inadequate to justify the Zoning Map Amendment.

Chapter 8 – Economic Development. I believe there are more Goals and Policies from this section that would help to strengthen your justification for the proposed zone map amendment.

Goal 8.2. – Foster a culture of creativity and entrepreneurship and encourage private business to grow.

Goal is appropriate.

Policy 8.2.1 – Local business: Emphasize local business development.

Policy is appropriate

Criterion B. The IDO Section 6-7(G)(3)(b). Page 6 of your justification letter lists 6-7(F)(3)(b). Please make the appropriate correction.

Your response is appropriate.

Criterion C. The IDO Section 6-7(G)(3)(c). Page 6 of your justification letter lists 6-7(F)(3)(c). Please make the appropriate correction.

Your response is appropriate.

Criterion D. IDO Section 6-7(G)(3)(d). Page 7 of your justification letter lists 6-7(F)(3)(d). Please make the appropriate correction.

Your response is appropriate.

Criterion E. The IDO Section 6-7(G)(3)(e). Page 7 of your justification letter lists 6-7(F)(3)(e). Please make the appropriate correction.

Your response is appropriate and meets the criteria listed.

Criterion F. IDO Section 6-7(G)(3)(f). Page 7 of your justification letter lists 6-7(F)(3)(f). Please list the streets you are referring to.

Criterion G. IDO Section 6-7(G)(3)(g). Page 8 of your justification letter lists 6-7(F)(3)(g). Please make the appropriate correction.

Your response is appropriate.

Criterion H. The IDO Section 6-7(G)(3)(h). Page 8 of your justification letter lists 6-7(F)(3)(g). Please make the appropriate correction.

Your response is appropriate.

NOTIFICATION

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



PART I - PROCESS

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

Application Type: ZONE MAP AMENDMENT

Decision-making Body: EPC

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

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

PART II - DETAILS OF REQUEST

Address of property listed in application: 601 ESTANCIA DR NW

Name of property owner: EDUARDO ESQUIVEL

Name of applicant: EDUARDO ESQUIVEL

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

APRIL 15, 2021 8:30 AM VIA ZOOM

Address, phone number, or website for additional information:

PLANNING DEPARTMENT devhelp@cabq.gov 505.980.3860

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.


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

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

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

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

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

 (Applicant signature) 3.4.2021 (Date)

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

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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

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

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

601 ESTANCIA DRIVE NW Neighborhood Meeting Inquiry

To arch.plan@comcast.net <arch.plan@comcast.net>

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
West Mesa NA	Dee	Silva	ddee4329@aol.com	313 63rd Street NW	Albuquerque	NM	87105	5053627737	
West Mesa NA	Steven	Budenski	stevenbudenski@gmail.com	5732 La Anita Avenue NW	Albuquerque	NM	87105	5054891218	
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	50583
South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	luis@wccdg.org	5921 Central Avenue NW	Albuquerque	NM	87105		
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120		50589
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	

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
dcarmona@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 10:15 AM
To: Office of Neighborhood Coordination <arch.plan@comcast.net>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:
Environmental Planning Commission

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

Contact Name
DERRICK ARCHULETA
Telephone Number
505-980-8365
Email Address
arch.plan@comcast.net
Company Name
ARCH+PLAN LAND USE CONSULTANTS
Company Address
P.O. BOX 25911
City
ALBUQUERQUE
State
NM
ZIP
87125
Legal description of the subject site for this project:
LOT D
NORTHERN HEIGHTS SUBDIVISION
Physical address of subject site:
601 ESTANCIA DRIVE NW
Subject site cross streets:
BETWEEN DAYTONA RD & FORTUNA RD
Other subject site identifiers:
This site is located on the following zone atlas page:
J-11

=====

This message has been analyzed by Deep Discovery Email Inspector.

-
- J-11 ZONE ATLAS.PDF (2 MB)
 - image001.png (18 KB)
 - image002.png (8 KB)
 - image003.png (3 KB)
 - image004.png (7 KB)
 - image007.png (2 KB)

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

March 2, 2021

To West Mesa Neighborhood Association:

ARCH+PLAN Land Use Consultants, on behalf of Eduardo Esquivel has submitted an application to the City of Albuquerque to be presented to the Environmental Planning Commission (EPC) for consideration of a zone map amendment.

The zone map amendment will be requesting MX-L (Mixed Use – Light Intensity) from R-1B (Single family – Medium Lot).

The property is located at 601 Estancia Drive NW, legally described as Tract D, Northern Heights Addition containing approximately 0.38± acres and is currently vacant.

The requested MX-L zone exists on the adjacent property to the north and is a common zone for those properties that fall within the Coors Boulevard Character Protection Overlay Zone. An overwhelming majority of properties west of Estancia Drive and north of Daytona Road are non-residential land uses, such as the subject property.

The property owner is seeking to relocate his light vehicle auto repair to the undeveloped site. The provided site plan reflects IDO Section 14-16-4-3(D)(18) use specific standards for light vehicle repair. The interest by the applicant is to have an owner occupied locally owned small business for the provision of this type of service to the immediate neighborhood at a convenient location. The applicant has been a successful business owner for over 20 years at various locations.

I've attached a copy of the zone atlas page and proposed site plan for your reference.

To find out more about the application, please contact City staff at devhelp@cabq.gov or call the Planning Department at 505-924-3860. Also, don't hesitate to contact me at 505-980-8365 or arch.plan@comcast.net if you have any questions regarding the request.

Sincerely,



Derrick Archuleta, MCRP
Principal

PUBLIC HEARING INFORMATION
Topic: EPC Hearing, April 15, 2021
Time: 8:30 AM Mountain Time (US and Canada)

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

Meeting ID: 226 959 2859
One tap mobile
+12532158782,,2269592859# US (Tacoma)
+13462487799,,2269592859# US (Houston)

Dial by your location
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)

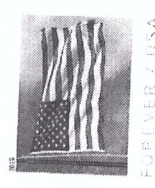
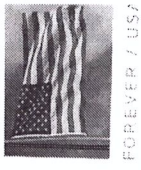
Meeting ID: 226 959 2859
Find your local number: <https://cabq.zoom.us/u/abeuj1Ao7>

ARCH+PLAN
LAND USE CONSULTANTS
P.O. Box 25911
ALBUQUERQUE NM 87125

DEE SILVA
WEST MESA NEIGHBORHOOD ASSN
313 63RD ST NW
ALBUQUERQUE NM 87105

ARCH+PLAN
LAND USE CONSULTANTS
P.O. Box 25911
ALBUQUERQUE NM 87125

STEVEN BUDENSKI
WEST MESA NEIGHBORHOOD ASSN
5732 LA ANITA AV NW
ALBUQUERQUE NM 87105



ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

March 2, 2021

To South West Alliance of Neighborhoods:

ARCH+PLAN Land Use Consultants, on behalf of Eduardo Esquivel has submitted an application to the City of Albuquerque to be presented to the Environmental Planning Commission (EPC) for consideration of a zone map amendment.

The zone map amendment will be requesting MX-L (Mixed Use – Light Intensity) from R-1B (Single family – Medium Lot).

The property is located at 601 Estancia Drive NW, legally described as Tract D, Northern Heights Addition containing approximately 0.38± acres and is currently vacant.

The requested MX-L zone exists on the adjacent property to the north and is a common zone for those properties that fall within the Coors Boulevard Character Protection Overlay Zone. An overwhelming majority of properties west of Estancia Drive and north of Daytona Road are non-residential land uses, such as the subject property.

The property owner is seeking to relocate his light vehicle auto repair to the undeveloped site. The provided site plan reflects IDO Section 14-16-4-3(D)(18) use specific standards for light vehicle repair. The interest by the applicant is to have an owner occupied locally owned small business for the provision of this type of service to the immediate neighborhood at a convenient location. The applicant has been a successful business owner for over 20 years at various locations.

The applicant and I met with the West Mesa Neighborhood Association on February 9, 2021 to present and discuss his intentions to the neighborhood association. They went ahead and approved to support the zone change as an appropriate location for this type of business.

I've attached a copy of the zone atlas page and proposed site plan for your reference.

To find out more about the application, please contact City staff at devhelp@cabq.gov or call the Planning Department at 505-924-3860. Also, don't hesitate to contact me at 505-980-8365 or arch.plan@comcast.net if you have any questions regarding the request.

Sincerely,



Derrick Archuleta, MCRP
Principal

PUBLIC HEARING INFORMATION
Topic: EPC Hearing, April 15, 2021
Time: 8:30 AM Mountain Time (US and Canada)

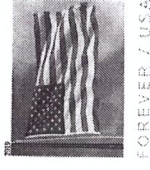
Join Zoom Meeting
<https://cabq.zoom.us/j/2269592859>

Meeting ID: 226 959 2859
One tap mobile
+12532158782,,2269592859# US (Tacoma)
+13462487799,,2269592859# US (Houston)

Dial by your location
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)
Meeting ID: 226 959 2859
Find your local number: <https://cabq.zoom.us/j/2269592859>

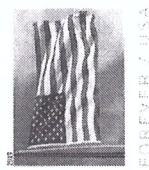
ARCH+PLAN
LAND USE CONSULTANTS
P.O. BOX 25911
ALBUQUERQUE NM 87125

JERRY GALLEGOS
SOUTHWEST ALLIANCE OF NEIGHBORHOODS
5921 CENTRAL AV NW
ALBUQUERQUE NM 87105



ARCH+PLAN
LAND USE CONSULTANTS
P.O. BOX 25911
ALBUQUERQUE NM 87125

LUIS HERNÁNDEZ
SOUTHWEST ALLIANCE OF NEIGHBORHOODS
5921 CENTRAL AV NW
ALBUQUERQUE NM 87105



ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

March 2, 2021

To Westside Coalition of Neighborhood Associations:

ARCH+PLAN Land Use Consultants, on behalf of Eduardo Esquivel has submitted an application to the City of Albuquerque to be presented to the Environmental Planning Commission (EPC) for consideration of a zone map amendment.

The zone map amendment will be requesting MX-L (Mixed Use – Light Intensity) from R-1B (Single family – Medium Lot).

The property is located at 601 Estancia Drive NW, legally described as Tract D, Northern Heights Addition containing approximately 0.38± acres and is currently vacant.

The requested MX-L zone exists on the adjacent property to the north and is a common zone for those properties that fall within the Coors Boulevard Character Protection Overlay Zone. An overwhelming majority of properties west of Estancia Drive and north of Daytona Road are non-residential land uses, such as the subject property.

The property owner is seeking to relocate his light vehicle auto repair to the undeveloped site. The provided site plan reflects IDO Section 14-16-4-3(D)(18) use specific standards for light vehicle repair. The interest by the applicant is to have an owner occupied locally owned small business for the provision of this type of service to the immediate neighborhood at a convenient location. The applicant has been a successful business owner for over 20 years at various locations.

The applicant and I met with the West Mesa Neighborhood Association on February 9, 2021 to present and discuss his intentions to the neighborhood association. They went ahead and approved to support the zone change as an appropriate location for this type of business.

I've attached a copy of the zone atlas page and proposed site plan for your reference.

To find out more about the application, please contact City staff at devhelp@cabq.gov or call the Planning Department at 505-924-3860. Also, don't hesitate to contact me at 505-980-8365 or arch.plan@comcast.net if you have any questions regarding the request.

Sincerely,



Derrick Archuleta, MCRP
Principal

PUBLIC HEARING INFORMATION
Topic: EPC Hearing, April 15, 2021
Time: 8:30 AM Mountain Time (US and Canada)

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

Meeting ID: 226 959 2859
One tap mobile
+12532158782,,2269592859# US (Tacoma)
+13462487799,,2269592859# US (Houston)

Dial by your location
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)
Meeting ID: 226 959 2859
Find your local number: <https://cabq.zoom.us/j/2269592859>

ARCH+PLAN
LAND USE CONSULTANTS
P.O. BOX 25911
ALBUQUERQUE NM 87125

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



ARCH+PLAN
LAND USE CONSULTANTS
P.O. BOX 25911
ALBUQUERQUE NM 87125



ELIZABETH HALEY
WESTSIDE COALITION OF NEIGHBORHOOD ASSN
6005 CHAPARRAL CIR NW
ALBUQUERQUE NM 87114

RE: 601 ESTANCIA DR NW - ZONE MAP AMENDMENT

To ddee4329@aol.com <ddee4329@aol.com> • stevenbudenski@gmail.com <stevenbudenski@gmail.com> • jgallegoswccd@gmail.com <jgallegoswccd@gmail.com> • luis@wccd.org <luis@wccd.org> • aboard111@gmail.com <aboard111@gmail.com> • ekhaley@comcast.net <ekhaley@comcast.net> Copy arch.plan@comcast.net <arch.plan@comcast.net>

Good morning: West Mesa Neighborhood Association, South West Alliance of Neighbors, Westside Coalition of Neighborhood Associations and members:

ARCH+PLAN Land Use Consultants, on behalf of Eduardo Esquivel has submitted an application to the City of Albuquerque to be presented to the Environmental Planning Commission (EPC) for consideration of a zone map amendment.

The public hearing will be scheduled for the April 15, 2021 via Zoom. Information is listed below.

The zone map amendment will be requesting MX-L (Mixed Use – Light Intensity) from R-1B (Single family – Medium Lot).

The property is located at 601 Estancia Drive NW, legally described as Tract D, Northern Heights Addition containing approximately 0.38± acres and is currently vacant.

The requested MX-L zone exists on the adjacent property to the north and is a common zone for those properties that fall within the Coors Boulevard Character Protection Overlay Zone. An overwhelming majority of properties west of Estancia Drive and north of Daytona Road are non-residential land uses, such as the subject property.

The property owner is seeking to relocate his light vehicle auto repair to the undeveloped site. The provided site plan reflects IDO Section 14-16-4-3(D)(18) use specific standards for light vehicle repair. The interest by the applicant is to have an owner occupied locally owned small business for the provision of this type of service to the immediate neighborhood at a convenient location. The applicant has been a successful business owner for over 20 years at various locations.

I've attached a copy of the zone atlas page and proposed site plan for your reference.

To find out more about the application, please contact City staff at devhelp@cabq.gov or call the Planning Department at 505-924-3860. Also, don't hesitate to contact me at 505-980-8365 or arch.plan@comcast.net if you have any questions regarding the request. I also mailed you a letter with the same attached information for your convenience.

Thank you
Derrick Archuleta

Derrick Archuleta, MCRP

ARCH+PLAN Land Use Consultants LLC
P.O. Box 25911
Albuquerque NM 87125

p: 505.980.8365
e: arch.plan@comcast.net
w: www.ArchPlan.org

PUBLIC HEARING INFORMATION

Topic: EPC Hearing, April 15, 2021

Time: 8:30 AM Mountain Time (US and Canada)

Join Zoom Meeting

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

Meeting ID: 226 959 2859

One tap mobile

+12532158782,,2269592859# US (Tacoma)

+13462487799,,2269592859# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 226 959 2859

Find your local number: <https://cabq.zoom.us/j/2269592859>

-
- 601 ESTANCIA DR NW - ZONE CHANGE.PDF (3 MB)



601 ESTANCIA DR NW -100 FOOT BUFFER MAP



274 0 137 274 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
3/3/2021 © City of Albuquerque

1:1,647

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

Legend

- ☐ Bernalillo County Parcels
- Municipal Limits**
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
- World Street Map

Notes

ZONE MAP AMENDMENT

1) UPC: 101105803523432507

Owner: COHEN BEN D TRUSTEE COHEN LVT

Owner Address: 6901 SAN VINCENTE AVE NE APT 2206 ALBUQUERQUE NM 87109-0000

Situs Address: 640 COORS BLVD NW ALBUQUERQUE NM 87105 1401

Legal Description: TR B BLK J-1965 NORTHERN HEIGHTS SUBD & W1/2 OF VACATED ALLEY ADJACENT TOGETHER WITH TR A-2 BLK J NORTHERN HEIGHTS (REPLAT OF TR A BLK J) CONT 2.8260 AC +/-

2) UPC: 101105805723232505

Owner: RESTART ENTERPRISES LLC

Owner Address: 1730 DIETZ LP NW ALBUQUERQUE NM 87107-3209

Situs Address: 6000 FORTUNA RD NW ALBUQUERQUE NM 87105 1313

Legal Description: TR A-1 BLK J NORTHERN HEIGHTS (REPL TR A BLK J) CONT 0.4275 (AC +/-) OR 18,622 (SQ.FT. +/-).

3) UPC: 101105802720432503

Owner: RIO GRANDE PRESBYTERIAN CHURCH

Owner Address: PO BOX 66498 ALBUQUERQUE NM 87193-6498

Situs Address: 600 COORS BLVD NW ALBUQUERQUE NM 87105 1420

Legal Description: LT C PLAT OF BLK J-1965 NORTHERN HEIGHTS SUBD & S'LY PORT OF VACATED ALLEY CONT 2.2192 +/- AC

4) UPC: 101105807323132604

Owner: MILLER RAMONA M

Owner Address: 1663 CORTE DEL SOL NW ALBUQUERQUE NM 87105-3221

Situs Address: ESTANCIA DR NW ALBUQUERQUE NM 87105

Legal Description: * 004 X LAVALAND ADDN

5) UPC: 101105807021732601

Owner: PADILLA RICARDO

Owner Address: 5909 DAYTONA RD NW ALBUQUERQUE NM 87105-1441

Situs Address: 5909 DAYTONA RD NW ALBUQUERQUE NM 87105

Legal Description: * 003 X LAVALAND ADDN

6) UPC: 101105807919732110

Owner: SENNA PROPERTIES LLC

Owner Address: 7803 BURLINGTON WAY SAN DIEGO CA 92126-2513

Situs Address: 565 59TH ST NW ALBUQUERQUE NM 87105 1462

Legal Description: *M REPLAT OF LOTS 21 22 39 40 E B WHITE ADDN

7) UPC: 101105805619832018

Owner: HANSON ARLENE

Owner Address: 579 ESTANCIA DR NW ALBUQUERQUE NM 87105

Situs Address: 579 ESTANCIA DR NW ALBUQUERQUE NM 87105

Legal Description: * 011 A01 LAVALAND ADDN

8) UPC: 101105804619332019

Owner: MARCUM EVANGELINE

Owner Address: 580 60TH ST NW ALBUQUERQUE NM 87105-1404

Situs Address: 580 60TH ST NW ALBUQUERQUE NM 87105

Legal Description: * A & N3FT OF LTB SLOANS REP OF LAVALAND ACRES

9) UPC: 101105805819432017
Owner: TRUJILLO KENNETH G
Owner Address: 575 ESTANCIA DR NW ALBUQUERQUE NM 87105-1451
Situs Address: 575 ESTANCIA DR NW ALBUQUERQUE NM 87105
Legal Description: * 010 A01LAVALAND ADDN

10) UPC: 101105807721732602
Owner: HINES EDWARD & CASAUS PATRICIA D
Owner Address: 601 59TH ST NW ALBUQUERQUE NM 87105-1437
Situs Address: 601 59TH ST NW ALBUQUERQUE NM 87105
Legal Description: * 001 X LAVALAND ADDN

11) UPC: 101105807622432603
Owner: GALLEGOS RICHARD A & HELEN L
Owner Address: 607 59TH ST NW ALBUQUERQUE NM 87105-1437
Situs Address: 607 59TH ST NW ALBUQUERQUE NM 87105
Legal Description: * 002 X LAVALAND ADDN

12) UPC: 101105804718832020
Owner: LINDGREN BRIDGETTE N
Owner Address: 574 60TH ST NW ALBUQUERQUE NM 87105-1404
Situs Address: 574 60TH ST NW ALBUQUERQUE NM 87105
Legal Description: * B LT B EXC N 3FT OF SLOANS REPL BLK A 1 LAVALAND ADD

13) UPC: 101105806018932016
Owner: MARINO GRIZELDA & ARAGON MARGARET
Owner Address: 571 ESTANCIA DR NW ALBUQUERQUE NM 87105-1451
Situs Address: 571 ESTANCIA DR NW ALBUQUERQUE NM 87105
Legal Description: * 009 A01LAVALAND ADDN

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

March 2, 2021

Dear Property Owner:

ARCH+PLAN Land Use Consultants, on behalf of Eduardo Esquivel has submitted an application to the City of Albuquerque to be presented to the Environmental Planning Commission (EPC) for consideration of a zone map amendment.

The zone map amendment will be requesting MX-L (Mixed Use – Light Intensity) from R-1B (Single family – Medium Lot).

The property is located at 601 Estancia Drive NW, legally described as Tract D, Northern Heights Addition containing approximately 0.38± acres and is currently vacant.

The requested MX-L zone exists on the adjacent property to the north and is a common zone for those properties that fall within the Coors Boulevard Character Protection Overlay Zone. An overwhelming majority of properties west of Estancia Drive and north of Daytona Road are non-residential land uses, such as the subject property.

The property owner is seeking to relocate his light vehicle auto repair to the undeveloped site. The provided site plan reflects IDO Section 14-16-4-3(D)(18) use specific standards for light vehicle repair. The interest by the applicant is to have an owner occupied locally owned small business for the provision of this type of service to the immediate neighborhood at a convenient location. The applicant has been a successful business owner for over 20 years at various locations.

The applicant and I met with the West Mesa Neighborhood Association on February 9 to present and discuss his intentions to the neighborhood association. They went ahead and approved to support the zone change as an appropriate location for this type of local business.

I've attached a copy of the zone atlas page and proposed site plan for your reference.

To find out more about the application, please contact City staff at devhelp@cabq.gov or call the Planning Department at 505-924-3860. Also, don't hesitate to contact me at 505-980-8365 or arch.plan@comcast.net if you have any questions regarding the request.

Sincerely,



Derrick Archuleta, MCRP
Principal

PUBLIC HEARING INFORMATION
Topic: EPC Hearing, April 15, 2021
Time: 8:30 AM Mountain Time (US and Canada)

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

Meeting ID: 226 959 2859
One tap mobile
+12532158782,,2269592859# US (Tacoma)
+13462487799,,2269592859# US (Houston)

Dial by your location
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)
Meeting ID: 226 959 2859
Find your local number: <https://cabq.zoom.us/j/2269592859>

ARCH+PLAN
LAND USE CONSULTANTS
P.O. Box 25911
ALBUQUERQUE NM 87125



BEN D. COHEN TRUSTEE – COHEN LVT
6901 SAN VICENTE AV NE – APT 2206
ALBUQUERQUE NM 87109

ARCH+PLAN
LAND USE CONSULTANTS
P.O. Box 25911
ALBUQUERQUE NM 87125



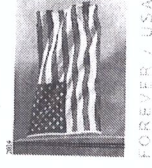
RESTART ENTERPRISES LLC
1730 DIETZ LP NW
ALBUQUERQUE NM 87107

ARCH+PLAN
LAND USE CONSULTANTS
P.O. Box 25911
ALBUQUERQUE NM 87125



RIO GRANDE PRESBYTERIAN CHURCH
P.O. BOX 66498
ALBUQUERQUE NM 87193

ARCH+PLAN
LAND USE CONSULTANTS
P.O. Box 25911
ALBUQUERQUE NM 87125



RAMONA MILLER
1663 CORTE DEL SOL NW
ALBUQUERQUE NM 87105

ARCH+PLAN
LAND USE CONSULTANTS
P.O. Box 25911
ALBUQUERQUE NM 87125

RICARDO PADILLA
5909 DAYTONA RD NW
ALBUQUERQUE NM 87105

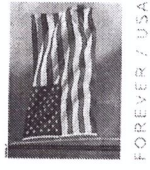
ARCH+PLAN
LAND USE CONSULTANTS
P.O. Box 25911
ALBUQUERQUE NM 87125

SENNA PROPERTIES LLC
7803 BURLINGTON WAY
SAN DIEGO CA 92126-2513



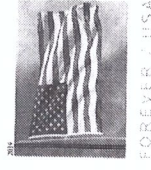
ARCH+PLAN
LAND USE CONSULTANTS
P.O. Box 25911
ALBUQUERQUE NM 87125

ARLENE HANSON
579 ESTANCIA DR NW
ALBUQUERQUE NM 87105



ARCH+PLAN
LAND USE CONSULTANTS
P.O. Box 25911
ALBUQUERQUE NM 87125

EVANGELINE MARCUM
580 60TH ST NW
ALBUQUERQUE NM 87105-1404



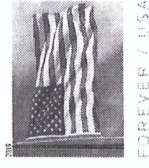
ARCH+PLAN
LAND USE CONSULTANTS
P.O. Box 25911
ALBUQUERQUE NM 87125

KENNETH TRUJILLO
575 ESTANCIA DR NW
ALBUQUERQUE NM 87105-1451



ARCH+PLAN
LAND USE CONSULTANTS
P.O. Box 25911
ALBUQUERQUE NM 87125

EDWARD HINES & PATRICIA CASAUS
601 59TH ST NW
ALBUQUERQUE NM 87105-1437

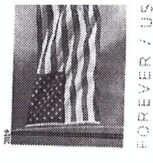


ARCH+PLAN
LAND USE CONSULTANTS
P.O. Box 25911
ALBUQUERQUE NM 87125

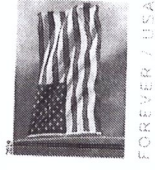
RICHARD & HELEN GALLEGOS
607 59TH ST NW
ALBUQUERQUE NM 87105-1437

ARCH+PLAN
LAND USE CONSULTANTS
P.O. Box 25911
ALBUQUERQUE NM 87125

BRIDGETTE LINDREN
574 60TH ST NW
ALBUQUERQUE NM 87105-1404



ARCH+PLAN
LAND USE CONSULTANTS
P.O. Box 25911
ALBUQUERQUE NM 87125



GRIZELDA MARINO & MARGARET ARAGÓN
571 ESTANCIA DR NW
ALBUQUERQUE NM 87105-1451

PRE-APPLICATION MEETING



President, Steven M Budenski
Vice President, Mike Quintana
Treasurer, Dee Silva
Secretary, Alex Klebenow

Neighborhood Association
Pride In Pride in Community

February 11, 2021

The West Mesa Neighborhood Association (WMNA) is a community-based organization that began in 1996 as the "Lavaland Vecinos." We have been extensively involved with the safety, beautification and growth in the Southwest Mesa-Interstate 40 (1-40) south and the Rio Grande River west-for most of this time. We have also been involved to bringing more amenities and enhancements to this community. Our area encompasses nearly 3,300 residential homes and more than 100 businesses that we strive to enrich and engage our neighborhood with the focus of "PRIDE IN COMMUNITY".

I received email and letter from Eduardo Esquibel, 601 Estancia Dr NW Location: between Daytona Rd and Fortuna Rd. Derrick Archuleta/Arch +plan land use Consl. Archeod1@yahoo.com. 1) Zone change RB-1 to MX-L 2) EPA for light maintenance of vehicles. The purpose of Esquibel is to move current business from a rental to a ownership property (Vacant lot now). In this location with a zone change and EPA study working on vehicles as a business. The WMNA **approved** Mr. Esquibel to build his business in IDO zoning-R-18 and Zone change compliance in accordance with City zoning laws. We (WMNA) members asked Derrick about talking to local residents if they mind it to be there. Derrick stated residents are >200 feet from business.

this letter will be emailed to the suzannasanchez@cabq.gov. as approved by NA at February 10, 2021 Zoom meeting and by email.

Our goals for upcoming year 2021 continue, 2020 activities were held up within the pandemic, with the help of businesses donations is to improve and maintain families and children in our community outreach. We will provided the following activities in WMNA; a Halloween Party on Halloween Day in October; APS donation Title ! Homeless in November, and blankets for homeless street families' in November/December for our community. With your help and your donations of, we hope to further these programs. We would like to thank you in advance for your generosity.

Respectfully,

Steven Budenski
President, West Mesa Neighborhood Association
Home address: 5732 La Anita Ave NW
Albuquerque, New Mexico 87105-
Cell (505) 489-1218; Stevenbudenski@gmail.com

Mike Quintana, VP, westmesa63@gmail.com, 505-933-0277
Alex Klebenow, Secretary, LaVoce@aol.com, (505) 980-6869
Dee Silva, Treasurer, Ddee4329@aol.com, 505-362-7737

Eduardo Esquibel 601 Estania DR NW

To Sanchez, Suzanna A. <suzannasanchez@cabq.gov> Copy Derrick Archuleta <arch.plan@comcast.net>

Afternoon Suzanna,
WMNA has approved small business located at this address with zoning change to MX-L with EPA study. Residents are >200 feet from small business.


Steven Budenski
WMNA President
505-489-1215

- WMNA Cover Ltr DArchulata2-10-21.docx (234 KB)
- EduardoEsquibel 2-9-2021NEIGH MTG REQUEST - 601 ESTANCIA NW.PDF (2 MB)

West Mesa Neighborhood Association

Agenda

February 9, 2021

1. Opening- pledge allegiance, silent prayer
2. APD Det Ron Kemp handout?
3. Darrel Dady Bernco manager
 - a. Mandatory masks outside with a fine \$100, wash hands for 20 sec rules
 - b. Use common sense if sick quarantine 14 days or if not sick mask and social distancing
 - c.
4. District 1 congresswoman Lan Sena, Elaine will be remote
5. Old Business
 - Annual 2021 filing of NA officers for city and County
 - Getting our NA signs up. Location location
6. New Business
 - a. Sanda Anaya 202 Yucca Dr NW construct wrought iron with CMU Stucco Covered Pilaster Fence
 -  b. Eduardo Esquibel 601 Estancia Dr NW Environmental Planning Commission; zoning R-1B to MX-L. Sent zoom link to meet with owner and representative Derrick Archuleta MCRP
 - c. SWANN has annual dues of \$25
 - d. WMNA dues of \$12
 - e. New Neighborhood Association Recognition Organization- NARO
7. Members
 - a. Discuss elderly people for COVID-19 shots. Setting up without internet nor computer.
 - b. Pat Hurley dog park upper level
 - c. Lightning on central/ Coors to 98 st, central/Coors to bridge or more.
 - d. John Jones Community Center
 - e. Improve internet connection
 - f. Invest in NA
 - g.
8. Zoom link Elaine Romero is inviting you to a scheduled Zoom meeting.

Topic: West Mesa NA February Meeting

Time: Feb 9, 2021 06:30 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://cabq.zoom.us/j/95103334818?pwd=QmJiWkIjejdBanB6aWNDLzhSZlNXQT09>

Meeting ID: 951 0333 4818

Passcode: 318719

One tap mobile

+12532158782,,95103334818# US (Tacoma)

+13462487799,,95103334818# US (Houston)

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

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

Date of Request*: 2/9/2021

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

Neighborhood Association (NA)*: WEST MESA NEIGHBORHOOD ASSN.

Name of NA Representative*: STEVE BUDENSKI

Email Address* or Mailing Address* of NA Representative¹: stevenbudenski@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: _____

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

Meeting Date / Time / Location:

2/9/2021 6:30pm ZOOM

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

1. Subject Property Address* 601 ESTANCIA DR NW
Location Description BETWEEN DAYTONA RD & FORTUNA RD
2. Property Owner* EDUARDO ESQUIBEL
3. Agent/Applicant* [if applicable] DERRICK ARCHULISTA / ARCH + PLAN LAND USE CONSUL.
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)

¹ Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

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

Variance

☐ Waiver

☒ Zoning Map Amendment

☐ Other: _____

Summary of project/request^{3*}:

ZONE MAP AMENDMENT FROM R-1B TO MX-L

5. This type of application will be decided by*: ☐ City Staff

OR at a public meeting or hearing by:

☐ Zoning Hearing Examiner (ZHE)

☐ Development Review Board (DRB)

☐ Landmarks Commission (LC)

☒ Environmental Planning Commission (EPC)

☐ City Council

6. Where more information about the project can be found^{4*}:

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

1. Zone Atlas Page(s)⁵ J-11

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards will be requested for this project*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

Explanation:

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1*: ☒ Yes ☐ No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

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

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

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

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

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

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] 0.38±
- b. IDO Zone District R-1B
- c. Overlay Zone(s) [if applicable] COORS BLVD CPO-2
- d. Center or Corridor Area [if applicable] _____

2. Current Land Use(s) [vacant, if none] VACANT

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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

601 ESTANCIA DR NW Neighborhood Meeting Inquiry

To arch.plan@comcast.net <arch.plan@comcast.net>

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone
West Mesa NA	Dee	Silva	ddee4329@aol.com	313 63rd Street NW	Albuquerque	NM	87105	5053627737
West Mesa NA	Steven	Budenski	stevenbudenski@gmail.com	5732 La Anita Avenue NW	Albuquerque	NM	87105	5054891218
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809
South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	luis@wccdg.org	5921 Central Avenue NW	Albuquerque	NM	87105	
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381

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: Friday, January 08, 2021 9:56 AM