



**Environmental
Planning
Commission**

Staff Report

Agenda Number: 3
Project #: PR-2022-007157
Case #: RZ-2023-00048
Hearing Date: January 18, 2024

Agent	Consensus Planning
Applicant	Juniper Properties Southwest, LLC
Request	Zoning Map Amendment (zone change)
Legal Description	Tracts 7-11, Block 64, Terrace Addition and the North 10 ft of Gold Avenue
Location	1701 Gold Ave SE, between Pine St. and University Blvd.
Size	Approximately 1.0 acre
Existing Zoning	R-ML
Proposed Zoning	R-MH

Staff Recommendation

APPROVAL of PR-2022-007157, RZ-2022-00031, based on the Findings beginning on Page 25.

**Seth Tinkle, MCRP
Planner**

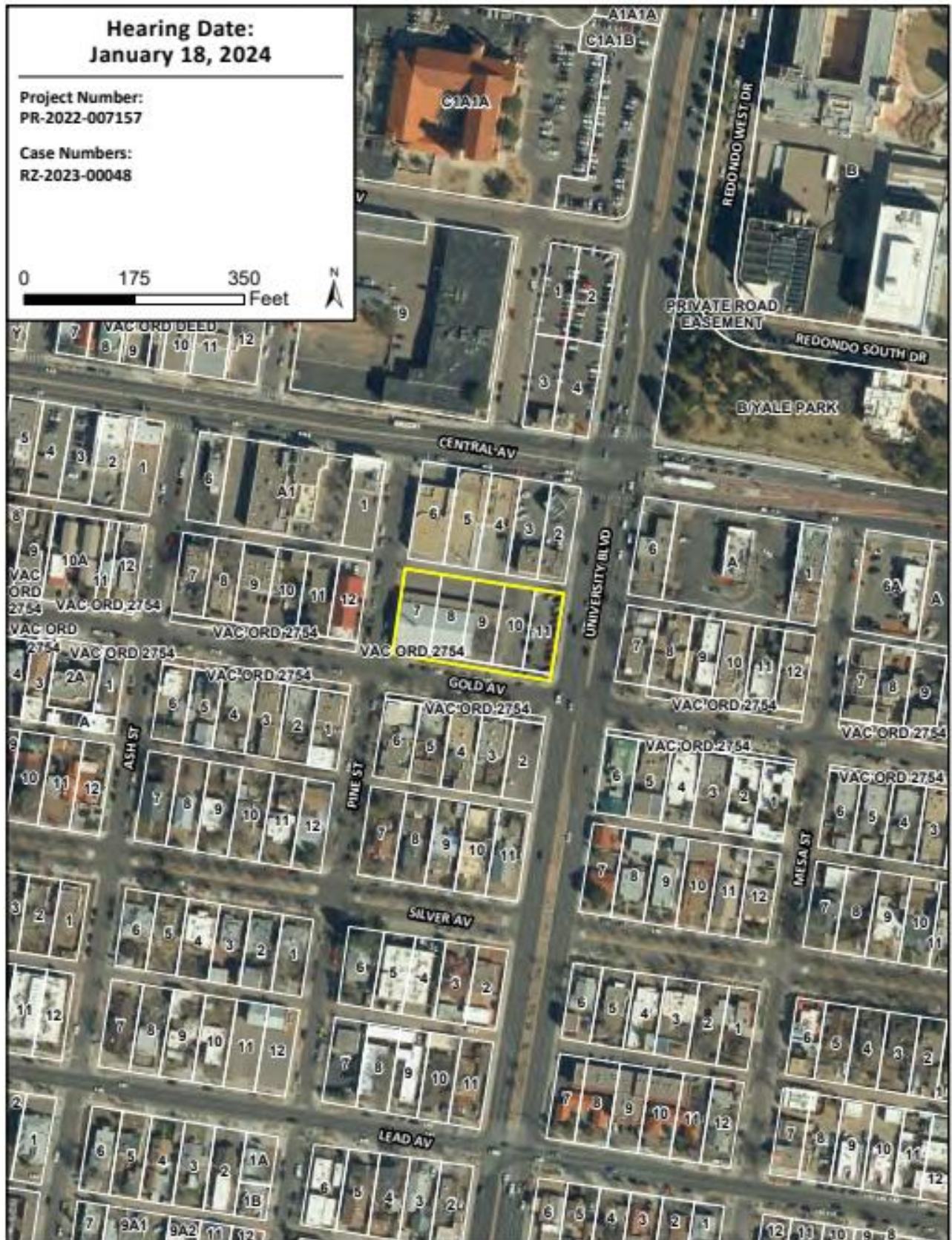
Summary of Analysis

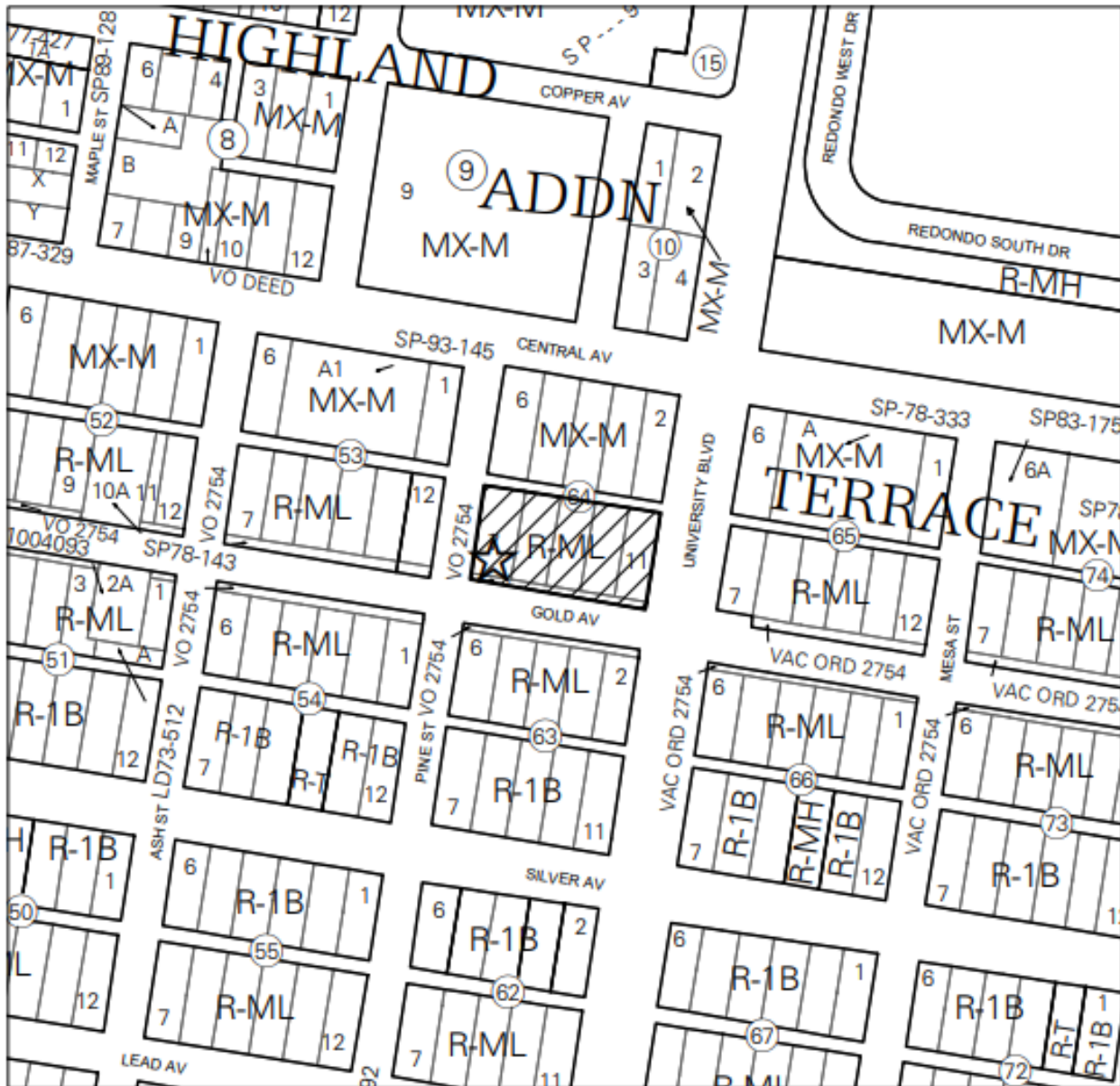
The request is for a Zoning Map Amendment (zone change) for an approximately 1.0-acre site located on the north side of Gold Ave. SE, between Pine St. and University Blvd. SE (the subject site).

The applicant is requesting a zone change to from R-ML to R-MH to facilitate future multi-family development on the subject site. The R-MH zone district would allow for higher-density development in comparison to the current R-ML Zone District. The subject site is within a Major Transit Corridor, within 660 feet of a Premium Transit Station, and within a Main Street Corridor. The subject site is adjacent to the UNM Activity Center and Silver Hill Historic Protection Overlay Zone.

The applicant has adequately justified the request pursuant to IDO review and decision criteria in 14-16-6-7(G)(3) and based upon the proposed zoning being more advantageous to the community than the current zoning because it would clearly facilitate a preponderance of applicable Goals and policies. The applicant notified all eligible Neighborhood Associations and adjacent property owners (within 100 feet) as required. Staff is not aware of any opposition as of this writing. Staff recommends approval.







IDO ZONING MAP

Note: Gray shading indicates County.



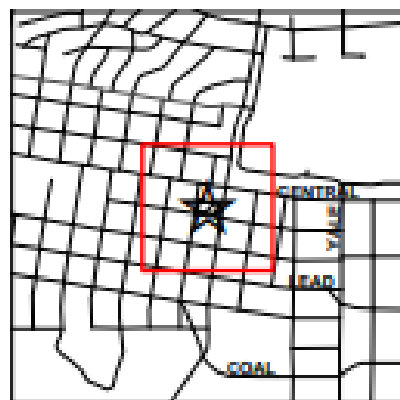
1 inch = 200 feet

Hearing Date:
1/18/2024

Project Number:
PR-2022-007157

Case Numbers:
RZ-2023-00048

Zone Atlas Page:
K-15



LAND USE MAP

Note: Gray shading indicates County

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



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Hearing Date:
1/18/2024
Project Number:
PR-2022-007157
Case Number:
RZ-2023-00048

Zone Atlas Page:
K-15



HISTORY MAP

Note: Gray shading indicates County.



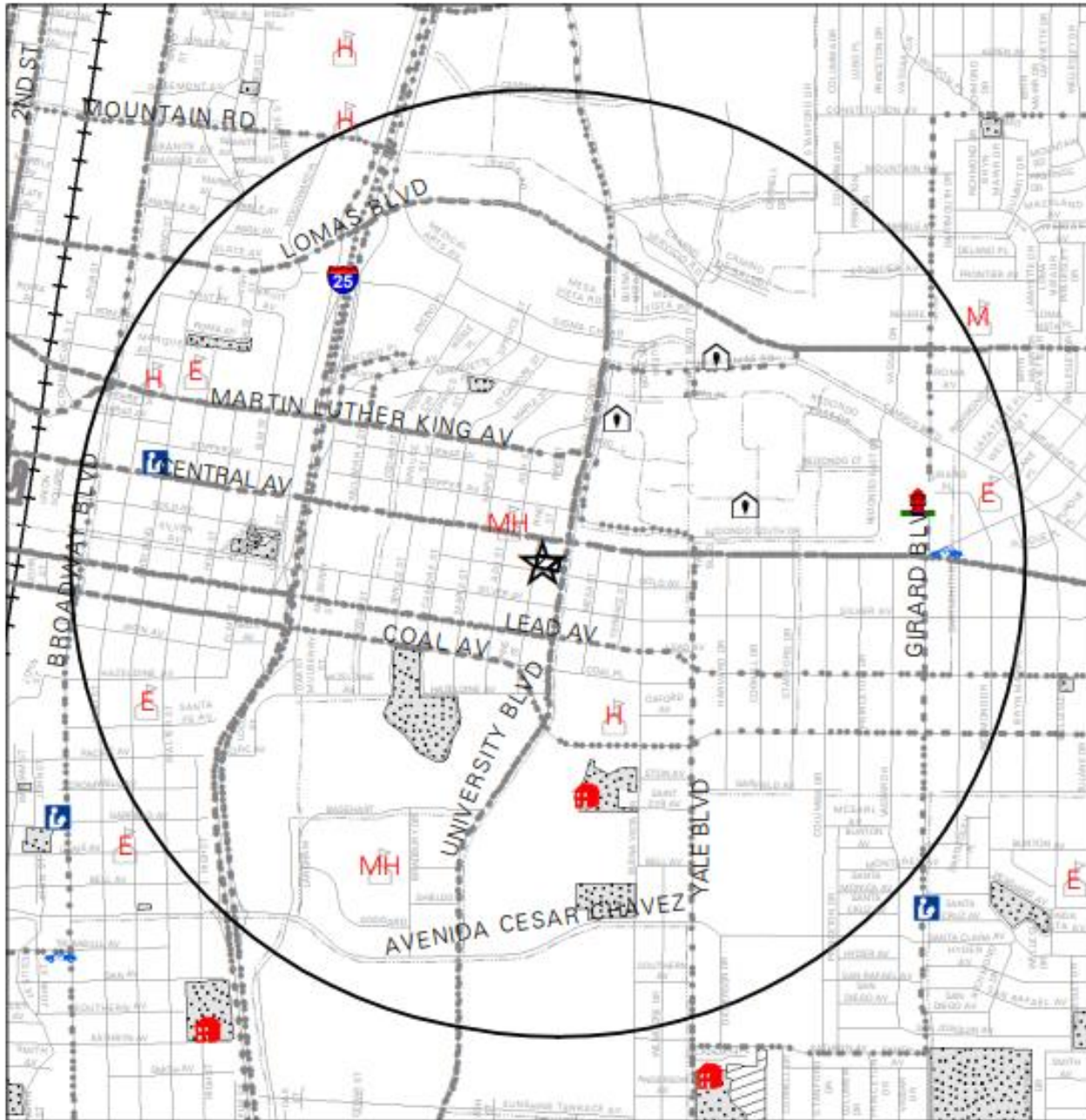
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Hearing Date:
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Project Number:
PR-2022-007157

Case Numbers:
RZ-2023-00048

Zone Atlas Page:
K-15



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 |

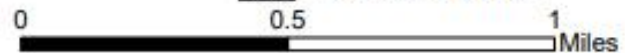


Table of Contents

I. Introduction.....p. 8

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

III. Agency and Neighborhood Concerns.....p. 23

IV. Conclusion.....p. 23

Findings and Recommendation.....p. 25

Agency Comments.....p. 31

Attachments

2-Photographs – Existing Conditions p. 35-36

3-Zoning p. 37

4-History p. 38

5-Applicant Information p. 43-66

6-Staff Information p. 67-73

7-Notification p. 74-110

I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	R-ML	Area of Change	Vacant
<i>North</i>	MX-M	Area of Change	Commercial
<i>South</i>	R-ML	Area of Change	Dwelling, Single-Family
<i>East</i>	R-ML	Area of Consistency	Dwelling, Single-Family
<i>West</i>	R-ML	Area of Change	Dwelling, Townhouse

Request

The request is for a zoning map amendment from R-ML to R-MH for all or a portion of Lots 7-11, Block 64, Terrace Addition & north 10ft vacated Gold Ave, located on the north side of Gold Ave., between Pine St. and University Blvd. (“the subject site”). The subject site is approximately 1.0 acre.

A church, no longer in use, exists on the subject site. The applicant is requesting a zone change to R-MH to allow a possible future development under the R-MH zone district of higher-density attached and multi-family housing.

EPC Role

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

Context

The approximately 1.0-acre subject site comprises the northwestern corner of the intersection of University Blvd. SE and Pine St. The existing building fronts Gold Ave. There is an alley on the building’s northern side and a parking lot on its eastern side.

The lots north of the subject site contain a variety of small-to-medium scale commercial uses. The UNM Activity Center extends southwards to encompass the lot that is northeast and catty-corner to the subject site. The lots to the south of the subject site, across Gold Ave. contain lower-density residential uses (duplexes and single-family). These homes are within the Silver Hill Historic Protection Overlay Zone.

Generally, land uses in this area are predominantly single-family and multi-family residential, with the exception of the commercial uses that front Central Ave. and the educational uses associated with the University of New Mexico, which is located northeast of the subject site.

Neighborhood Context

The subject site is located directly north of the Silver Hill Historic District, which was listed on the National Register of Historic Places and the State Register of Cultural Properties in 1986 as recommended in the 1986 University Neighborhoods Sector Development Plan for the area. Silver Hill is cited in the register nominations as the best-preserved example of Albuquerque's first suburban subdivisions built up on the mesa just after the First World War.

The houses in the Silver Hill Historic District were built in a variety of architectural styles popular with middle class Anglo-Americans in the early twentieth century in Albuquerque. Buildings were centered on fifty-foot lots with a twenty-foot front setback and side setbacks of five to ten feet. These long rows of regularly spaced buildings contain fine examples of the Hipped Cottage, Craftsman Bungalow, Mediterranean and Southwest Vernacular architectural styles. The houses are elaborated with details that lend individuality. The district also contains some duplexes, which were designed for compatibility with the single-family houses.

Silver Avenue, which runs through the historic district, is one of three landscaped "parkways" remaining from early 20th century Albuquerque. It contains trees uniformly planted in a generous median. Street trees are also found in the planting strip between the curb and the sidewalk at intervals of 25' on Silver, Gold, Lead and cross-streets. A great deal of effort has gone into revitalizing and maintaining the streetscape along Silver Ave.

History

There are two historical case numbers associated with the site: BA-1233 and ZA-80-81. The first contains architectural hand-drawings for the church, which appear to be from June 1960. The second is an approval of a special exception in March 1980 for expansion of a non-conforming use (the church) that allowed a larger sign on the subject site.

A Zoning Map Amendment request from R-ML to MX-L was heard in 2022 under the same project number (PR-2022-007157). This request was continued on July 21, 2022 to the August 18, 2022 hearing, but was withdrawn by the applicant before the second hearing date. Planning Staff recommended denial of the prior request at the July 21, 2022 EPC Hearing, largely due to the myriad commercial uses that would have been made permissive with this request, which would not have been cohesive with the character of the area, particularly south of the subject site.

Transportation System

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

The LRRS designates University Blvd, adjacent to the subject site, as a Minor Arterial. Gold Ave. and Pine Street are local streets.

Comprehensive Plan Designations

The Comprehensive Plan designates the subject site as being within a Major Transit Corridor, within 660 feet of a Premium Transit Station, and within a Main Street Corridor. Major Transit Corridors are intended to be served by high frequency, local transit. The Premium Transit designation acts as

an overlay on other transit designations. Main Street Corridors are lively, highly walkable neighborhood streets lined with local-serving businesses.

The subject site is not located within a Center as designated by the Comprehensive Plan. The subject is adjacent to the UNM Activity Center, which is located directly northeast of the subject site, and the Silver Hills Historic Protection Overlay Zone, which encompasses the neighborhood south of the subject site.

The subject site is located within an Area of Change as designated by the Comprehensive Plan. Generally, Areas of Change are where more intense, dense development should be directed. The intent of the Comprehensive Plan is to make Areas of Change the focus of new urban-scale development.

Comprehensive Plan Community Planning Area Designation

The subject site is located within the Near Heights Community Planning Area. The Near Heights Community Planning Area (CPA) encompasses the University area, Nob Hill, and the International District, as well as many distinct neighborhoods and districts south to the Sunport and Kirtland Air Force Base and north to I-40. Near Heights includes most of the city's largest institutions and employers, including UNM, CNM, Presbyterian and UNM hospitals, the Veterans Affairs complex, and the International Sunport.

The area includes a range of architectural styles and building scales. The Central Avenue corridor and its Route 66 features much of the distinctive mid-century modern style development commonly found along this historic highway.

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. University Blvd. is designated as a Proposed Bike Lane. Silver Avenue, located just one block south of the subject site, is a designated Bicycle Boulevard. The subject site is well-served by nearby bikeways.

Transit

The subject site is served by multiple bus routes including, ABQ Ride Route 66, ART 777, ART 766, and route 92. The nearest bus stop is about 250 feet northeast of the subject site at the intersection at University Blvd. and Central Avenue. The subject site is exceptionally served by transit.

Public Facilities/Community Services

Please refer to the Public Facilities Map (see 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

Abut: To touch or share a property line.

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

Area of Change: An area designated as an area of Change in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended where growth and development are encouraged, primarily in Centers other than Old Town, Corridors other than Commuter Corridors, Master Development Plan areas, planned communities, and Metropolitan Redevelopment Areas.

Corridor: A street and adjoining land designation in the ABC Comp Plan, as amended, as one of 5 Corridor types designated based on travel modes and development intensity, excluding Commuter Corridors.

Permissive Use: A land use that is allowed by-right in a particular zone district, either as a primary or accessory use. Permissive uses are listed as P in Table 4-2-1. Permissive Accessory uses are listed as A in Table 4-2-1.

Residential – Multi-Family Low Density: The purpose of the R-ML zone district is to provide for a variety of low- to medium-density housing options. The primary land uses are townhouses and small-scale multi-family development, as well as civic and institutional uses to serve the surrounding residential area.

Residential – Multi-Family High Density: The purpose of the R-MH zone district is to promote and encourage the development of high-density attached and multi-family housing, with taller, multi-story buildings encouraged in Centers and Corridors in areas close to major streets and public transit facilities. The primary land use is multi-family development, with limited civic and institutional uses to serve the surrounding residential area.

Zoning

The subject site is zoned R-ML (Residential – Multi-family Low Density), a designation received upon adoption of the IDO in May 2018 as a conversion from the former zoning of SU-2/SU-1 for Church and Related Facilities. The purpose of the R-ML zone district is to provide for a variety of low- to medium-density housing options. The primary land uses are townhouses and small-scale multi-family development, as well as civic and institutional uses to serve the surrounding residential area.

The proposed zone district is R-MH (Residential – Multi-family High Density). The purpose of the R-MH zone district is to promote and encourage the development of high-density attached and multi-family housing, with taller, multi-story buildings encouraged in Centers and Corridors in areas close to major streets and public transit facilities. The primary land use is multi-family development, with limited civic and institutional uses to serve the surrounding residential area.

Generally, the permissive uses allowed in the R-MH are very similar to those allowed in the R-ML zone district, with only a few exceptions. The key difference between the R-ML and R-MH zone districts is that the R-MH zone does not allow low-density residential uses such as single-family detached homes or two-family detached homes. Furthermore, the R-MH zone district allows for higher-intensity multi-family development than the R-ML zone allows. For example, the allowable building height in the R-MH zone district is 48 feet, which increases to 65 feet in Urban Centers,

Main Street Corridors, or Premium Transit Areas. Because the subject site is in a Main Street Area and Premium Transit Area, these taller building heights would apply to future development. In comparison, the allowable building height in the R-ML zone district is 38 feet across-the-board. These differences in potential developmental intensity and density are the primary difference between the current and requested zone districts. For further discussion of specific uses that would become permissive if the request is approved, please refer to the discussion of zone change criterion 14-16-6-7(G)(3)(d) in this report.

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Change. It is located in a Major Transit Corridor, within 660 feet of a Premium Transit Station, and within a Main Street Corridor.

It is also located adjacent to the Silver Hills Historic Protection Overlay Zone, which defines the character of the area south of the subject site, and the UNM Activity Center, which encompasses most of UNM's Main Campus and a sizable portion of the commercial and mixed-use area south of UNM. While the subject site is not located within the Historic Protection Overlay Zone, nor the UNM Activity Center, its location adjacent to each is relevant to the request.

Analysis of a zone change requires that the proposed zone district- not a particular use- is considered. Applicable Goals and policies are listed below. Staff analysis follows in bold italic text. In this case, the Goals and policies below were included by the applicant in the justification letter. Staff has added three additional goals and policies denoted by *.

Chapter 5: Land Use

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

The request could facilitate development and growth on the subject site, which is located within the Central Avenue Major Transit Corridor, Central Avenue Main Street Corridor, and CNM/UNM Premium Transit Station Area. Major Transit Corridors are served by high frequency and local transit; Main Street Corridors are lively, highly walkable neighborhood streets lined with local-serving businesses. Premium Transit Station Areas feature the highest level of transit service in the City of Albuquerque. Goal 5.1 – Centers & Corridors is clearly facilitated.

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

The request could facilitate growth on the subject site, which is located within a Major Transit Corridor and Main Street Corridor. This request could facilitate future development in close proximity to transit, along with a diverse range of other land uses, which promotes sustainability within the built environment. Policy 5.1.1 – Desired Growth is clearly facilitated.

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

The request would discourage the development of detached single-family housing in a Major Transit and Main Street Corridor because single-family housing is not a permissible use within the R-MH Zone District, unlike the R-ML Zone District. Sub-policy 5.1.1 (f) is clearly facilitated.

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

The request could encourage residential infill in a neighborhood located adjacent to the UNM Activity Center and within the Central Avenue Major Transit and Main Street Corridors. Sub-policy 5.1.1 (g) is clearly facilitated.

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

The request could facilitate future growth and development on the subject site, which is located within an Area of Change and the Central Avenue Major Transit and Main Street Corridor, a lively, walkable area served by high frequency transit. Policy 5.1.2 – Development Areas is clearly facilitated.

Policy 5.1.8 - Premium Transit Corridors: Foster corridors that prioritize high capacity, high-frequency transit services, with mixed-use, transit-oriented development within walking distance of transit stations.

The request could facilitate higher-density residential development within a corridor that features high capacity, high frequency transit services. The subject site is located within walking distance of the CNM UNM Premium Transit Station Area and a diverse mix of commercial services and educational amenities. However, a zone change does not guarantee future transit-oriented development. The request generally facilitates Policy 5.1.8 – Premium Transit Corridors.

Policy 5.1.9 - Main Streets: Promote Main Streets that are lively, highly walkable streets lined with neighborhood-oriented businesses.

The request could facilitate future higher-density residential development on the subject site, which is located within the Central Avenue Main Street Corridor - a lively, highly walkable Main Street lined with neighborhood-oriented businesses. Higher-density residential development on the subject site could promote economic activity at nearby neighborhood-oriented businesses, which could further promote the Central Avenue Main Street. However, a zone change does not guarantee future development. The request generally facilitates Policy 5.1.9 – Main Streets.

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

The request could facilitate higher-density residential development on the subject site, located within the Central Avenue Major Transit Corridor, which features high-frequency transit services and pedestrian-oriented development. Higher-density residential growth on the

subject site could foster transit ridership along the most-frequent and highly-used transit lines in the City of Albuquerque. However, a zone change does not guarantee future pedestrian-oriented development. The request generally facilitates Policy 5.1.10 – Major Transit Corridors.

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

The request could contribute to creating a healthy and sustainable community because it could facilitate higher-density residential development near a mix of land uses. The subject site's location near a Major Transit Corridor, within an established neighborhood, and near a variety of commercial, educational, and institutional uses promotes convenient access to this nearby mix of uses. The request clearly facilitates Policy 5.2.1 – Land Uses.

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

The request could promote future development that would generally maximize the utility of existing infrastructure and efficient use of land because it is located in an area with existing infrastructure and public facilities. The request clearly facilitates Goal 5.3 - Efficient Development Patterns.

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

The request could support redevelopment of the subject site, which is located in an area already served by existing infrastructure and public facilities. The request clearly facilitates Policy 5.3.1 – Infill Development.

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

The request could facilitate higher-density housing on the subject site, which is located near an area with concentrated development. The request would discourage single-family housing because single-family housing is not a permissive or conditional use in the R-MH Zone District. The request clearly facilitates Policy 5.4.1 – Housing Near Jobs.

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

The request could encourage growth on the subject site because it could facilitate development of the subject site, which is located in an Area of Change, where growth is expected and desired. This request clearly facilitates Goal 5.6 – City Development Areas.

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

The request could direct more intense development to the subject site because it could facilitate development of the subject site, which is within an area of Change and near a designated

Major Transit Corridor, where change is expected and desired. The request clearly facilitates Policy 5.6.2 – Areas of Change.

Sub-policy 5.6.2 (d): Encourage higher-density housing and mixed-use development as appropriate land uses that support transit and commercial and retail uses.

The request could encourage higher-density housing in an Area of Change in support of transit, commercial, and retail uses near the subject site. The request clearly facilitates Sub-policy 5.6.2 (d).

Sub-policy 5.6.2 (h) Encourage development in areas with a highly connected street grid and frequent transit service.

The request could encourage development in an area where adequate infrastructure and transit services exist, and where there is a highly connected street grid. The request clearly facilitates Sub-policy 5.6.2 (h).

Chapter 6: Transportation

Policy 6.1.2 – Transit-Oriented Development: Prioritizes transit-supportive density, uses, and building design along transit corridors.

The request could allow higher-density residential uses permissively on the subject site, which could promote transit-supportive density and ridership within 660' from the CNM UNM Premium Transit Station and the Central Avenue Major Transit Corridor. The request clearly facilitates Policy 6.1.2 – Transit-Oriented Development.

Policy 6.1.3 – Auto Demand: Reduce the need for automobile travel by increasing mixed-use development, infill development within Centers, and travel demand management (TDM) programs.

The request could reduce the need for automobile travel by promoting higher-density residential infill development within close proximity to transit and within a Main Street and Major Transit Corridor. However, the request does not guarantee future mixed-use development and is adjacent to a Center, but not within one. The request generally facilitates Policy 6.1.3 – Auto Demand.

Chapter 9: Housing

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

The request could facilitate future higher-density residential development, which could increase and diversify the supply and types of housing options in the area. However, a zone change does not guarantee residential development - some non-residential uses would still be allowable in the R-MH Zone District. The request generally facilitates Policy 9.1 – Supply.

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

The request could support increased housing density within a Main Street and Major Transit Corridor that is well-serviced and features a diverse range of amenities. The request would discourage lower-density residential development because those uses are not permissive in the R-MH zone district. The request clearly facilitates Policy 9.3 – Density.

Policy 9.3.1 - Centers and Corridors: Encourage higher density, multi-unit housing and mixed-use development in Downtown, Urban, Activity, and Village Centers, and along Premium and Major Transit Corridors to capture growth, revive development pressure at the edge of the urban footprint and maintain low densities in rural areas.

The request could encourage growth and higher-density, multi-unit housing development within 660' of a Premium Transit Station Area and Major Transit Corridor. However, a zone change at this location would not guarantee an ease of development pressure at the edge of the urban footprint, or maintenance of low densities in rural areas. The request generally facilitates Policy 9.3.1 Centers and Corridors.

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 December 29, 2023 zone change justification letter analyzed here, is a response to Staff's request for a revised justification (see attachment). The subject site is currently R-ML (Multi-family Low Density). The requested zoning is R-MH (Multi-family – High Density). The reason for the zone change is to develop a multi-family residential development on the site in the future. The vacant building on the site is nonconforming (as to setbacks) under the R-ML zone and may not allow for the redevelopment and expansion of the building without a variance or partial demolition.

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.

Applicant: The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by clearly facilitating the City's Goals and Policies listed below.

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 does not significantly conflict with them. Because this is a spot zone, the applicant must "clearly facilitate" implementation of the ABC Comp Plan (see Criterion H). The applicant's policy-based responses adequately demonstrate that the request clearly facilitates a preponderance of applicable Goals and policies in the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, morals and general welfare. The response to Criterion A is sufficient.

Applicable citations: Goal 5.1-Centers & Corridors, Policy 5.1.1 - Desired Growth, Sub-policy 5.1.1 (f), Sub-policy 5.1.1 (g), Policy 5.1.2 - Development Areas, Policy 5.2.1 - Land Uses, Goal 5.3 - Efficient Development Patterns, Policy 5.3.1-Infill Development, Policy 5.4.1 – Housing Near Jobs, Goal 5.6 - City Development Areas, Policy 5.6.2 - Areas of Change, Sub-policy 5.6.2 (d), Sub-policy 5.6.2 (h), Policy 6.1.2 - Transit-Oriented Development, Goal 9.3 – Density

- 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).

Applicant: The proposed property is entirely located in an Area of Change; therefore, this criterion does not apply.

Staff response: The subject site is located wholly in an Area of Change, as designated by the Comprehensive Plan.

- 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:

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).

Applicant: The Zone Map Amendment to R-MH meets Criterion 3, as it is more advantageous to the community as articulated by the ABC Comp Plan. The proposed zone change to R-MH will align with the Area of Change and the Near Heights Community Planning Area Assessment, which both express the need for an increase in multi-family housing options. The R-MH zone designation will help to bring the Subject Property into alignment with the characteristics of the Main Street and Major Transit Corridor as well as a Premium Transit Station, which prioritizes pedestrian-oriented and transit-oriented development.

Staff: The subject site is located wholly in an Area of Change. The applicant's policy-based analysis demonstrates that the request clearly facilitates a preponderance of applicable Comprehensive Plan Goals and policies and therefore would be more advantageous to the community than the current zoning. The response to Criterion C is sufficient.

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

Applicant: The permissive use of the R-MH zone district will not be harmful to the adjacent properties, the neighborhood, or the community because it will bring in housing supply that can benefit employment and activity centers, local businesses, and transit. The current R-ML zone does not allow for high-density development which is the main attraction for populations of diverse lifestyles, incomes, and family types which is a growing demand in the area. The R-MH zone designation will allow for a larger range of housing and multipurpose opportunities that align the subject site with its Centers, Corridor, Community Planning Areas, and Development Area designations. Additionally, the size of the site will allow for a variety of developments, primarily high-density housing, which will allow more accessibility to businesses and the UNM/CNM Activity and Employment Centers. A side-by-side comparison of the R-MH and R-ML zone districts' allowable uses is provided in the chart below.

P = Permissive Primary C = Conditional Primary A = Permissive Accessory

*CA = Conditional Accessory CV = Conditional if Structure Vacant for 5 years or more
 Temporary Blank Cell = Not Allowed*

T =

Permissive Use Comparison: R-ML vs. R-MH		
Use	R-ML	R-MH
Dwelling, single-family detached	P	
Dwelling, cluster development	P	
Dwelling, cottage development	P	
Dwelling, two-family detached (duplex)	P	
Dwelling, townhouse	P	P
Dwelling, live-work	C	P*
Dwelling, multi-family	P	P
Dormitory		P
Group Home, small	C	P**
Group Home, medium	C	C
Group Home, large		C
Adult or child day care facility	C	P
High school	C	P***
University or College		CV
Vocational School		CV
Bed and Breakfast	A	P
Auditorium or theater		A
General Retail, small		A
Farmers' Market		T
Park-and-ride lot		C
Transit Facility		C
Park-and-ride facility, temporary		T
Recycling drop-off bin facility		A
Residential community amenity, indoor	P	P
Community residential facility, small/large	P	P

****Use-specific standard mitigates any potential harm for this use by ensuring the building or lot shall not be used for any of the following uses:***

- 1. Any use in Agricultural or Animal-related category.***
- 2. Any use in the Food, Beverage, and Indoor Entertainment category.***
- 3. Any use in the Motor Vehicle-related category.***
- 4. Any use in the Industrial Use category except artisan manufacturing or outdoor storage.***
- 5. Commercial services.***
- 6. Construction contractor facilities and yard.***
- 7. Crematorium.***
- 8. Mortuary.***
- 9. Adult retail.***
- 10. Liquor retail.***

*****Use-specific standard mitigates any potential harm for this use by ensuring:***

- This use must comply with all applicable local and State regulations.***
- This use is prohibited within 1,500 feet in any direction of a lot containing any other group home.***
- The total number of group homes shall not exceed 30 in each City Council District.***

******Use-specific standards mitigate any potential harm for this use by indicating the subject shall be the same size limits applicable to religious institutions in that zone district.***

Staff: The applicant compared the existing R-ML zoning and the proposed R-MH zoning, stating that the permissive uses in the R-MH Zone District would not be harmful to adjacent properties, the neighborhood, or the community. They discussed the context surrounding the subject site and indicated how uses that could be considered harmful would be mitigated through the Use-specific Standards in the IDO. Staff finds that the Use-Specific Standards in Section 16-16-4-3 of the IDO that are associated with new permissive uses will adequately mitigate harmful impacts that could be associated with those uses. The response to Criterion D is sufficient.

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

Applicant: The Zone Map Amendment meets Criterion I because the City's existing infrastructure in and around the site includes access to the major street network, sidewalks, and transit connections that provide adequate capacity for the proposed zone change.

Staff: The subject site is an infill site that is adequately served by existing infrastructure (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

Applicant: This justification for the Zoning Map Amendment is not completely based on the property's location on a major street because the property's location is near Central Avenue, a major street, but is located directly off University Boulevard and Gold Street. The justification for this zone change is based on the myriads of benefits it could provide to the surrounding community, furthering the City's Planning and Policies.

Staff: The applicant is not completely basing the justification for the request upon the subject site's location on a Major Collector roadway. Rather, the applicant has adequately demonstrated that the request clearly facilitates a preponderance of applicable Comprehensive Plan Goals and policies. The response to Criterion F is sufficient.

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

Applicant: This justification for the Zone Map Amendment is not based completely or predominantly on the cost of land but rather on the benefit offered in highdensity housing in an area along a Main Street Corridor, in walking distance to the UNM ART Station, multiple services and amenities, and near UNM.

Staff: Economic considerations are a factor, but the applicant's justification is not completely or predominantly based upon them, nor is the justification based completely or predominantly upon the cost of land. The response to Criterion G is sufficient.

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

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

Applicant: While both the R-ML and R-MH zones are multi-family residential zones, City staff has indicated that this request creates a “spot zone”. As demonstrated by the policy analysis above, this request creates a justifiable “spot zone” by clearly facilitating implementations of the City’s Comprehensive Plan. In addition, this request addresses criterion 1 by proposing the R-MH zone district as a transition to the surrounding zoning to the north of the site along Central Avenue, which is MX-M and the R-ML zoning to the south. This request meets Criterion 1 because the subject property is located along University Boulevard SE, which can function as a transition between the residential and mixed-use zoning along the Central Avenue Corridor. The R-MH zone allows for transitioning the intensities between those of the R-ML zone district and the M-XM zone district. The R-ML zone allows for multi-family residential uses. Compared to the M-XM zone that allows for some multi-family residential uses but also allows for higher intensities such as civil and institutional uses and commercial uses such as auditoriums or theaters, bars, catering services, nightclubs, restaurants, tap rooms or tasting rooms, etc. The R-MH zone serves as a transition between the R-ML zone and the MX-M zone clearly facilitates it allows more than primarily residential uses like the R-ML zone but does not allow for as intense commercial uses like the MX-M zone allows. The R-MH zone will bring in high-density, multi-family housing that will create a use-intensity transition between the residential neighborhood to the south and the more intense MX-M uses along Central Avenue.

Staff: The request would result in a spot zone because it would apply a zone different from surrounding zone districts. Therefore, Criterion H is a two-part test wherein the applicant must demonstrate that the request would clearly facilitate implementation of the ABC Comprehensive Plan and one of the three applicable situations (listed above).

The applicant acknowledges that the request would create a spot zone, but explains that it would be justified because the subject site will function as a transition between adjacent zone districts, one of which is higher intensity (MX-M) – the other lower (R-ML), and would clearly facilitate implementation of the Comprehensive Plan as shown in the response to Criterion A.

The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story building encouraged in Centers and Corridors.

The purpose of the R-MH zone district is to promote and encourage the development of high-density attached and multi-family housing, with taller, multi-story building encouraged in Centers and Corridors in areas close to major streets and public transit facilities. The primary land use is multi-family development, with limited civic and institutional uses to serve the surrounding residential area.

The purpose of the R-ML zone district is to provide for a variety of low-to-medium-density housing options. The primary land uses are townhouses and small-scale multi-family development, as well as civic and institutional uses to serve the surrounding residential area.

The applicant has demonstrated that the subject site can function as a transition between the more intense Zone District to the north (MX-M) and the less intense zone district to the south (R-ML) due to the varying levels of developmental intensity associated with each zone district.

The MX-M Zone is more intense than the R-MH Zone because it features far more permissive and conditional land uses (commercial, civic, institutional, and light industrial uses), with similar development standards, while the R-ML Zone is less intense because it allows lower-density residential land uses permissively, with otherwise similar allowable uses. Therefore, the requested R-MH Zone District could reasonably serve as a transition between the more intense mixed-use zone to the north and less intense residential zone to the south.

III. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other interested agencies reviewed this application. Comments were received from nearly a dozen agencies. Most agencies provided standards comments related to considerations around services, water, or utility access. However, ABQ RIDE wrote comments in support of the request, noting that “This site is in a premium transit area, which is an appropriate location for higher-density, multi-family housing. The site is well-served by transit and bus stops for Routes 66, 766, 777, and 16 are all within a 5-minute walk of the subject site. The allowable uses in the R-MH zone are appropriate and desirable within premium transit areas because they have the potential to bring more people to locations that have the best transit service.” Agency comments begin on p. 31.

Neighborhood/Public

The affected neighborhood organizations are the Silver Hill Neighborhood Association and Sycamore Neighborhood Association, which were all notified as required (see attachments). Property owners within 100 feet of the subject site were also notified as required (see attachments).

The applicant attended the regularly scheduled meeting of the Silver Hill NA on December 11, 2023. This was a non-facilitated meeting because there was no requested meeting by the Neighborhood Associations within 15 calendar days of notification. The applicant stated that most comments were supportive of potential residential development on the subject site, with some concerns regarding the nature of future development on the site. The applicant stated that they would follow-up with the Neighborhood Association at their January Meeting (scheduled on January 8th), in which the Neighborhood association intends to vote on support/non-support on the request. At the January 8th meeting, board members of the Silver Hill NA were split in regard to the project, with 8 members voting against, 6 members voting for, and two members abstaining.

As of this writing, Staff has received no letters or comments expressing support or opposition.

IV. CONCLUSION

The request is for a Zoning Map Amendment (zone change) for an approximately 1.0-acre site located on the north side of Gold Ave. SE, between Pine St. and University Blvd. SE (the subject site).

The subject site is zoned R-ML. The applicant is requesting a zone change to R-MH to facilitate future multi-family development on the subject site. The R-MH zone district would allow for higher-density development in comparison to the current R-ML Zone District.

The Comprehensive Plan designates the subject site as being within a Major Transit Corridor, within 660 feet of a Premium Transit Station, and within a Main Street Corridor. The subject site is adjacent to the UNM Activity Center and the Silver Hill Historic Protection Overlay Zone.

The applicant has adequately justified the request based upon the proposed zoning being more advantageous to the community than the current zoning because it would clearly facilitate a preponderance of applicable Goals and policies. The applicant's responses to the Review and Decision Criteria for Zone Map Amendments established in 14-16-6-7(G)(3) of the IDO are sufficient.

The applicant provided notice of the application to all eligible Neighborhood Association representatives and adjacent property owners (within 100 feet) via certified mail and email as required. Staff is not aware of any opposition as of this writing.

Staff recommends approval.

FINDINGS - RZ-2023-00048, January 18, 2024 - Zoning Map Amendment (Zone Change)

1. The request is for a zoning map amendment from R-ML to R-MH for an approximately 1.0-acre site legally described as all or a portion of Lots 7-11, Block 64, Terrace Addition & north 10ft vacated Gold Ave, located on the north side of Gold Ave., between Pine St. and University Blvd. (“the subject site”). A vacant church building exists on the subject site.
2. The subject site is zoned R-ML (Multi-Family Low Density Zone District), a designation received upon adoption of the IDO in May 2018 as a conversion from the former zoning of SU-2/SU-1 for Church and Related Facilities. The purpose of the R-ML zone district is to provide for a variety of low- to medium-density housing options.
3. The applicant is requesting a zone change to R-MH (Multi-Family High Density Zone District) to facilitate the future development on the subject site. The purpose of the R-MH zone district is to promote and encourage the development of high-density attached and multi-family housing, with taller, multi-story buildings encouraged in Centers and Corridors in areas close to major streets and public transit facilities.
4. The Comprehensive Plan designates the subject site as being within a Major Transit Corridor, within 660 feet of a Premium Transit Station, and within a Main Street Corridor. The subject site is adjacent to the UNM Activity Center and the Silver Hill Historic Protection Overlay Zone.
5. 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.
6. The request clearly facilitates the following applicable Goal and Policies regarding Centers & Corridors and growth from Chapter 5: Land Use:
 - A. Goal 5.1 - Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The request could facilitate development and growth on the subject site, which is located within the Central Avenue Major Transit Corridor, Central Avenue Main Street Corridor, and CNM/UNM Premium Transit Station Area. Major Transit Corridors are served by high frequency and local transit; Main Street Corridors are lively, highly walkable neighborhood streets lined with local-serving businesses. Premium Transit Station Areas feature the highest level of transit service in the City of Albuquerque.
 - B. Policy 5.1.1 – Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The request could facilitate growth on the subject site, which is located within a Major Transit Corridor and Main Street Corridor. This request could facilitate future development in close

proximity to transit, along with a diverse range of other land uses, which promotes sustainability within the built environment.

- C. Sub-policy 5.1.1 (f): Discourage the development of detached single-family housing as an inappropriate use in Centers and along Corridors.

The request would discourage the development of detached single-family housing in a Major Transit and Main Street Corridor because single-family housing is not a permissible use within the R-MH Zone District, unlike the R-ML Zone District.

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

The request could encourage residential infill in a neighborhood located adjacent to the UNM Activity Center and within the Central Avenue Major Transit and Main Street Corridors.

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

The request could facilitate future growth and development on the subject site, which is located within an Area of Change and the Central Avenue Major Transit and Main Street Corridor, a lively, walkable area served by high frequency transit.

7. The request clearly facilitates the following applicable Goal and Policies regarding land use and development from Chapter 5: Land Use:

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

The request could contribute to creating a healthy and sustainable community because it could facilitate higher-density residential development near a mix of land uses. The subject site's location near a Major Transit Corridor, within an established neighborhood, and near a variety of commercial, educational, and institutional uses promotes convenient access to this nearby mix of uses.

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

The request could promote future development that would generally maximize the utility of existing infrastructure and efficient use of land because it is located in an area with existing infrastructure and public facilities.

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

The request could support redevelopment of the subject site, which is located in an area already served by existing infrastructure and public facilities.

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

The request could facilitate higher-density housing on the subject site, which is located near an area with concentrated development. The request would discourage single-family housing because single-family housing is not a permissive or conditional use in the R-MH Zone District.

8. The request clearly facilitates the following applicable Goal and Policies regarding development areas from Chapter 5: Land Use:

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

The request could encourage growth on the subject site because it could facilitate development of the subject site, which is located in an Area of Change, where growth is expected and desired.

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

The request could direct more intense development to the subject site because it could facilitate development of the subject site, which is within an area of Change and near a designated Major Transit Corridor, where change is expected and desired.

- C. Sub-policy 5.6.2 (d): Encourage higher-density housing and mixed-use development as appropriate land uses that support transit and commercial and retail uses.

The request could encourage higher-density housing in an Area of Change in support of transit, commercial, and retail uses near the subject site.

- D. Sub-policy 5.6.2 (h): Encourage development in areas with a highly connected street grid and frequent transit service.

The request could encourage development in an area where adequate infrastructure and transit services exist, and where there is a highly connected street grid.

9. The request clearly facilitates the following applicable Policy regarding transit-oriented development from Chapter 6: Transportation:

Policy 6.1.2 – Transit-Oriented Development: Prioritizes transit-supportive density, uses, and building design along transit corridors.

The request could allow higher-density residential uses permissively on the subject site, which could promote transit-supportive density and ridership within 660' from the CNM UNM Premium Transit Station and the Central Avenue Major Transit Corridor.

10. The request clearly facilitates the following applicable Goal regarding density from Chapter 9-Housing:

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

The request could support increased housing density within a Main Street and Major Transit Corridor that is well-serviced and features a diverse range of amenities. The request would discourage lower-density residential development because those uses are not permissive in the R-MH zone district.

11. 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 does not significantly conflict with them. Because this is a spot zone, the applicant must further "clearly facilitate" implementation of the ABC Comp Plan (see Criterion H).

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

A. Criterion A: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies and does not significantly conflict with them. Because this is a spot zone, the applicant must further "clearly facilitate" implementation of the ABC Comp Plan (see Criterion H). The applicant's policy-based responses adequately demonstrate that the request clearly facilitates a preponderance of applicable Goals and policies in the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, morals and general welfare.

B. Criterion B: The subject site is located wholly in an Area of Change, as designated by the Comprehensive Plan.

C. Criterion C: The subject site is located wholly in an Area of Change. The applicant's policy-based analysis demonstrates that the request clearly facilitates a preponderance of applicable Comprehensive Plan Goals and policies and therefore would be more advantageous to the community than the current zoning.

D. Criterion D: The applicant compared the existing R-ML zoning and the proposed R-MH zoning, stating that the permissive uses in the R-MH Zone District would not be harmful to adjacent properties, the neighborhood, or the community. They discussed the context surrounding the subject site and indicated how uses that could be considered harmful would be mitigated through the Use-specific Standards in the IDO. Staff finds that the Use-Specific Standards in Section 16-16-4-3 of the IDO that are associated with new permissive uses will

adequately mitigate harmful impacts that could be associated with those uses.

- E. Criterion E: The subject site is an infill site that is adequately served by existing infrastructure (requirement 1).
- F. Criterion F: The applicant is not completely basing the justification for the request upon the subject site's location on a Major Collector roadway. Rather, the applicant has adequately demonstrated that the request clearly facilitates a preponderance of applicable Comprehensive Plan Goals and policies.
- G. Criterion G: Economic considerations are a factor, but the applicant's justification is not completely or predominantly based upon them, nor is the justification based completely or predominantly upon the cost of land.
- H. Criterion H: The request would result in a spot zone because it would apply a zone different from surrounding zone districts. Therefore, Criterion H is a two-part test wherein the applicant must demonstrate that the request would clearly facilitate implementation of the ABC Comprehensive Plan and one of the three applicable situations (listed above).

The applicant acknowledges that the request would create a spot zone, but explains that it would be justified because the subject site will function as a transition between adjacent zone districts, one of which is higher intensity (MX-M) – the other lower (R-ML), and would clearly facilitate implementation of the Comprehensive Plan as shown in the response to Criterion A.

The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story building encouraged in Centers and Corridors.

The purpose of the R-MH zone district is to promote and encourage the development of high-density attached and multi-family housing, with taller, multi-story building encouraged in Centers and Corridors in areas close to major streets and public transit facilities. The primary land use is multi-family development, with limited civic and institutional uses to serve the surrounding residential area.

The purpose of the R-ML zone district is to provide for a variety of low-to-medium-density housing options. The primary land uses are townhouses and small-scale multi-family development, as well as civic and institutional uses to serve the surrounding residential area.

The applicant has demonstrated that the subject site can function as a transition between the more intense Zone District to the north (MX-M) and the less intense zone district to the south (R-ML) due to the varying levels of developmental intensity associated with each zone district. The MX-M Zone is more intense than the R-MH Zone because it allows far more permissive and conditional land uses (commercial, civic, institutional, and light industrial uses), with similar development standards, while the R-ML Zone is less intense because it allows lower-density residential land uses permissively, with otherwise similar allowable uses. Therefore, the requested R-MH Zone District could reasonably serve as a transition

between the more intense mixed-use zone to the north and less intense residential zone to the south.

13. The applicant's policy-based responses adequately demonstrate that the request clearly facilitates a preponderance of applicable Goals and policies in the Comprehensive Plan.
14. The affected neighborhood organizations are the Silver Hill Neighborhood Association and Sycamore Neighborhood Association, which were all notified as required (see attachments). Property owners within 100 feet of the subject site were also notified as required (see attachments).
15. The applicant attended the regularly scheduled meeting of the Silver Hill NA on December 11, 2023. This was a non-facilitated meeting because there was no requested meeting by the Neighborhood Associations within 15 calendar days of notification. The applicant stated that most comments were supportive of potential residential development on the subject site, with some concerns regarding the nature of future development on the site.
16. The applicant stated that they would follow-up with the Neighborhood Association at their January Meeting (tentatively scheduled on January 8th), in which the Neighborhood association intends to vote on support/non-support on the request. At the January 8th meeting, board members of the Silver Hill NA were split in regard to the project, with 8 members voting against, 6 members voting for, and two members abstaining.
17. As of this writing, Staff has received no letters or comments expressing support or opposition.

RECOMMENDATION - RZ-2023-00048, January 18, 2024

APPROVAL of Project #: 2022-007157, Case #: 2023-00048, a zone change from R-ML to R-MH, for all or a portion of Tracts 7-11, Block 64, Terrace Addition and the North 10 ft of Gold Avenue, an approximately 1.0-acre site located on the north side of Gold Ave., between Pine St. and University Blvd. (1701 Gold Ave.), based on the preceding Findings.

Seth Tinkle

**Seth Tinkle, MRCP
Planner**

Notice of Decision cc list:

Juniper Properties Southwest, LLC, dsrowe@msn.com

Consensus Planning, cp@consensusplanning.com

Silver Hill NA, James Montalbano ja.montalbano@gmail.com

Silver Hill NA, Don McIver dbodinem@gmail.com

Sycamore NA, Mardon Gardella mg411@q.com

Sycamore NA, Richard Vigliano richard@vigliano.net

EPC File

Legal, dking@cabq.gov

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Long Range Planning

CITY ENGINEER

Transportation Development

PR- 2022-007157, RZ-2023-00048

Zoning Map Amendment · Transportation has no objection to the Zoning Map Amendment for this item.

Hydrology Development

New Mexico Department of Transportation (NMDOT)

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

RECOMMENDED CONDITIONS FROM THE CITY ENGINEER:

None.

WATER UTILITY AUTHORITY

Utility Services

1. No adverse comment to proposed zone change.
2. A Request for Availability will be needed to commit conditions of water and wastewater service for new development/redevelopment.
- 2a. Please make requests for Availability at the following link: <https://www.abcwua.org/info-for-builders-availability-statements/>

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION-

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Project # PR-2022-007157 RZ-2023-00048– Zoning Map Amendment (Zone Change) - Should the Zone Map Amendment be approved, a site plan of the multi-family project will have to be approved for access by the Solid Waste Department. The site plan can be sent to hgallegos@cabq.gov for review. Minimum requirements for trash enclosures can be found using the following link: cabq.gov/solidwaste/documents/enclosurespecificationswordsfont14.pdf

Refuse Division

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Gold Ave.-Silver Hill ZC: This request is for a zone change to a higher-density residential zone. This site is in a premium transit area, which is an appropriate location for higher-density, multi-family housing. The site is well-served by transit and bus stops for Routes 66, 766, 777, and 16 are all within a 5-minute walk of the subject site. The allowable uses in the R-MH zone are appropriate and desirable within premium transit areas because they have the potential to bring more people to locations that have the best transit service.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY PUBLIC WORKS/TRANSPORTATION PLANNING

Project # PR-2022-007157 – Near Central Ave & University Blvd RZ-2023-00048– Zoning Map Amendment (Zone Change) COMMENTS: No adverse comment. No nearby BC roads or intersections.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No adverse comments to the zone map change.

ALBUQUERQUE PUBLIC SCHOOLS

EPC Description: RZ-2023-00048—Zoning Map Amendment (Zone Change).

b. Site Information: Terrace Addition, Tract 7-11, Block 64 and N 10 ft Gold Ave.

c. Site Location: Located at 91701 Gold Ave, between Pine St. SE and University Blvd. SE.

d. Request Description: Request for a zoning map amendment from R-ML to R-MH, to develop multi-family housing on the site.

e. APS Comments: Residential development at this location impacts Monte Vista Elementary School, Jefferson Middle School, and Albuquerque High School.

School	2023-2024 (40th Day) Enrollment	Facility Capacity	Space Available
Monte Vista Elementary School	384	446	62
Jefferson Middle School	606	900	294
Albuquerque High School	1,718	1,950	232

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

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

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

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA)

- a. No adverse comment to the proposed zone changes
- b. For information only:
 - i. Please send a request for availability for the site as soon as development is known. The request can be made at the link: <https://www.abcwua.org/info-for-builders-availability-statements/>. The request shall include a City Fire Marshal approved Fire 1 Plan, a zone map showing the site location, and the proposed Utility Plan.

MID-REGION METROPOLITAN PLANNING ORGANIZATION – TRANSPORTATION

PR-2022-007157

MRMPO has no adverse comment. For informational purposes:

Appendix G of the MTP recommends the following as it relates to the subject property: Encourage a mix of land uses (retail, housing, entertainment, etc.) and multimodal facilities in appropriate locations to encourage shorter and more active trips; Increase alternative housing concepts such as tiny homes,

co-housing, multi-generational housing, and accessory dwelling units; Promote a diverse mix of housing, in cost, unit types, and neighborhood settings.

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

There are PNM facilities abutting and/or in easements around the entire perimeter of the site and through the eastern parking lot.

It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.

Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM.

Any existing and/or new PNM easements and facilities need to be reflected on any resulting future Site Plan or Plat.

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 <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.



Figure 1: Looking east from the northern boundary of the subject site towards University Blvd.

Figure 2: Looking SE towards the vacant church on the subject site.



Figure 3: Looking NE towards properties zoned MX-M along Central Ave.



Figure 4: Looking west towards a property zoned R-ML, which currently appears to feature commercial and/or institutional uses.

Figure 5: Looking SW towards a property zoned R-ML, which appears to feature low-density multi-family residential housing.



Figure 6: Looking south of the subject site towards properties zoned R-ML, which appears to feature low-density single-family and multi-family residential housing.

ZONING

Please refer to IDO Section 14-16-2 2-3(F) for the R-MH Zone District

Please refer to IDO Section 14-16-2 2-3(E) for the R-ML Zone District

HISTORY

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



OFFICIAL NOTIFICATION OF DECISION

July 21, 2022

Juniper Properties Southwest LLC
10421 S. Jordan Gateway, Suite 600
South Jordan, UT 84095

Project # PR-2022-007157
RZ-2022-00031– Zoning Map Amendment (Zone Change)

LEGAL DESCRIPTION:

Consensus Planning, agent for Juniper Properties Southwest LLC, requests a Zoning Map Amendment from R-ML to MX-L, for all or a portion of Lots 7 thru 11, Block 64, Terrace Addition and the north 10 feet of vacated Gold Ave., located at 1701 Gold Ave. SE, between University Blvd. SE and Pine St. SE, approximately 1 acre (K-15).

Staff Planner: Leslie Naji

On July 21, 2022, the Environmental Planning Commission (EPC) voted to CONTINUE Project # PR-2022-007157/RZ-2022-00031, a Zoning Map Amendment (Zone Change) from R-ML to MX-L, for 30 days to the August 18, 2022 hearing.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **August 5, 2022**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the Integrated Development Ordinance (IDO), Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal an EPC Recommendation to the City Council since this is not a final decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the IDO must be complied with, even after approval of the referenced application(s).

Sincerely,

for Alan M. Varela,
Planning Director

OFFICIAL NOTICE OF DECISION

Project # PR-2022-007157

July 21, 2022

Page 2 of 2

AV/CL/SB

cc: Juniper Properties Southwest, LLC, dsrowe@msn.com
Consensus Planning, Frank@consensusplanning.com
Silver Hill NA, James Montalbano ja.montalbano@gmail.com
Silver Hill NA, Don McIver dbodinem@gmail.com
Spruce Park NA, John Cochran jrcochr@gmail.com
Spruce Park NA, Bart Cimenti bartj505@gmail.com
Sycamore NA, Mardon Gardella mg411@q.com
Sycamore NA, Richard Vigliano richard@vigliano.net
University Heights NA, Don Hancock srcidon@earthlink.net
University Heights NA, Mandy Warr mandy@theremedyspa.com
Victory Hills NA, Patricia Willson info@willsonstudio.com
Victory Hills NA, Melissa Williams mawsdf@comcast.net
EPC FileLegal, dking@cabq.gov

From: [Michael Vos](#)
To: [Naji, Leslie](#)
Cc: [Lehner, Catalina L.](#); [Bolivar, Silvia A.](#); [Jim Strozier](#)
Subject: RE: 1701 Gold
Date: Wednesday, August 10, 2022 2:41:06 PM
Attachments: [image001.png](#)
[image002.png](#)

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Good afternoon Leslie,

Apologies for the delayed response. After discussing this further with our clients, we would like to officially request withdrawal of the requested Zoning Map Amendment (PR-2022-007157, RZ-2022-00031).

Please let me know if there are any questions.

Best regards,

Michael Vos, AICP

CONSENSUS PLANNING, INC.

302 Eighth Street NW

Albuquerque, NM 87102

phone (505) 764-9801

vos@consensusplanning.com

From: Naji, Leslie <lnaji@cabq.gov>
Sent: Tuesday, August 9, 2022 11:31 AM
To: Michael Vos <Vos@consensusplanning.com>
Cc: Lehner, Catalina L. <CLehner@cabq.gov>
Subject: 1701 Gold

Hi Michael,

As you know, our staff reports are due this week (today as it turns out). Please inform me as to how Consensus Planning plans to proceed. If there is to be a withdrawal, I need to know in writing. If you plan to return under the continuance with what we currently have, also let me know today.

Thank you.



LESLIE NAJI

senior planner,
landmarks commission

o 505.924.3927

e lnaji@cabq.gov

cabq.gov/planning

APPLICANT INFORMATION



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

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

APPLICATION INFORMATION

Applicant: Juniper Properties Southwest, LLC.		Phone:
Address: 10421 S. Jordan Gateway Suite 600		Email: dsrowe@msn.com
City: South Jordan	State: Utah	Zip: 84095
Professional/Agent (if any): Consensus Planning		Phone: 505-764-9801
Address: 302 Eighth Street NW		Email: cp@consensusplanning.com
City: Albuquerque	State: New Mexico	Zip: 87102
Proprietary Interest in Site:	List <u>all</u> owners:	

BRIEF DESCRIPTION OF REQUEST

Request Zone Map Amendment from R-ML to R-MH

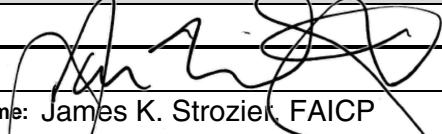
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: 7 thru 11	Block: 64	Unit:
Subdivision/Addition: Terrace North Vacated 10 ft Gold Ave	MRGCD Map No.:	UPC Code: 101505736028010401
Zone Atlas Page(s): K15	Existing Zoning: R-ML	Proposed Zoning: R-MH
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 0.80

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 1701 Gold Avenue SE Between: Pine St and: University Blvd

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

Signature: 	Date: 11/28/2023
Printed Name: James K. Stroziel, FAICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project #

Form Z: Policy Decisions

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

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

INFORMATION REQUIRED FOR ALL POLICY DECISIONS (Except where noted)

- Interpreter Needed for Hearing? NO if yes, indicate language: _____
- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- Letter of authorization from the property owner if application is submitted by an agent
- Traffic Impact Study (TIS) form (not required for Amendment to IDO Text)
- Zone Atlas map with the entire site/plan amendment area clearly outlined and labeled (not required for Amendment to IDO Text) NOTE: For Annexation of Land, the Zone Atlas must show that the site is contiguous to City limits.

ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN

ADOPTION OR AMENDMENT OF FACILITY PLAN

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

AMENDMENT TO IDO TEXT

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

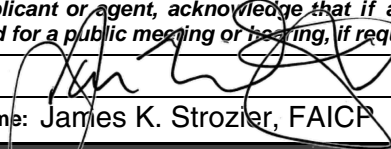

ZONING MAP AMENDMENT – EPC

ZONING MAP AMENDMENT – COUNCIL

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

ANNEXATION OF LAND

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

<p><i>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.</i></p>		
<p>Signature: </p>	<p>Date: 11/28/2023</p>	
<p>Printed Name: James K. Strozler, FAICP</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>	
<p>FOR OFFICIAL USE ONLY</p>		
<p>Project Number:</p>	<p>Case Numbers</p>	
	-	
	-	
	-	
<p>Staff Signature:</p>		
<p>Date:</p>		



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____
Zone Atlas Page: K-15-Z **DRB#:** _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: LOTS 7 THRU 11 BLK 64 TERRACE ADD & N 10FT VACATED GOLD AVE
City Address: 111 University Blvd SE Albuquerque, NM 87106

Applicant: Consensus Planning **Contact:** cp@consensusplanning.com
Address: 302 Eighth Street NW Albuquerque, NM 87102
Phone#: (505) 764-9801 **Fax#:** _____ **E-mail:** cp@consensusplanning.com

Development Information

Build out/Implementation Year: _____ **Current/Proposed Zoning:** Current R-ML / Proposed R-MH

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

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

Describe development and Uses: _____ **Zoning Map Amendment**
Vacant Residential Multi-Family Low Development / Religious Institution Use

Days and Hours of Operation (if known): permanently closed

Facility

Building Size (sq. ft.): _____

Number of Residential Units: _____

Number of Commercial Units: _____

Traffic Considerations

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

Expected Number of Employees (if known):* N/A

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

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

Driveway(s) Located on: Street Name Pine St. SE and Gold Ave. SE

Adjacent Roadway(s) Posted Speed: Street Name University Blvd. SE Posted Speed 30 mph

Street Name Gold Ave. SE 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: Central Ave Main Street / University Blvd Urban Arterial
(arterial, collector, local, main street)

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

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

Adjacent Roadway(s) Traffic Volume: _____ Volume-to-Capacity Ratio: AM VC 0-0.5 / PM VC 0.25-0.5
(if applicable)

Adjacent Transit Service(s): Route 16, 92, and 97 Nearest Transit Stop(s): University and Central

Is site within 660 feet of Premium Transit?: yes

Current/Proposed Bicycle Infrastructure: Proposed Bike Land on University Blvd.
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Current Sidewalk on Gold Ave. and University Blvd.

Relevant Web-sites for Filling out Roadway Information:

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

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

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

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

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

TIS Determination

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

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

Thresholds Met? Yes [] No

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

Notes: [Zoning Map amendment](#)

M. P. ... P.E.

11/14/2023

TRAFFIC ENGINEER

DATE



Submittal

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

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

Site Plan/Traffic Scoping Checklist

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

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

November 10, 2023

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

Re: Letter of Authorization for Zone Map Amendment

Dear EPC Board,

The purpose of this letter is to authorize Consensus Planning, Inc. to act as agents for Juniper Properties Southwest LLC in the request for a Zone Map Amendment at the property legally described as LOTS 7 THRU 11 BLOCK 64 TERRACE ADD & N 10FT VACATED GOLD AVE.

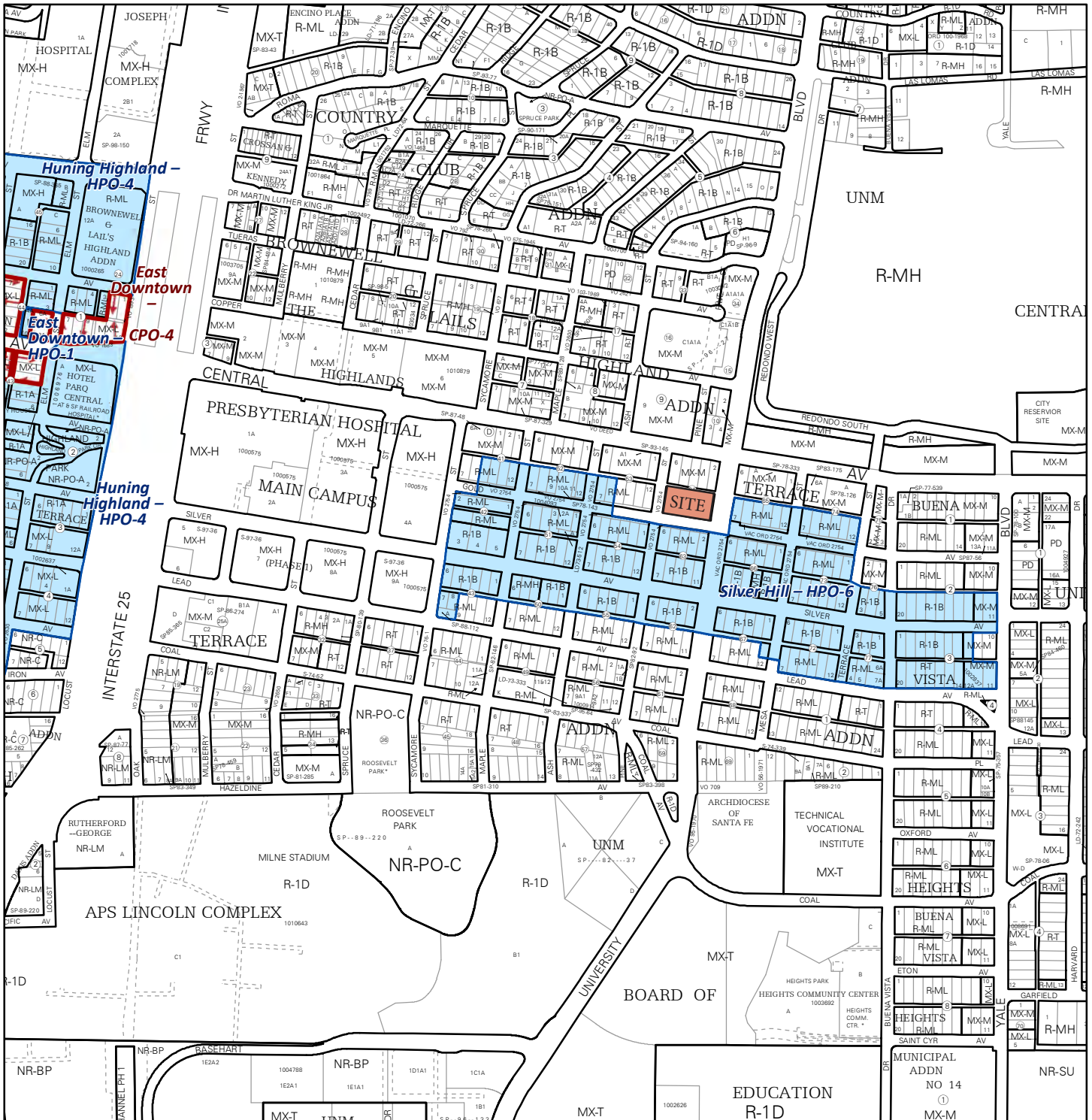
Sincerely,

Juniper Properties Southwest, LLC.

By:  _____

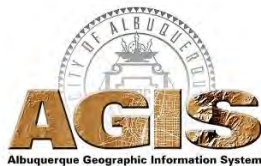
Printed Name: Rahim Kassam _____

Title: Partner _____

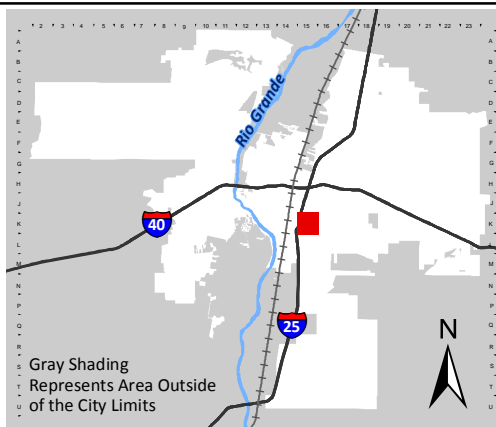


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Zone Atlas Page:
K-15-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

City of Albuquerque Property Report

Platted Parcel Address: 1701 GOLD AV SE
Assessor Parcel Address: 111 UNIVERSITY BLVD SE
Report Date: 10/12/2023



www.cabq.gov/gis

Bernalillo County Assessor Ownership Data

[\(Click here for more information\)](#)

Owner Name: JUNIPER PROPERTIES SOUTHWEST LLC
Owner Address: 6711 ACADEMY RD NE SUITE B ALBUQUERQUE NM 87109-3364
Uniform Property Code (UPC): 101505736028010401 **Tax Year:** 2023 **Tax District:** A1A
Legal Description: LOTS 7 THRU 11 BLK 64 TERRACE ADD & N 10FT VACATED GOLD AVE
Property Class: C **Document Number:** See Bernalillo County Assessor Record Search Portal **Acres:** 0.8035

Albuquerque Planning and Zoning Data

[Bernalillo County Planning and Zoning](#)

Jurisdiction: ALBUQUERQUE **Zone Atlas Page:** [K-15](#)
IDO Zone District: [R-ML](#) **IDO District Definition:** Multi-family Low Density
Land Use: 17 | Community **Lot:** 10 **Block:** 64 **Subdivision:** TERRACE ADDN

Neighborhood Associations

[Office of Neighborhood Coordination](#)

City Recognized Neighborhood Associations: Silver Hill NA

Services

Police Beat: 322 **Area Command:** SOUTHEAST
Residential Trash Pickup and Recycling: Wednesday

City Council Districts

City Council District: [6 - Pat Davis](#) **Councilor Email:** patdavis@cabq.gov
Policy Analyst: Sean Foran **Policy Analyst Email:** seanforan@cabq.gov **Policy Analyst Phone #:** 505-768-3152

Other Legislative Districts

US Congressional District: 1 - Melanie Stansbury
County Commission District: 3 - Adriann Barboa
NM House Of Representatives: 18 - Gail Chasey
NM Senate: 16 - Antoinette Sedillo Lopez

APS School Service Areas

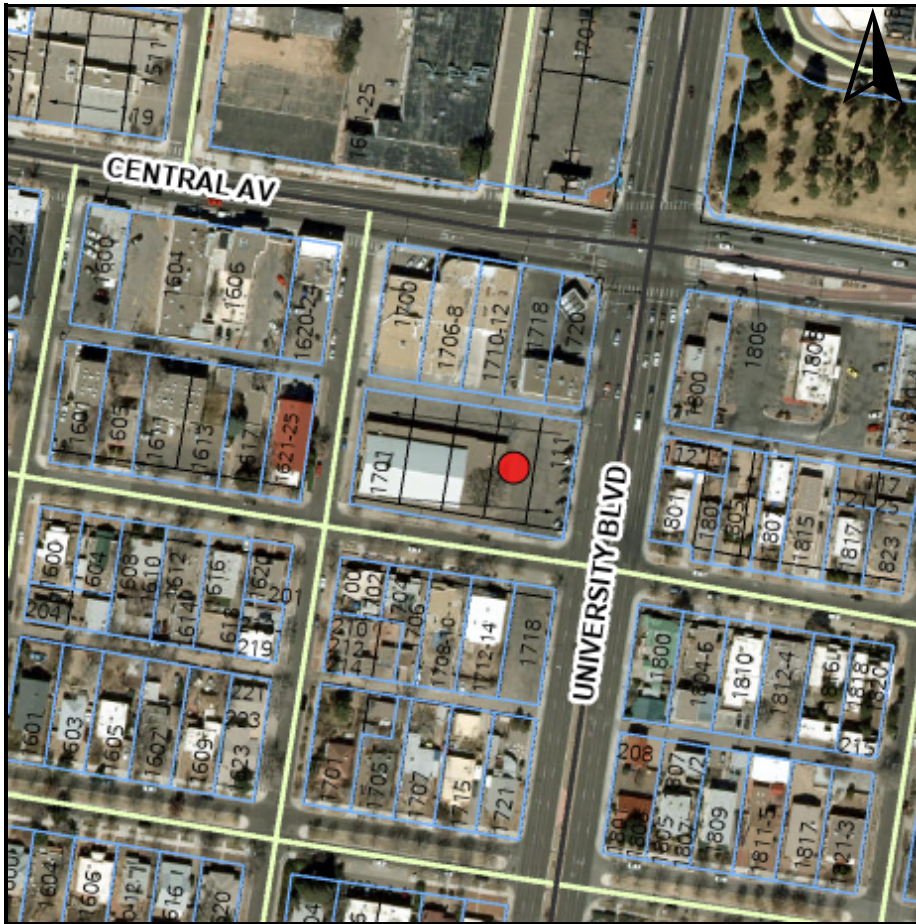
[Albuquerque Public Schools](#)

Elementary School: MONTE VISTA **Middle School:** JEFFERSON **High School:** ALBUQUERQUE

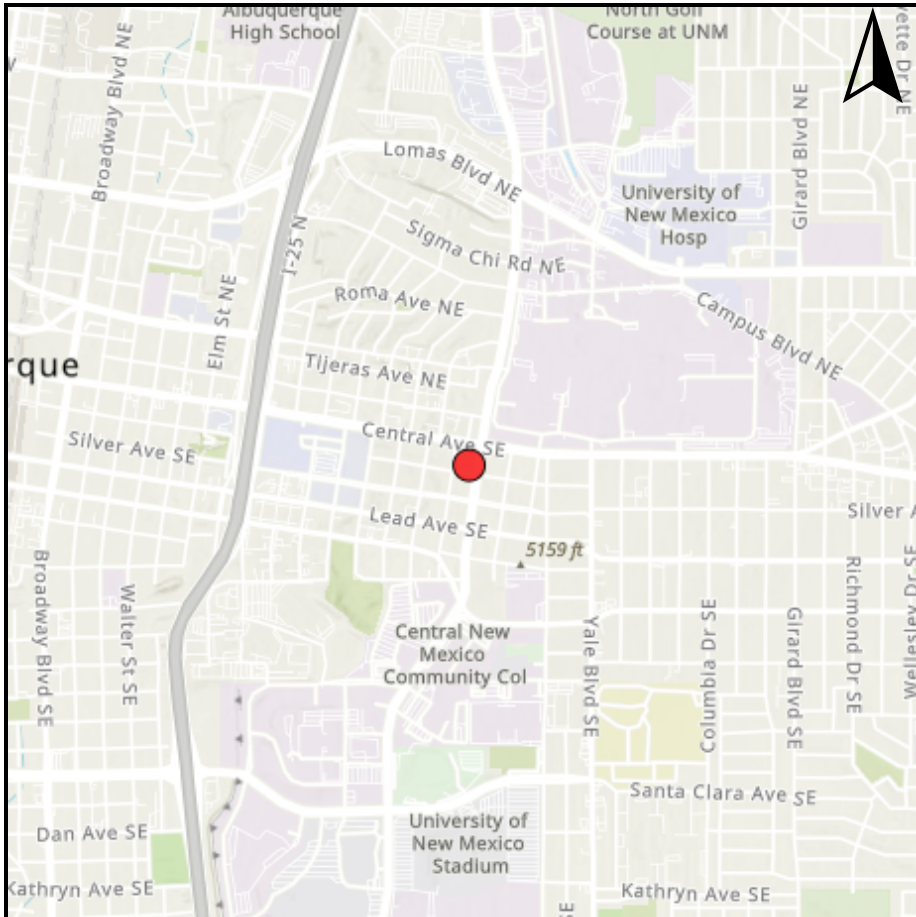
FEMA Flood Zone: X

[FEMA Flood Map Service Center](#)

Property Map



Context Map





December 29, 2023

Environmental Planning Commission
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87102

Re: Zoning Map Amendment Request

Dear EPC Chair:

This letter provides justification for Juniper Properties Southwest, LLC request for a Zoning Map Amendment – EPC for the property located at 1701 Gold Avenue SE. The property is legally described as *Lots 7 thru 11 Block 64 Terrace Addition & North 10 feet Vacated Gold Avenue*. The property is approximately 0.8 acres and currently zoned R-ML. The request seeks to rezone the property from R-ML to R-MH with the intent of developing multi-family housing on the site. The current building on the site is nonconforming under the R-ML zone designation and will not allow for the redevelopment of the building to accommodate a new or redeveloped multi-family housing project.

The request meets the applicability criteria in IDO section 14-16-6-7(G), therefore the request is subject to approval by the Environmental Planning Commission as a Zoning Map Amendment – EPC and does not require City Council approval.

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

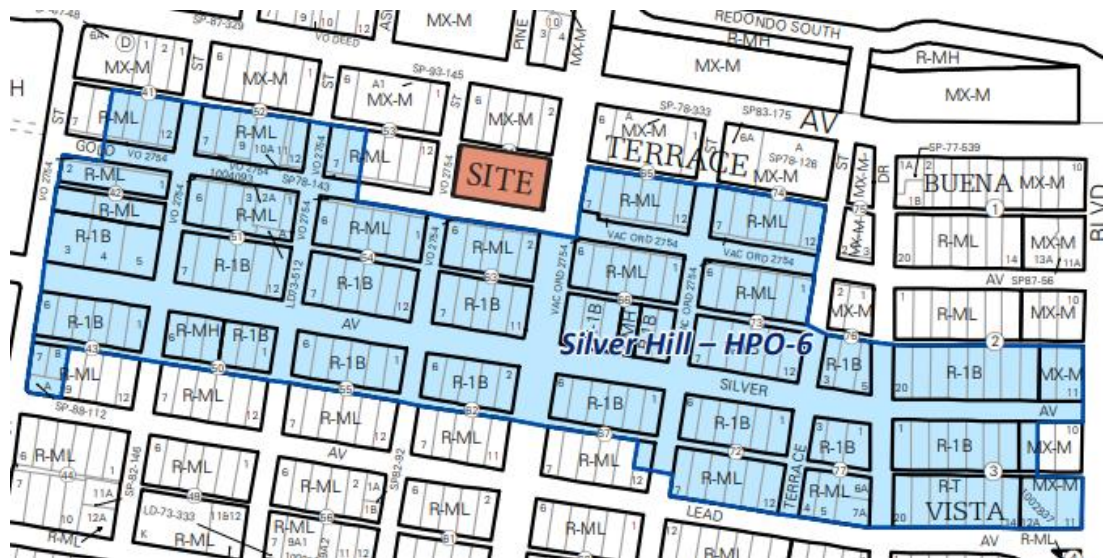


Figure 1 Subject Site

PLANNING CONTEXT:

The property is located at the northwest corner of Gold Avenue SE and University Boulevard SE and is slightly under one acre in size. Currently, the University Church of Christ building is located on the property, but the church is permanently closed, and the building is vacant. As stated, the setbacks of the building make it a nonconforming structure in the R-ML zone district which has a requirement of 15-foot setbacks. The image below shows a street view of the site and existing building from the corner of Pine Street and Gold Avenue.

PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA



Figure 2 Street View of Subject Site

The property is part of the Near Heights Community Planning Area. The ABC Comprehensive Plan defines the Near Heights CPA (Community Planning Area) as centered around the University of New Mexico, Central New Mexico Community College (CNM), and the Route 66 (Central Avenue) Corridor. The character and design qualities of the Near Heights CPA are described as the massing of large-scale development, buildings fronting the sidewalk, varying architectural styles, ethnic diversity, and excellent public transit.

The site is within 660 feet of the UNM/CNM Premium Transit (ART) Station. There are several other bus stops within one block of the site with connections to bus routes 16 and 66. The property is located within 660 feet of the Central Avenue Major Transit and Main Street Corridor. Below is an image of the transit and corridor designations. The subject property is directly adjacent to the UNM Activity Center. The ABC Comp Plan defines an Activity Center as a place that provides convenient day-to-day services at the neighborhood scale. Activity Centers are intended to provide a mix of neighborhood, commercial, and residential uses at a slightly higher density than surrounding single-family zones. Pedestrian-friendly design and mixed-use multi-family housing are deemed appropriate for this type of center. Additionally, building design usually ranges from 1 to 3 stories and development patterns should support access to multiple transportation modes.

Below (see Figure 3) is an image of the subject site's proximity to the UNM Activity Center (displayed in orange), UNM/CNM Employment Center (displayed in blue), and the Central Transit Corridor (displayed in purple line). While not within either of these centers, it is important to note that additional housing will support the activities in both.



Figure 3 Centers and Corridors

The subject property is within a City Development Area of Change. The ABC Comp Plan defines Areas of Change as designated Centers and Corridors, Metropolitan Redevelopment Areas, and Master Planned Areas with policies that allow for a mix of uses and the development of higher density and intensity uses supported by multi-modal transportation. Areas of Change are intended to be the focus of new urban-scale development that benefits job creation and expands housing options. The image below shows the City Development Areas.

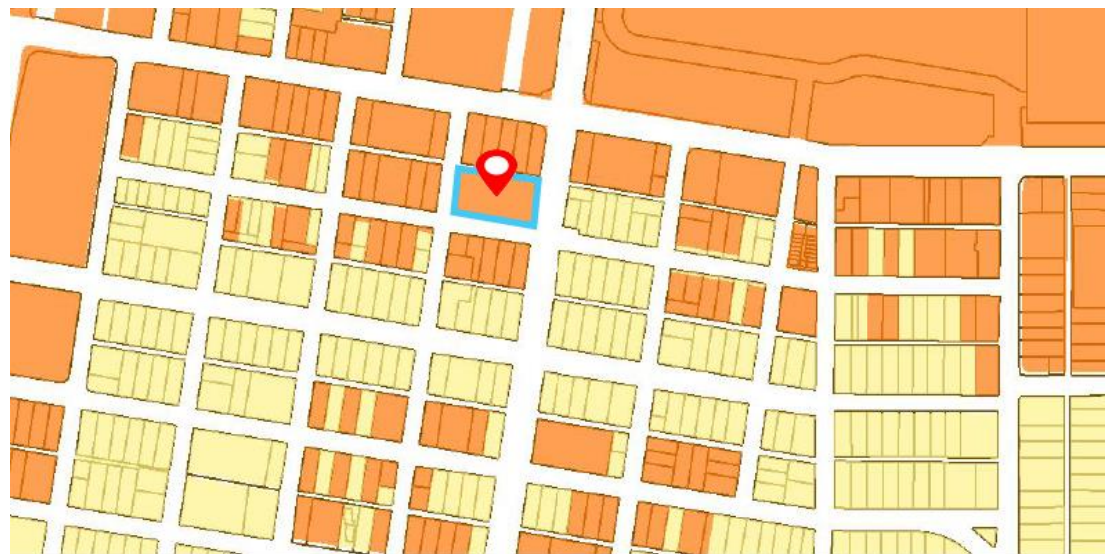


Figure 4 Area of Change (orange)

The property was recently purchased by Juniper Properties SW, LLC, with the intent to develop multi-family housing. They have studied options for redevelopment for several years. The current zoning does not allow the intensity of development that will benefit the community and further the Comprehensive Plan's goal as policies as articulated below. The property has previously undergone an attempted Zone Map Amendment that was denied by the Environmental Protection Commission (EPC) in June of 2022. The attempted Zone Map Amendment was to change the current zoning from R-ML to MX-M. While the MX-M zoning allows for multi-family housing, there were concerns that other permissible uses,

such as the selling of marijuana, liquor, and other retail uses, will negatively impact the nearby Silver Hills Historic District neighborhood to the north. Any development that occurs on this property will have impacts on the community but also will have impacts on the Silver Hills Historic District, which is 100 feet south of the property. The proposed R-MH zone will ensure that there are no permissive uses that will negatively impact to the community and will allow development of new housing that will benefit those who want to live closer to the UNM Activity Center and within walking distance of excellent transit services. The R-MH zone will balance the need for high density housing without non-residential uses that could adversely impact the preservation of character of the surrounding Historic District and the Areas of Consistency.

ZONING AND LAND USE:

The subject site is currently zoned R-ML (Residential Multi-Family Low Density). The IDO defines the R-ML zone district as a variety of low to medium-density housing options, primarily townhomes and low-density multi-family buildings. Along Central Avenue on both the north and south sides of the street the current zone district is MX-M (Mixed-Use Moderate Intensity). To the south of the site along the north and south sides of Gold Avenue, the current zoning is R-ML. Silver Avenue SE along the north and south sides of the street is zoned largely R-1B (Residential Single-Family Medium Lot) with R-T (Residential Townhouse) and R-MH (Residential Multi-Family High Density) lightly dispersed along the street. The image below shows the current zone districts.



Figure 5 IDO Zoning

The subject site was previously used for religious purposes and the University Church of Christ building is still present on the site although it is no longer in use. The surrounding land uses to the south, east, and west of the property are primarily single-family detached low-density residential, or low-density townhomes even though the zone designation of R-ML allows multi-family housing. There are few lands uses near the site that are multi-family apartments, with two properties to the west of the site along Gold Avenue SE and two properties to the south of the site along Silver Avenue SE and Lead Avenue SE. The proposed R-MH zoning will help to create more multi-family housing in the area. There is a mix of office, general retail, and light vehicle repair along Central Avenue SE, although many of these businesses have since closed and their properties remain vacant. At the

corner of University Boulevard and Central Avenue, there is a gas station to the west and a smoke shop to the east. On the north side of Central Avenue, there are educational services provided by the University of New Mexico along with office, low-density residential, and general retail uses.

With the Subject Site being 100 feet from the Silver Hills Historic Overlay Zone (see Figure 7), there is concern that there will be a shift in community identity with high-density development that can occur in the R-MH zone. While a multi-family, high-density development will not conform with the homogeneous residential areas of single-story, single-family, detached homes; the multi-family, high-density housing will support the Comprehensive Plan community identity strategies to have feasibility of diverse housing types in various neighborhoods to the community and developer. Ensuring that community identity remains when there is a new development is vital. The land use for this tract will continue to be residential which will not shift the community in a harmful way.



Figure 6 Surrounding Land Uses



Figure 7 Silver Hill Historic Protection Overlay Zone



Zoning & Land Use Table		
North	MX-M	Educational (UNM), office, low-density residential, general retail (gas station)
South	R-ML, R-1B, R-T	Single-family housing, multi-family housing
East	R-ML, R-1B, MX-M, R-MH	General retail, restaurant, low-density residential
West	R-ML, R-1B, MX-M, R-T, R-MH	Low-density residential, multi-family residential

SITE HISTORY:

The building and parking area on the subject property was constructed in 1979 and has remained to the present day. There are two historical case numbers associated with the site, ZA-80-81 and BA-1233.

THE REQUEST:

The request is seeking approval for a Zone Map Amendment to change the current R-ML zoning to R-MH for the 0.8-acre subject property. The site is located within a Premium Transit Station Area, a Major Transit Corridor, and a Main Street Corridor. In addition to these Corridors, the site is near the UNM Activity Center and the CNM/UNM South Employment Center. The requested R-MH zone will create a transition between the lower density residential zones and the higher intensity mixed-used zones along University Boulevard and Central Avenue.

ZONE MAP AMENDMENT – JUSTIFICATION AND POLICY ANALYSIS

6-7(G)(3) An application for a Zone Map Amendment shall be approved if it meets all of the following criteria:

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

Applicant’s Response: The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by clearly facilitating the City’s Goals and Policies listed below.

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

Applicant’s Response: *The request clearly facilitates Policy 5.1.1, because the lot is within the Central Avenue Main Street and Premium Transit Corridor and is adjacent to the University of New Mexico Activity Center. The proposed R-MH zone will allow for high-density residential expansion to help shape the built environment and support the Comprehensive Plan goals for sustainable growth patterns adjacent to the designated Centers and Corridors where it is desired.*



Policy 5.1.1 sub-policy (f): Discourage the development of detached single-family housing as an inappropriate use in Centers and along Corridors.

Applicant's Response: *This request clearly facilitates this policy because the Applicant is seeking to build high density residential within a designated Center and Corridor, which will disallow single family housing that could be built under the existing R-ML zone designation.*

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

Applicant's Response: *The Zone Map Amendment clearly facilitates Policy 5.1.2 because the subject site is within a Main Street Major Transit Corridor (Central Avenue) and the UNM CNM Premium Transit Station and is located within 660 feet of the property. The desired zone amendment will bring in high-density housing which is a current demand to meet the population needs which the current R-ML zoning cannot provide.*

Policy 5.1.8 Premium Transit Corridors: Foster corridors that prioritize high-capacity, high-frequency transit services, with mixed-use, transit-oriented development within walking distance of transit stations.

Applicant's Response: *The Zoning Map Amendment clearly facilitates this policy because it will help to foster corridors that prioritize high-capacity, high-frequency transit services, with mixed-use, transit-oriented development within walking distance of transit stations. The R-MH zone designation allows for high-density housing, which is encouraged clearly facilitates the development will be attractive to people who rely on the Premium Transit Corridors for transportation; compared to the R-ML zone which primarily is single-family houses, and the new residents rely on personal vehicles as a mean of transportation. The development of this property has the potential to maximize the amount of residential, business and leisure space within walking distance of the Transit Station which can establish a symbiotic relation between the high-density development in the R-MH zone district, adjacent retail, jobs, and public transportation.*

Policy 5.1.9 Main Streets: Promote Main Streets that are lively, highly walkable streets lined with neighborhood-oriented businesses.

Applicant's Response: *The Zone Map Amendment clearly facilitates this policy because it will promote Central Avenue, UNM Activity Center, and local retail businesses which are lively and highly walkable. The R-MH zone designation will target people that use the amenities within walking distance to Central Avenue through high density residential development. The R-MH zone designation will bring the Subject Property into alignment with Central Avenue's Main Street designation.*

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

Applicant's Response: *The Zone Map Amendment clearly facilitates this policy because it will foster corridors that prioritize high-frequency transit services with pedestrian-oriented development clearly facilitates the Subject Property is within 660 feet of*



the UNM CNM Premium Transit Station, which has a frequency arrival time of 8-15 minutes. The R-MH zone designation is more advantageous to creating pedestrian-oriented development as its multitude of primary land uses helps to activate the street and encourage walkability.

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

Applicant's Response: *The Zone Map Amendment clearly facilitates this policy by contributing to healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods. The high-density residential zone district will support convenient access to transit, jobs, and amenities, which are all within biking or walking distance from the subject site. The subject site is 660 feet from a Premium Transit Station, being an average 15-minute walk to and from the subject site, as well as being situated along a Major Transit Corridor (Central Avenue), which helps connect the site to surrounding neighborhoods through multi-modal access.*

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

Applicant's Response: *The Zone Map Amendment clearly facilitates Policy 5.3.1 by promoting beneficial infill development as the Subjected Property is service by the major street network and sidewalk infrastructure as well as being within one block of a Premium Transit Station. This request supports denser, high-density residential development, and redevelopment of a blighted infill property.*

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

Applicant's Response: *The Zone Map Amendment clearly facilitates Policy 5.4.1 because the R-MH zone does not allow single-family housing and promotes the development of high-density, multi-family housing. The subject site is six blocks from the CNM/UNM Employment Center and adjacent to the UNM Activity Center which draws employees to the area. Multi-family development will promote dense living, accessible for more people near areas of concentrated employment.*

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

Applicant's Response: *The Zone Map Amendment clearly facilitates this policy by encouraging and directing growth in an Area of Change, where it is expected and desired. The R-MH zone will allow for high-density housing, a primary need for the area that is currently dominated by single-family housing.*

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



Applicant's Response: *This Zone Map Amendment clearly facilitates this policy because it will help direct growth and more intense development to an area where it is encouraged, Area of Change, directly adjacent to the UNM Activity Center, six blocks from the CNM/UNM Employment Center, and the Central Avenue Main Street and Major Transit Corridor, and UNM CNM Premium Transit Station, which are an average 15-minute walk. The R-MH zone designation allows for high-density, multi-family housing, which is consistent with the goals of the Centers, Corridors, and Areas of Change and helping to bring the site into alignment with these designations while respecting the overall historic character and integrity of the surrounding neighborhood.*

Policy 5.6.2 sub-policies:

(d) Encourage higher-density housing and mixed-use development as appropriate land uses that support transit and commercial and retail uses.

(h) Encourage development in areas with a highly connected street grid and frequent transit services.

Applicant's Response: *The Zone Map Amendment clearly facilitates sub-policies, (d), and (h) because the subject site is in an Area of Change and the R-MH zone designation allows for multi-family housing development, which helps support employment opportunities and encourage higher-density housing. The request encourages development that promotes the use of local transportation methods that are connected to the street grid.*

Policy 6.1.2 Transit-Oriented Development: Prioritizes transit-supportive density, uses, and building design along transit corridors.

Applicant's Response: *The Zone Map Amendment to R-MH clearly facilitates this policy because it supports and prioritizes transit-supportive density and building design along transit corridors. The R-MH allows a higher density that more people can utilize, as compared to the current R-ML zone.*

Policy 6.1.3 Auto Demand: Reduce the need for automobile travel by increasing mixed-use development, infill development within Centers, and travel demand management (TDM) programs.

Applicant's Response: *This Zone Map Amendment clearly facilitates this policy by reducing the need for automobile travel clearly facilitates the Subject Property is located one block from a Premium Transit Station and it's an infill site that has remained vacant and blighted for years. The subject site is within an average 15-minute walk to the UNM ART Station, which allows access to the Nob Hill Activity Center and the Hilland Activity Center without the need for automobile travel. The R-MH zone allows higher density, multi-family housing, which is utilized by people who primarily utilize public transportation or look for amenities that are walkable. The development of multi-family housing within the UNM/CNM Activity and Employment Center also has the potential to attract those who wish to live within walking or cycling distance from their employer or one of the nearby activity centers.*

Policy 8.1.5 Available Land: Maintain sufficient land that is appropriately zoned to accommodate projected employment growth in targeted areas.

Applicant's Response: *The proposed zone change supports the policy by rezoning land that can accommodate projected employment growth in targeted areas Centers, Corridors, and*



Areas of Change, as the primary places to accommodate the City's projected growth. The subject site is located in an Area of Change and the Central Avenue Major and Main Street Corridor. The proposed R-MH zone focuses on multi-family housing development to provide needed housing for the population and job opportunities in the University area.

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

Applicant's Response: *The proposed Zone Map Amendment clearly facilitates this goal because it will contribute to a sufficient supply and range of high-quality housing types that meet the current and future needs of the population at a variety of price levels. The proposed R-MH zone designation encourages multi-family housing options, while not allowing single-family housing. Multi-family housing will create a more equitable stock of housing options for people of differing lifestyles and incomes. The R-MH district aligns with the Near Heights CPA Assessment Report Policy, "encourage housing options that support all family types, lifestyles, household sizes, and household incomes."*

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

Applicant's Response: *The proposed Zone Map Amendment clearly facilitates this goal because it will allow for more dense multi-family housing within a Major Transit Corridor and adjacent to the UNM Activity Center. The subject site is in close proximity to Central Avenue which provides adequate services and amenities for the surrounding residential neighborhoods.*

Policy 9.3.1 Centers and Corridors: Encourage higher density, multi-unit housing and mixed-use development in Downtown, Urban, Activity, and Village Centers, and along Premium and Major Transit Corridors to capture growth, revive development pressure at the edge of the urban footprint and maintain low densities in rural areas.

Applicant's Response: *The proposed zone change will facilitate implementation of this policy by allow for a more intensity multi-family development within the UNM CNM Premium Transit Center Area, the Central Avenue Main Street Corridor Area, and the Central Avenue Major Transit Corridor Area. The subject site is located adjacent to the UNM Activity Center along with the Corridors. The location will capture growth and relieve development pressure at the edge of the urban footprint. The subject site is in a higher density part of the city, maintaining low densities in rural areas.*

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

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.
3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant's Response: *The proposed property is entirely located in an Area of Change; therefore, this criterion does not apply.*

6-7(G)(3)(c) If the subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate clearly facilitates it meets any of the following criteria:

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).

Applicant's Response: *The Zone Map Amendment to R-MH meets Criterion 3, as it is more advantageous to the community as articulated by the ABC Comp Plan. The proposed zone change to R-MH will align with the Area of Change and the Near Heights Community Planning Area Assessment, which both express the need for an increase in multi-family housing options. The R-MH zone designation will help to bring the Subject Property into alignment with the characteristics of the Main Street and Major Transit Corridor as well as a Premium Transit Station, which prioritizes pedestrian-oriented and transit-oriented development.*

6-7(G)(3)(d) The requested zoning does not include permissive uses that will be harmful to adjacent property, the neighborhood, or the community unless the Use-specific Standards in Section 16-16-0 are associated with that use will adequately mitigate those harmful impacts.

Applicant's Response: *The permissive use of the R-MH zone district will not be harmful to the adjacent properties, the neighborhood, or the community clearly facilitates it will bring in housing supply that can benefit employment and activity centers, local businesses, and transit. The current R-ML zone does not allow for high-density development which is the main attraction for populations of diverse lifestyles, incomes, and family types which is a growing demand in the area. The R-MH zone designation will allow for a larger range of housing and multipurpose opportunities that align the subject site with its Centers, Corridor, Community Planning Areas, and Development Area designations. Additionally, the size of the site will allow for a variety of developments, primarily high-density housing, which will allow more accessibility to businesses and the UNM/CNM Activity and Employment Centers. A side-by-side comparison of the R-MH and R-ML zone districts' allowable uses is provided in the chart below.*



P = Permissive Primary C = Conditional Primary A = Permissive Accessory
 CA = Conditional Accessory CV = Conditional if Structure Vacant for 5 years or more
 Temporary Blank Cell = Not Allowed

T =

Permissive Use Comparison: R-ML vs. R-MH		
Use	R-ML	R-MH
Dwelling, single-family detached	P	
Dwelling, cluster development	P	
Dwelling, cottage development	P	
Dwelling, two-family detached (duplex)	P	
Dwelling, townhouse	P	P
Dwelling, live-work	C	P*
Dwelling, multi-family	P	P
Dormitory		P
Group Home, small	C	P**
Group Home, medium	C	C
Group Home, large		C
Adult or child day care facility	C	P
High school	C	P***
University or College		CV
Vocational School		CV
Bed and Breakfast	A	P
Auditorium or theater		A
General Retail, small		A
Farmers' Market		T
Park-and-ride lot		C
Transit Facility		C
Park-and-ride facility, temporary		T
Recycling drop-off bin facility		A
Residential community amenity, indoor	P	P
Community residential facility, small/large	P	P

**Use-specific standard mitigates any potential harm for this use by ensuring the building or lot shall not be used for any of the following uses:*

1. Any use in Agricultural or Animal-related category.
2. Any use in the Food, Beverage, and Indoor Entertainment category.
3. Any use in the Motor Vehicle-related category.
4. Any use in the Industrial Use category except artisan manufacturing or outdoor storage.
5. Commercial services.
6. Construction contractor facilities and yard.
7. Crematorium.
8. Mortuary.
9. Adult retail.
10. Liquor retail.

***Use-specific standard mitigates any potential harm for this use by ensuring:*

- This use must comply with all applicable local and State regulations.
- This use is prohibited within 1,500 feet in any direction of a lot containing any other group home.
- The total number of group homes shall not exceed 30 in each City Council District.

****Use-specific standards mitigate any potential harm for this use by indicating the subject shall be the same size limits applicable to religious institutions in that zone district.*

6-7(G)(3)(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, meet any of the following criteria:

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

Applicant's Response: *The Zone Map Amendment meets Criterion 1 and clearly facilitates the City's existing infrastructure in and around the site includes access to the major street network, sidewalks, and transit connections that provide adequate capacity for the proposed zone change.*

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

Applicant's Response: *This justification for the Zoning Map Amendment is not completely based on the property's location on a major street clearly facilitates the property's location is near Central Avenue, a major street, but is located directly off University Boulevard and Gold Street. The justification for this zone change is based on the myriads of benefits it could provide to the surrounding community, furthering the City's Planning and Policies.*

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

Applicant's Response: *This justification for the Zone Map Amendment is not based completely or predominantly on the cost of land but rather on the benefit offered in high-density housing in an area along a Main Street Corridor, in walking distance to the UNM ART Station, multiple services and amenities, and near UNM.*

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

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



Applicant's Response: *While both the R-ML and R-MH zones are multi-family residential zones, City staff has indicated that this request creates a "spot zone". As demonstrated by the policy analysis above, this request creates a justifiable "spot zone" by clearly facilitating implementations of the City's Comprehensive Plan.*

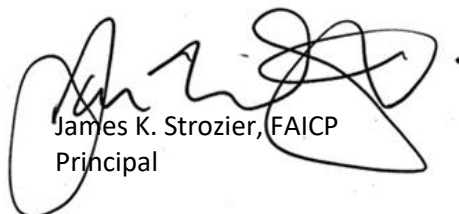
In addition, this request addresses criterion 1 by proposing the R-MH zone district as a transition to the surrounding zoning to the north of the site along Central Avenue, which is MX-M and the R-ML zoning to the south. This request meets Criterion 1 because the subject property is located along University Boulevard SE, which can function as a transition between the residential and mixed-use zoning along the Central Avenue Corridor. The R-MH zone allows for transitioning the intensities between those of the R-ML zone district and the M-XM zone district. The R-ML zone allows for multi-family residential uses. Compared to the M-XM zone that allows for some multi-family residential uses but also allows for higher intensities such as civil and institutional uses and commercial uses such as auditoriums or theaters, bars, catering services, nightclubs, restaurants, tap rooms or tasting rooms, etc. The R-MH zone serves as a transition between the R-ML zone and the MX-M zone clearly facilitates it allows more than primarily residential uses like the R-ML zone but does not allow for as intense commercial uses like the MX-M zone allows. The R-MH zone will bring in high-density, multi-family housing that will create a use-intensity transition between the residential neighborhood to the south and the more intense MX-M uses along Central Avenue.

CONCLUSION

The proposed Zone Map Amendment for R-ML to R-MH on the vacated University Church subject site at 1701 Gold Avenue SE. The R-MH zone district will allow for high-density, multi-family development that will support the growing population in the community and has the potential to benefit local businesses, transportation, along with activity and employment centers that are in a six-block radius of the subject site. The R-MH zone district will closely align with community concerns as the population continues to grow and the demand for housing diversity increases.

Based on the information provided in this report, including explanations regarding how the request meets and/or is consistent with numerous Comprehensive Plan goals and policies, we request your approval to change the subject site's zoning district from R-ML to R-MH on behalf of Juniper Properties Southwest, LLC.

Sincerely,



James K. Strozier, FAICP
Principal

STAFF INFORMATION

December 22, 2023

TO: James K. Strozier, FAICP
Consensus Planning, Inc.

FROM: Seth Tinkle, Planner
City of Albuquerque Planning Department

TEL: (505) 924-3345

RE: PR-2022-007157, 1701 Gold Avenue SE ZMA

I've completed a first review of the proposed zoning map amendment. I would like to discuss the request and have suggested revisions. I am available to answer questions about the process and requirements. Please provide the following:

⇒ A revised project letter (one electronic copy)

by 9 AM on January 2, 2023.

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

1) Introduction:

- A. Though I've done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.
- B. This is what I have for the legal description:
 - a. All or a portion of Tracts 7-11, Block 64, Terrace Addition and the North 10 ft of Gold Avenue, located at 1701 Gold Avenue, between Pine Street SE, and University Boulevard SE, approximately 1-acre. (K-15)
- C. It is my understanding that you have submitted a zoning map amendment request from R-ML to R-MH for Lots 7 through 11 to allow the development of multi-family housing.
- D. Zone changes must be consistent with the health, safety, and general welfare of the City as shown by furthering a preponderance of applicable Goals and Policies in the ABC Comprehensive Plan, as amended, and other applicable plans adopted by the City.
- E. The justification letter currently contains insufficient responses to Criterion A and H. These responses will need to be revised based upon the information located in this memo.

2) Process:

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at: <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. Timelines and EPC calendar: the EPC public hearing for January is on the 18th. Final staff reports will be available about one week prior, on January 11th.
- C. I will email you a copy of the agency comments once they are received and will forward any late ones to you.

3) Notification & Neighborhood Issues:

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

- A. It appears that the applicant has provided notice of the application to all eligible Neighborhood Association representatives and adjacent property owners via certified mail and email as required by the IDO.
 - a. Please send me a less blurry version of the photo on page 43 of the application if possible (the mailed notices). I was able to decipher the names by zooming in very closely, but I would like this to be more readable for the final compilation of the Staff Report.
- B. It appears that no pre-submittal neighborhood meeting was requested within the 15-day period. However, the applicant appears to have met with the Silver Hill Neighborhood Association on December 11th during their monthly meeting in regard to the ZMA request.
 - a. Please let me know how the meeting on December 11th went. If any notes were taken, it would be beneficial to include them in the final compilation of the Staff Report.
- C. Please let me know if you receive any additional comments. If you do, these will be included in our staff report.
- D. The sign posting period is 15 days prior and after the EPC hearing date from Wednesday January 3rd, 2024 to Friday February 2nd, 2023.

4) Project Letter:

- A. The project letter is off to a good start, though I have some questions and revisions to the responses to Criterion. Specifically, responses to Criterion A, D, and H will need to be reworked in a revised justification letter. The specifics of these revisions are discussed below.

- B. It would be helpful to add a brief “The Request” section following the Site History section. See screenshot of a separate previous example below.

THE REQUEST

The request is seeking approval for a Zoning Map Amendment to change the current NR-C zoning to NR-BP for the 4.5-acre subject property. The site is located within an industrial area that is adjacent to several large drainage channels and a drainage pond. The requested NBP zone district will create consistency between the abutting parcel to the east which is zone NR-BP.

- C. The intake notes on this case say that “PRT notes were provided to the applicant on 9/6/23,” however, I have been unable to locate these on our end and they are not included in the application.
- a. Is it accurate that you received PRT notes regarding this request, or was this a mistake?
 - b. If you did receive PRT notes regarding this request, please send them to me.

5) Justification Criteria, goals & policies:

- A. The task in a zone change justification is to choose applicable Goals and Policies from the Comprehensive Plan and demonstrate how the request furthers each applicable Goal and Policy. Furthering is shown by providing explanations using “because” statements and tailoring the response to match the wording of the Goal or Policy.
- B. Please note: Responding to the zone change criteria is more of a legal exercise than anything else. It is critical to “hit the nail on the head” both conceptually and in terms of form. This can be done by:
1. answering the questions in the customary way
 2. using conclusory statements such as “because_____”.
 3. re-phrasing the requirement itself in the response, and
 4. choosing an option when needed to respond to a requirement.
- C. Criterion A: Please revise your response to Criterion A in your justification letter based on the following information:
1. This request would create a “spot zone,” so the justification letter must “clearly facilitate” implementation of the ABC Comp Plan throughout. Therefore, where applicable, the applicant responses should state that the request “further facilitates” implementation of the ABC Comp Plan (as opposed to only furthering) in both the project letter narrative and in the responses to criterion (this is discussed further below under Criterion H but is applicable throughout).
 2. Please add the “Integrated Development Ordinance Justification Criteria” to the beginning of your justification and policy analysis. The application does not

currently include language for 6-7(G)(3)(A) or a direct Applicant Response to this criterion, so it is unclear that you are in fact responding to Criterion A here. See screenshot of a previous example below.

INTEGRATED DEVELOPMENT ORDINANCE JUSTIFICATION CRITERIA

The following explanation summarizes how the request for a Zoning Map Amendment meets the IDO criteria pursuant to IDO Section 14-16-6-7(G) Zoning Map Amendment – EPC.

6-7(G)(3) An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria:

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

Applicant response: *The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering the City's goals and policies listed below:*

This should be followed by the list of goals and policies + the Applicant's Response to each Goal and Policy.

3. Remove references to the previous ZMA request within the Applicant's Response to the Criterion and the cited Goals and policies. It is okay to include this context within the Planning Context section, but it is irrelevant elsewhere, especially in responses to Criterion. This distracts from the current request, which is for an entirely different zone than the previous request.
 - i. An example of this is found in the Applicants Response to Policy 5.1.2 Development Areas. Remove this here and in all other responses. If this is a key aspect in other responses, I strongly suggest re-writing.
4. Policy 5.1.6 Activity Centers is inapplicable because the subject site is not located within a Center, and this policy is solely focused on Activity Centers. The narrative and context regarding the site being near an Activity Center is relevant within the Planning Context section, but it should be removed here and within the other responses to Criterion.
 - i. Note: Policies and Goals related to Corridors are applicable, since the subject site is within a Corridor.
5. Sub-policy 5.6.2 (b) "Encourage development that expands employment opportunities" is inapplicable. Since the R-MH zone does not include commercial uses, and this is a basis of the reasoning behind requesting this zone, this should be removed. The other sub-policies cited here are applicable.
6. I strongly recommend adding and responding to more applicable goals and policies within the Comp Plan to adequately justify this request. Remember,

because this is a spot zone, the goal here should be to “clearly facilitate” the ABC Comp Plan, which goes beyond just “furthering” it.

i. I suggest incorporating additional housing-related goals and policies from Chapter 9 in your response to Criterion A.

1. Goal 9.3 and Policies 9.3.1 and 9.3.2 appear to be particularly applicable to this request.

D. Criterion D: Your responses to Criterion D need to be reworked, with the following information addressed:

1. The response to Criterion D is currently insufficient because it does not discuss harm or the mitigation of potential harm through the Use-specific Standards located within the IDO. Your revised response should discuss how these Use-specific Standards would mitigate or eliminate potentially harmful uses that would be made permissive in the R-MH zone district. I suggest emphasizing here that the R-MH zone district includes few, if any, additional commercial uses in comparison to the R-ML zone.

E. Criterion H: Please revise your response to Criterion H in your justification letter based on the following information:

1. Because this request would create a “spot zone,” your revised response must “clearly facilitate implementation of the ABC Comp Plan, as amended,” and include one of the following criteria, as applicable:

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

2. Because this is a “spot zone,” you are responding to a 2-part test here.

1. The first part of the test is “clear facilitation” of the ABC Comp Plan.
 - i. Your response should emphasize that the request *clearly facilitates* the comprehensive plan. Your response should then say why and how it does so (“the request clearly facilitates the Comp Plan because...”) and point to the Applicant’s Responses to the Goals and Policies above (which should also place emphasis on “clearly facilitates.”)

2. The second part of the test is to include one of the three criteria above, as applicable.

- i. The applicant's justification is based on the first criteria (functioning as a transition between adjacent zone districts). The Applicant's Response needs to be clearer and more explicit about how the subject site would do so.
- ii. When re-working this response, I suggest considering the relative intensities of the MX-M district to the north and the R-ML district to the south. Explain clearly how the R-MH zone district, which is less intense than MX-M, but more intense than R-ML, would serve as a transition between these two adjacent zones.
- iii. Neither part of the test includes examples of other spot zones nearby – this is irrelevant as a response to this criterion. Focus solely on the 2-part test required within this Criterion.
- iv. As noted above, the previously proposed M-XM zone is irrelevant here - Applicant's Response should focus solely on the R-ML request and how this request addresses the 2-part test required within this Criterion.

NOTIFICATION

From: [Carmona, Dalaina L.](#)
To: [Alyssa Ortiz](#)
Subject: 1701 Gold Avenue SE Neighborhood Meeting Inquiry Sheet Submission
Date: Thursday, October 12, 2023 9:32:33 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[Zone Atlas Page.pdf](#)

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Silver Hill NA	Don	McIver	dbodinem@gmail.com	1801 Gold Avenue SE	Albuquerque	NM	87106		5053850464
Silver Hill NA	James	Montalbano	ja.montalbano@gmail.com	1409 Silver Avenue SE	Albuquerque	NM	87106	5052430827	
Sycamore NA	Richard	Vigliano	richard@vigliano.net	1205 Copper NE	Albuquerque	NM	87106		5059809813
Sycamore NA	Mardon	Gardella	mg411@q.com	411 Maple Street NE	Albuquerque	NM	87106		5058436154

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts 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 application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application 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.

If you have questions about what type of notification is required for your particular project or meetings that might be required, 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?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



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

Dear Neighbors,

This is a notification that Consensus Planning is preparing an application for a Zoning Map Amendment for 1701 Gold Avenue SE, Albuquerque, NM 87106. The property currently has the vacant University Church of Christ building. The property is less than one acres in size and is currently zoned R-ML (Residential Multi-Family Low Density). The request seeks to change the zoning to R-MH (Residential Multi-Family High Density) to allow for development of high-density, multi-family housing. The request consists of one property legally described as:

LOTS 7 THRU 11 BLK 64 TERRACE ADD & N 10FT VACATED GOLD AVE

Per the Integrated Development Ordinance (IDO), this amendment will need to be reviewed and approved by the Environmental Planning Commission (EPC). Please see the attached City forms containing additional details about the property. As part of the City process and in accordance with the City's Integrated Development Ordinance (IDO) Subsection 14- 16-6-4(C) Neighborhood Meeting, we are sending this email to provide you with an opportunity to meet and discuss this request prior to submittal. Per City requirements, you have 15 days to respond to this notice or request a public meeting prior to application submittal.

Please feel free to contact Consensus Planning with any questions at cp@consensusplanning.com and ortiz@consensusplanning.com or contact us by phone at (505) 764-9801. I look forward to coordinating with you.

Sincerely,

Alyssa Ortiz

Consensus Planning, Inc.

302 8th Street NW

Albuquerque, NM 87102

Phone (505) 764-9801

From: [Jim Strozier](#)
To: [Richard Vigliano](#); [Mardon Gardella](#); dbodinem@gmail.com; ja.montalbano@gmail.com
Cc: [Rahim Kassam](#); [Dan Rowe](#); [Alyssa Ortiz](#)
Subject: IDO Neighborhood Meeting Notice
Date: Sunday, October 15, 2023 1:25:00 PM
Attachments: [Neighborhood Pre-Submittal Package.pdf](#)

Dear Neighborhood Representatives,

Please see the attached neighborhood notice packet. The existing zoning is RM-L. The property owner requested a zone change previously to MX-M and the City opposed that primarily based on concerns about the allowable retail uses. The request has been changed to RM-H for a new multi-family project.

Once you have reviewed the information, let us know if you would like to have a meeting or if you have any questions.

Thank you.

Jim Strozier, FAICP
Consensus Planning, Inc.
302 8th Street NW
(505) 764-9801

From: [Microsoft Outlook](#)
To: dbodinem@gmail.com; ja.montalbano@gmail.com; [Rahim Kassam](#)
Subject: Relayed: IDO Neighborhood Meeting Notice
Date: Sunday, October 15, 2023 1:26:05 PM
Attachments: [IDO Neighborhood Meeting Notice.msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
dbodinem@gmail.com (dbodinem@gmail.com) <<mailto:dbodinem@gmail.com>>
ja.montalbano@gmail.com (ja.montalbano@gmail.com) <<mailto:ja.montalbano@gmail.com>>
[Rahim Kassam](#) (rahim.kassam@gmail.com) <<mailto:rahim.kassam@gmail.com>>
Subject: IDO Neighborhood Meeting Notice

From: [Microsoft Outlook](#)
To: [Mardon Gardella](#)
Subject: Relayed: IDO Neighborhood Meeting Notice
Date: Sunday, October 15, 2023 1:26:02 PM
Attachments: [IDO Neighborhood Meeting Notice.msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
Mardon Gardella (mg411@q.com) <mailto:mg411@q.com>
Subject: IDO Neighborhood Meeting Notice

From: [Microsoft Outlook](#)
To: [Richard Vigliano](#)
Subject: Relayed: IDO Neighborhood Meeting Notice
Date: Sunday, October 15, 2023 1:26:02 PM
Attachments: [IDO Neighborhood Meeting Notice.msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
Richard Vigliano (richard@vigliano.net) <mailto:richard@vigliano.net>
Subject: IDO Neighborhood Meeting Notice

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

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

Date of Request*: 10/15/2023

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)*: Silver Hill and Sycamore

Name of NA Representative*: Don McIver, James Montalbano, Richard Vigilano, and Mardon Gardella

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

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

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

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

Meeting Date / Time / Location:

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

1. Subject Property Address* 1701 Gold Ave SE, Albuquerque, NM 87106

Location Description _____

2. Property Owner* Juniper Properties SW, LLC.

3. Agent/Applicant* [if applicable] Agent Consensus Planning/Applicant Juniper Properties Southwest

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*}:

Request Zone Map Amendment from R-ML to R-MH

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*}:
Please call or email turner@consensusplanning.com 505-764-9801
-

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

1. Zone Atlas Page(s)^{5*} K 15-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
 Deviation(s) Variance(s) Waiver(s)

Explanation:

N/A- No deviations, variances, or waivers are being requested.

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] 0.8035 acres
 - b. IDO Zone District R-ML
 - c. Overlay Zone(s) [if applicable] _____
 - d. Center or Corridor Area [if applicable] Central Ave Main Street and Major Transit, UNM Activity Center
2. Current Land Use(s) [vacant, if none] Community religious 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://tinurl.com/idozoningmap>



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



PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Zone Map Amendment	
Decision-making Body: Environmental Planning Commission	
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Note: if yes, see second page
PART II – DETAILS OF REQUEST	
Address of property listed in application: 1701 Gold Ave SE, Albuquerque, NM 87106	
Name of property owner: Juniper Properties SW, LLC.	
Name of applicant: Juniper Properties SW, LLC.	
Date, time, and place of public meeting or hearing, if applicable:	
Address, phone number, or website for additional information:	
cp@consensusplanning.com , (505)764-9801	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> 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.

Alyssa Ortiz (Applicant signature) 10/12/2023 (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.

Hello,

This notification is to inform you that on behalf of Juniper Properties Southwest, LLC will be submitting a Zone Map Amendment – Environmental Planning Commission (EPC) for the property of at 1701 Gold Avenue Southeast. We will be requesting a zone change from Residential Multi-Family Low Density (R-ML) to Residential Multi-Family High Density (R-MH). Attached are the required documents for property owner notification in accordance with the Integrated Development Ordinance (IDO) and EPC required submittal documents. Below is the information for the EPC hearing. Please reach out if you have any questions or concerns.

Environmental Planning Commission Information:

Date: January 18, 2024, beginning at 8:40 am

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

To Call In: (301) 715-8592

Meeting ID: 226 959 2859

Consensus Planning will meet with the Silver Hill Neighborhood Association on December 11th at 7 pm at the Heights Community Center, 823 Buena Vista Southeast at their monthly meeting, regarding the Zone Map Amendment. This will be a non-facilitated meeting due to no requested meeting by the Neighborhood Associations within the 15 calendar days in accordance with the City's IDO Subsection 14-16-6-4(B) *Neighborhood Meeting*.

Sincerely,

Alyssa Ortiz

Consensus Planning, Inc.

302 8th Street NW

Albuquerque, NM 87102

Phone (505) 764-9801

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

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

Date of Notice*: 11/30/2023

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

Property Owner within 100 feet*: *See attached list

Mailing Address*: *See attached list

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

1. Subject Property Address* 1701 Gold Ave SE, Albuquerque, NM 87106
Location Description _____
2. Property Owner* Juniper Properties SW, LLC.
3. Agent/Applicant* *[if applicable]* Agent Consensus Planning/Applicant Juniper Properties Southwest, LLC.
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*

Zoning Map Amendment

Other: _____

Summary of project/request^{1*}:

Zone Map Amednment from Redisential Multi-Family Low Density (R-ML) to Residential
Multi-Family High Density (R-MH)

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

Environmental Planning Commission (EPC)

City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC)

Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

Date/Time*: January 18, 2024 at 8:40 AM

Location*²: Via Zoom - <https://cabq.zoom.us/j/2269592859> [Meeting ID: 226 959 2859] To Call In: (301) 715-8592

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

² Physical address or Zoom link

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

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

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

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

CABQ Planning Department: (505) 924-3860 and Consensus Planning: (505) 764-9801

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

1. Zone Atlas Page(s)^{*4} K-15-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project^{*}:

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

Explanation^{*}:

N/A- No deviations, variances, or waivers are being requested

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

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

Pre-submittal Neighborhood Meeting requested by Neighborhood Associations

within the 15 calendar days period to request being sent in accordance with

City's IDO Subsection 14-16-6-4(B)(4)

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

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

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

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 0.8 acres
 2. IDO Zone District Residential Multi-Family Low Density (R-ML)
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] Central Ave Main Street and Major Transit
- Current Land Use(s) [vacant, if none] Vacant Religious Institution
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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



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



PART I - PROCESS
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:
Application Type: Zone Map Amendment
Decision-making Body: Environmental Planning Commission
Pre-Application meeting required: [] Yes [x] No
Neighborhood meeting required: [x] Yes [] No
Mailed Notice required: [x] Yes [] No
Electronic Mail required: [x] Yes [] No
Is this a Site Plan Application: [] Yes [x] No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application: 1701 Gold Ave SE, Albuquerque, NM 87106
Name of property owner: Juniper Properties SW, LLC.
Name of applicant: Agent Consensus Planning/Applicant Juniper Properties Southwest, LLC.
Date, time, and place of public meeting or hearing, if applicable:
Hearing - January 18, 2024 / Begins at 8:40 am / zoom - https://cabq.zoom.us/j/2269592859 [Meeting ID: 226 959 2859] phone - (301)715-8592
Address, phone number, or website for additional information:
please call (505) 764-9801 or email cp@consensusplanning.com
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[x] Zone Atlas page indicating subject property.
[] Drawings, elevations, or other illustrations of this request.
[x] Summary of pre-submittal neighborhood meeting, if applicable.
[x] Summary of request, including explanations of deviations, variances, or waivers.
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO
SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.

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

Alyssa Ortiz (Applicant signature) 12/1/2023 (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.

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

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

Date of Notice*: 12/7/2023

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

Neighborhood Association (NA)*: Silver Hill and Sycamore

Name of NA Representative*: Don McIver, James Montalbano, Richard Vigilano, and Mardon Gardella

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

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

1. Subject Property Address* 1701 Gold Ave SE, Albuquerque, NM 87106

Location Description _____

2. Property Owner* Juniper Properties SW, LLC.

3. Agent/Applicant* *[if applicable]* _____

4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*

Zoning Map Amendment

Other: _____

Summary of project/request²*: _____

Zone Map Amendment from Residential Multi-Family Low Density (R-ML) to

Residential Multi-Family High Density (R-MH)

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

Environmental Planning Commission (EPC)

City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC)

Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

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

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

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

Date/Time*: January 18, 2024 at 8:40 am

Location*³: Via Zoom - https://cabq.zoom.us/j/2269592859 [Meeting ID: 226 959 2859] To Call In: (301) 715-8592

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

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

- 6. Where more information about the project can be found*⁴:
CABQ Planning Department: (505) 924-3860 and Consensus Planning: (505) 764-9801

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

- 1. Zone Atlas Page(s)*⁵ K-15-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:
 Deviation(s) Variance(s) Waiver(s)

Explanation*:
N/A- No deviations, variances, or waivers are being requested

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No
 Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
Pre-submittal Neighborhood Meeting requested by Neighborhood Associations
within the 15 calendar days period to request being sent in accordance with
City's IDO Subsection 14-16-6-4(B)(4)

³ Physical address or Zoom link
⁴ Address (mailing or email), phone number, or website to be provided by the applicant
⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

Additional Information [Optional]:

From the IDO Zoning Map⁶:

- 1. Area of Property [typically in acres] 0.8 acres
 - 2. IDO Zone District Residential Multi-Family Low Density (R-ML)
 - 3. Overlay Zone(s) [if applicable] N/A
 - 4. Center or Corridor Area [if applicable] Central Ave Main Street and Major Transit
- Current Land Use(s) [vacant, if none] Vacant Religious Institution
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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



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



PART I - PROCESS
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:
Application Type: Zone Map Amendment
Decision-making Body: Environmental Planning Commission
Pre-Application meeting required: [] Yes [x] No
Neighborhood meeting required: [x] Yes [] No
Mailed Notice required: [x] Yes [] No
Electronic Mail required: [x] Yes [] No
Is this a Site Plan Application: [] Yes [x] No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application: 1701 Gold Ave SE, Albuquerque, NM 87106
Name of property owner: Juniper Properties SW, LLC.
Name of applicant: Agent Consensus Planning/Applicant Juniper Properties Southwest, LLC.
Date, time, and place of public meeting or hearing, if applicable:
Hearing - January 18, 2024 / Begins at 8:40 am / zoom - https://cabq.zoom.us/j/2269592859 [Meeting ID: 226 959 2859] phone - (301)715-8592
Address, phone number, or website for additional information:
please call (505) 764-9801 or email cp@consensusplanning.com
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[x] Zone Atlas page indicating subject property.
[] Drawings, elevations, or other illustrations of this request.
[x] Summary of pre-submittal neighborhood meeting, if applicable.
[x] Summary of request, including explanations of deviations, variances, or waivers.
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO
SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.

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

Alyssa Ortiz (Applicant signature) 12/7/2023 (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.

From: [Alyssa Ortiz](#)
To: ["richard@vigliano.net"](#); ["mg411@q.com"](#); ["dbodinem@gmail.com"](#); ["ja.montalbano@gmail.com"](#)
Cc: [Jim Strozier](#)
Subject: 1701 Gold Ave SE Zone Map Amendment-EPC Submittal Notification
Date: Thursday, December 7, 2023 8:47:00 AM
Attachments: [NA-PublicNotice-EmailPacket.pdf](#)

Hello,

This email is to inform you that on behalf of Juniper Properties Southwest, LLC will be submitting a Zone Map Amendment – EPC for 1701 Gold Avenue Southeast, Albuquerque, NM 87106. The Zone Map Amendment will request the current zoning, Residential Mixed-Use Low (R-ML), to be changed to Residential Mixed-Use High (R-MH). Attached are the documents required for notification. Below is the information for the Environmental Planning Commission hearing. Please reach out to cp@consensusplanning.com or (505) 764-9801 if you have any questions or concerns.

Environmental Planning Commission Hearing Information:

Date: January 18, 2024

Time: 8:40 am

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

To Call In: (301) 715-8592

Meeting ID: 226 959 2859

Best,

Alyssa Ortiz
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
Phone: 505.764.9801

From: [Microsoft Outlook](#)
To: richard@vigliano.net
Subject: Relayed: 1701 Gold Ave SE Zone Map Amendment-EPC Submittal Notification
Date: Thursday, December 7, 2023 8:47:25 AM
Attachments: [1701 Gold Ave SE Zone Map Amendment-EPC Submittal Notification .msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
richard@vigliano.net (richard@vigliano.net) <<mailto:richard@vigliano.net>>
Subject: 1701 Gold Ave SE Zone Map Amendment-EPC Submittal Notification

From: [Microsoft Outlook](#)
To: dbodinem@gmail.com; ja.montalbano@gmail.com
Subject: Relayed: 1701 Gold Ave SE Zone Map Amendment-EPC Submittal Notification
Date: Thursday, December 7, 2023 8:47:26 AM
Attachments: [1701 Gold Ave SE Zone Map Amendment-EPC Submittal Notification .msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
dbodinem@gmail.com (dbodinem@gmail.com) <<mailto:dbodinem@gmail.com>>
ja.montalbano@gmail.com (ja.montalbano@gmail.com) <<mailto:ja.montalbano@gmail.com>>
Subject: 1701 Gold Ave SE Zone Map Amendment-EPC Submittal Notification

From: [Microsoft Outlook](#)
To: mg411@q.com
Subject: Relayed: 1701 Gold Ave SE Zone Map Amendment-EPC Submittal Notification
Date: Thursday, December 7, 2023 8:47:27 AM
Attachments: [1701 Gold Ave SE Zone Map Amendment-EPC Submittal Notification .msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
mg411@q.com (mg411@q.com) <mailto:mg411@q.com>
Subject: 1701 Gold Ave SE Zone Map Amendment-EPC Submittal Notification

From: [PLNBufferMaps](#)
To: [Alyssa Ortiz](#)
Subject: RE: EPC Mailed Notice to Property Owners
Date: Monday, December 4, 2023 3:18:33 PM
Attachments: [image001.png](#)
[111 University Blvd SE.pdf](#)
[111 University Blvd SE - Labels.docx](#)
[111 University Blvd SE - Labels.csv](#)
[111 University Blvd SE - 8.5x11 - Scale in Feet.pdf](#)

December 4, 2023

Dear Ms. Ortiz:

Good afternoon. Attached is your Buffer Map with all associated documents for the subject matter.

If you have any questions, please let me know. Thank you and have a wonderful day.

Respectfully submitted,



MISA K. BLOOM

(she / hers)

associate planner

urban design & development

o 505.924.3662

e mbloom@cabq.gov

cabq.gov/planning

From: Alyssa Ortiz <Ortiz@consensusplanning.com>

Sent: Monday, December 4, 2023 2:03 PM

To: PLNBufferMaps <plnbuffermaps@cabq.gov>

Subject: EPC Mailed Notice to Property Owners

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Good afternoon,

Below is the information for a property I am hoping to acquire a buffer map for with the address of the property owners to give property public notice.

- 111 University Blvd SE Albuquerque, NM 87106
- LOTS 7 THRU 11 BLK 64 TERRACE ADD & N 10FT VACATED GOLD AVE
- Zone Atlas Page K-15-z *see attached*
- Zone Map Amendment – Environmental Planning Commission



111 University Blvd SE



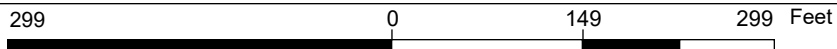
Legend

□ Bernalillo County Parcels



Notes

Buffer: 205 Ft.
ROW; University Blvd SE; 105 Ft.



WGS_1984_Web_Mercator_Auxiliary_Sphere
12/4/2023 © City of Albuquerque

1: 1,794

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

ROTHSTEIN LORETTA DIANE CANTU
PO BOX 40172
ALBUQUERQUE NM 87196-0172

PARRISH MICHAEL & PEREZ ART JR &
PEREZ ART SR
3920 MARGO DR
TEMPE AZ 85282-4422

MEASE G W ETUX ETAL
8704 LA SALA GRANDE NE
ALBUQUERQUE NM 87111-4561

DOUBLE CHEESE REALTY CORPORATION
1 DAVE THOMAS BLVD
DUBLIN OH 43017-5452

GRACE AUGUSTINE C III
10021 CORONA AVE NE
ALBUQUERQUE NM 87122

LIU JEWCHYI
1923 COAL AVE SE
ALBUQUERQUE NM 87106-4026

AITE OIR LLC
1710 GOLD AVE SE
ALBUQUERQUE NM 87106-4418

KUESTNER JOANNE I
415 WELLESLEY PL NE
ALBUQUERQUE NM 87106

CB&E LLC
905 YALE BLVD SE
ALBUQUERQUE NM 87106

LUCKY LLC
531 HERMOSA DR NE
ALBUQUERQUE NM 87108-1029

MALDONADO HOMES & INVESTMENT
LLC
PO BOX 14141
ALBUQUERQUE NM 87191-4141

CB & E LLC
905 YALE BLVD SE
ALBUQUERQUE NM 87106-5116

JOHNSON EITHNE & SCHAEFER ERIC
518 HERMOSA DR SE
ALBUQUERQUE NM 87108-2667

NELLOS BROTHERS INC
2717 SHERIDAN ST NW
ALBUQUERQUE NM 87104

LUCKY LLC
531 HERMOSA DR NE
ALBUQUERQUE NM 87108-1029

HMF HOLDINGS LLC & FISCUS-
MORRISON PROPERTIES LLC C/O MARK
HASSIG
932 GRANT AVE
LOUISVILLE CO 80027-1916

BAKER JOHN E JR
1805 GOLD AVE SE
ALBUQUERQUE NM 87106-4029

ALBUQUERQUE CHRISTIAN CHILDRENS
HOME INC
5700 WINTER HAVEN RD NW
ALBUQUERQUE NM 87120-2643

LUCKY LLC
531 HERMOSA DR NE
ALBUQUERQUE NM 87108-1029

GROSSBERG MINDY
1801 GOLD AVE SE
ALBUQUERQUE NM 87106

E & L INC
7409 BLUE MOON LN NE
ALBUQUERQUE NM 87113-1356

JUNIPER PROPERTIES SOUTHWEST LLC
6711 ACADEMY RD NE SUITE B
ALBUQUERQUE NM 87109-3364

CB & E LLC C/O K E ANDREWS &
COMPANY
1900 DALROCK RD
ALBUQUERQUE NM 76088-5526

HMF HOLDINGS LLC C/O MARK HASSIG
932 GRANT AVE
LOUISVILLE CO 80027-1916

V R RESOURCES LLC
4313 CORRALES RD SUITE 6
CORRALES NM 87048-8663

JP MULLER LLC
5715 TINNIN RD NW
LOS RANCHOS NM 87107-7106

MENDEZ JUDY
164 PLEASANT AVE NW
ALBUQUERQUE NM 87107-4035

DUBAY AARON M
1700 GOLD AVE SE
ALBUQUERQUE NM 87106-4418

ENGLAND MATTHEW
5312 GRANITE AVE NE
ALBUQUERQUE NM 87110-6408

Comerica Payroll, Inc.
302 8th Street NW
Abingdon, MD 21712



LOCY LLC
551 WINDY LAKE RD
ABINGDON, MD 21712-2228

Comerica Payroll, Inc.
302 8th Street NW
Abingdon, MD 21712



ALBION/BLK CHRISTIAN CHURCH
10411 MC
5701 WYTHE HALLS RD NW
ABINGDON, MD 21712-2441

Comerica Payroll, Inc.
302 8th Street NW
Abingdon, MD 21712



E & L INC
7109 BLUE MOON LAKE RD
ABINGDON, MD 21712-2228

Comerica Payroll, Inc.
302 8th Street NW
Abingdon, MD 21712



FRM HOLDINGS LLC CO MARK HOLDING
781 QUANT AVE
10359 LEE CT BOX 2118
ABINGDON, MD 21712

Comerica Payroll, Inc.
302 8th Street NW
Abingdon, MD 21712



IF MALLER LLC
5713 WINN RD NW
LOS HANCOCK, MD 21720-7236

Comerica Payroll, Inc.
302 8th Street NW
Abingdon, MD 21712



NOYOTIN LOYDITA DANIE CANTU
10300 WYTHE HALLS RD NW
ABINGDON, MD 21712-2441

Comerica Payroll, Inc.
302 8th Street NW
Abingdon, MD 21712



LOCY LLC
551 WINDY LAKE RD
ABINGDON, MD 21712-2228

Comerica Payroll, Inc.
302 8th Street NW
Abingdon, MD 21712



KUSTNER JOANN L
415 WILLETTS LN
ABINGDON, MD 21712

Comerica Payroll, Inc.
302 8th Street NW
Abingdon, MD 21712



ENGLAND MATTHEW
5122 SAKWY AVE NE
ABINGDON, MD 21712-2441

Comerica Payroll, Inc.
302 8th Street NW
Abingdon, MD 21712



DOONAL CHIEF HEALTH CONSULTANT
12401 THOMAS BLVD
SOUTHON, MD 21712-2441

Comerica Payroll, Inc.
302 8th Street NW
Abingdon, MD 21712



LUMPTA PROPERTIES SOUTHWEST LLC
6715 KODWIN RD NE SUITE B
ABINGDON, MD 21712-2441

Comerica Payroll, Inc.
302 8th Street NW
Abingdon, MD 21712



MADONSONI HIGGS & INVESTMENT
LLC
PO BOX 1441
ABINGDON, MD 21712-2441

Comerica Payroll, Inc.
302 8th Street NW
Abingdon, MD 21712



MARIE G ET AL TRST
5701 WYTHE HALLS RD NW
ABINGDON, MD 21712-2441

Comerica Payroll, Inc.
302 8th Street NW
Abingdon, MD 21712



ART CO LLC
4770 SOUTHON AVE SE
ABINGDON, MD 21712-2441

Comerica Payroll, Inc.
302 8th Street NW
Abingdon, MD 21712



V & R HOLDING LLC
4431 COMALIST RD SW SUITE 6
COMALIST, MD 21712-2441

Comerica Payroll, Inc.
302 8th Street NW
Abingdon, MD 21712



NILSON ENTERPRISES INC
2713 WINDY LAKE RD
ABINGDON, MD 21712

Comerica Payroll, Inc.
302 8th Street NW
Abingdon, MD 21712



ISA GROUP
1313 GOLD AVE SE
ABINGDON, MD 21712-2441

Comerica Payroll, Inc.
302 8th Street NW
Abingdon, MD 21712



LOCY LLC
551 WINDY LAKE RD
ABINGDON, MD 21712-2228

Comerica Payroll, Inc.
302 8th Street NW
Abingdon, MD 21712



DIARY PARTNER
1300 GOLD AVE SE
ABINGDON, MD 21712-2441

Comerica Payroll, Inc.
302 8th Street NW
Abingdon, MD 21712



BAKER JOHN L JR
1805 GOLD AVE SE
ABINGDON, MD 21712-2441

Comerica Payroll, Inc.
302 8th Street NW
Abingdon, MD 21712



CHIEF LLC
105 VAIL WAY SE
ABINGDON, MD 21712

Comerica Payroll, Inc.
302 8th Street NW
Abingdon, MD 21712



COMSON LIVING & SCHWARTZ ENG
128 WINDY LAKE RD
ABINGDON, MD 21712-2441

Comerica Payroll, Inc.
302 8th Street NW
Abingdon, MD 21712



HARRINGTON & BRITZ ART F & B
FINCH ARTS
1350 WINDY LAKE RD
THORN, MD 21712-2441

Comerica Payroll, Inc.
302 8th Street NW
Abingdon, MD 21712



GRONBERG NANCY
3401 GOLD AVE SE
ABINGDON, MD 21712

Comerica Payroll, Inc.
302 8th Street NW
Abingdon, MD 21712



C & L LLC
105 VAIL WAY SE
ABINGDON, MD 21712-2441

Comerica Payroll, Inc.
302 8th Street NW
Abingdon, MD 21712



MARK HOLDINGS LLC & INSOLE
HOLDING
102 GOLD AVE SE
10359 LEE CT BOX 2118
ABINGDON, MD 21712-2441

Comerica Payroll, Inc.
302 8th Street NW
Abingdon, MD 21712



CHIEF HOLDINGS LLC
13011 COMALIST AVE SE
ABINGDON, MD 21712

Comerica Payroll, Inc.
302 8th Street NW
Abingdon, MD 21712



C & L LLC CO F ANDERSON &
COMPANY
1300 WINDY LAKE RD
ABINGDON, MD 21712-2441

800
A 2584

US POSTAGE  **\$ 000.879**
FIRST CLASS
055019185 DEC 07 2023

Consensus Planning, Inc.
302 8th Street NW
Abingdon, NM 87102

HMF HOLDINGS LLC C/O MARK HASIG
LOUISVILLE CO 80027-1516

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Consensus Planning, Inc.
302 8th Street NW
Abingdon, NM 87102

AUSTINE JOHANNI
415 1/2 S. MAIN ST
ABELQUIROUE NM 87108

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Consensus Planning, Inc.
302 8th Street NW
Abingdon, NM 87102

MALDONADO JONES & INVESTMENT
LLC
415 1/2 S. MAIN ST
ABELQUIROUE NM 87108

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302 8th Street NW
Abingdon, NM 87102

NEELOR BROTHERS INC
415 1/2 S. MAIN ST
ABELQUIROUE NM 87108

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302 8th Street NW
Abingdon, NM 87102

BAKER JOHN E JR
415 1/2 S. MAIN ST
ABELQUIROUE NM 87108-6009

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Consensus Planning, Inc.
302 8th Street NW
Abingdon, NM 87102

GROCHTER JAMES
1381 GOLD AVE SE
ABELQUIROUE NM 87108

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Consensus Planning, Inc.
302 8th Street NW
Abingdon, NM 87102

US & LLC C/O E ANDREWS &
COMPANY
1500 DALLOCK RD
ABELQUIROUE NM 87088-5536

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Consensus Planning, Inc.
302 8th Street NW
Abingdon, NM 87102

E & L INC
513 HARRISON AVE SE
ABELQUIROUE NM 87102-1366

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Consensus Planning, Inc.
302 8th Street NW
Abingdon, NM 87102

LUCY LLC
513 HARRISON AVE SE
ABELQUIROUE NM 87108-1028

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FIRST CLASS
055019185 DEC 07 2023

Consensus Planning, Inc.
302 8th Street NW
Abingdon, NM 87102

JIMMYE MARY ANN SCHMIDT LLC
415 1/2 S. MAIN ST
ABELQUIROUE NM 87109-3384

US POSTAGE  **\$ 000.879**
FIRST CLASS
055019185 DEC 07 2023

Consensus Planning, Inc.
302 8th Street NW
Abingdon, NM 87102

V R RESOURCES LLC
4151 CORRAL RD SUITE E
CORRAL BLVD 8068-8903

US POSTAGE  **\$ 000.879**
FIRST CLASS
055019185 DEC 07 2023

Consensus Planning, Inc.
302 8th Street NW
Abingdon, NM 87102

ENRY CARSON
1706 GOLD AVE SE
ABELQUIROUE NM 87108-4418

US POSTAGE  **\$ 000.879**
FIRST CLASS
055019185 DEC 07 2023

Consensus Planning, Inc.
302 8th Street NW
Abingdon, NM 87102

PARRISH MICHAEL & FEEZEL J R &
FREDANTOR
TIMMY AZ 8028-4422

US POSTAGE  **\$ 000.879**
FIRST CLASS
055019185 DEC 07 2023

Consensus Planning, Inc.
302 8th Street NW
Abingdon, NM 87102

GRACE ANDREWS INC
1381 GOLD AVE SE
ABELQUIROUE NM 87102

US POSTAGE  **\$ 000.879**
FIRST CLASS
055019185 DEC 07 2023

US POSTAGE  **\$ 000.879**
FIRST CLASS
055019185 DEC 07 2023


US POSTAGE  **\$ 000.879**
FIRST CLASS
055019185 DEC 07 2023

US POSTAGE  **\$ 000.879**
FIRST CLASS
055019185 DEC 07 2023

US POSTAGE  **\$ 000.879**
FIRST CLASS
055019185 DEC 07 2023

US POSTAGE  **\$ 000.879**
FIRST CLASS
055019185 DEC 07 2023

US POSTAGE  **\$ 000.879**
FIRST CLASS
055019185 DEC 07 2023

US POSTAGE  **\$ 000.879**
FIRST CLASS
055019185 DEC 07 2023

MAIL STOP
415 1/2 S. MAIN ST
ABELQUIROUE NM 87102-4015

US POSTAGE  **\$ 0.0375**
 PERMIT NO. 1148 ALBUQUERQUE, NM 87102
 FIRST CLASS

CONSENSUS PLANNING, INC.
 302 8th Street NW
 Albuquerque, NM 87102

E.A. INC.
 5111 MARIONA DR NE
 ALBUQUERQUE, NM 87106-1324

US POSTAGE  **\$ 0.0375**
 PERMIT NO. 1148 ALBUQUERQUE, NM 87102
 FIRST CLASS

CONSENSUS PLANNING, INC.
 302 8th Street NW
 Albuquerque, NM 87102

LYOTI, LLC
 5111 MARIONA DR NE
 ALBUQUERQUE, NM 87106-2870

US POSTAGE  **\$ 0.0375**
 PERMIT NO. 1148 ALBUQUERQUE, NM 87102
 FIRST CLASS

CONSENSUS PLANNING, INC.
 302 8th Street NW
 Albuquerque, NM 87102

JAMES H. PROPERTIES SOUTHWEST LLC
 1171 LA JAROSA DR NE
 ALBUQUERQUE, NM 87109-3344

US POSTAGE  **\$ 0.0375**
 PERMIT NO. 1148 ALBUQUERQUE, NM 87102
 FIRST CLASS

CONSENSUS PLANNING, INC.
 302 8th Street NW
 Albuquerque, NM 87102

V. ALONSOZTELLA LLC
 1171 LA JAROSA DR NE
 ALBUQUERQUE, NM 87109-3344

US POSTAGE  **\$ 0.0375**
 PERMIT NO. 1148 ALBUQUERQUE, NM 87102
 FIRST CLASS

CONSENSUS PLANNING, INC.
 302 8th Street NW
 Albuquerque, NM 87102

DUBBY ARON M
 ALBUQUERQUE, NM 87104-4411

US POSTAGE  **\$ 0.0375**
 PERMIT NO. 1148 ALBUQUERQUE, NM 87102
 FIRST CLASS

CONSENSUS PLANNING, INC.
 302 8th Street NW
 Albuquerque, NM 87102

PARISH MICHAEL G. PH
 3120 MARION DR
 ALBUQUERQUE, NM 87102-4422

US POSTAGE  **\$ 0.0375**
 PERMIT NO. 1148 ALBUQUERQUE, NM 87102
 FIRST CLASS

CONSENSUS PLANNING, INC.
 302 8th Street NW
 Albuquerque, NM 87102

GRACE AUGUST
 3002 LONDON
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 SUITE 100-10111-1001

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 SUITE 100
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LYOTI, LLC
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J. PAULIE LLC
 603 MARIONA DR NE
 ALBUQUERQUE, NM 87107-7006

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 ALBUQUERQUE, NM 87110-8408

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MARCO D. W. FERRERA
 ALBUQUERQUE, NM 87111-4641

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LUIS J. WACHS
 PO BOX 80000
 ALBUQUERQUE, NM 87106-4028

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 302 8th Street NW
 Albuquerque, NM 87102

CBE LLC
 PO BOX 80000
 ALBUQUERQUE, NM 87106

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CONSENSUS PLANNING, INC.
 302 8th Street NW
 Albuquerque, NM 87102

CE & LLC
 903 TALE BIRD DR
 ALBUQUERQUE, NM 87106-5116

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

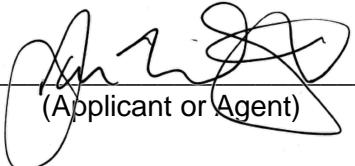
4. TIME

Signs must be posted from January 3, 2024 To January 23, 2024

5. REMOVAL

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

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



(Applicant or Agent)

11/28/2023
(Date)

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

PROJECT NUMBER: _____

Jan 3, 2024 at 5:58:11 PM
N 3883179 E 351627
111 University Blvd SE
Albuquerque NM 87106
United States

REQUEST

Zone Map Amendment from
Residential Multi-Family Low Density
(R-ml) to Residential Multi-Family High
Density (R-mH)

The City of Albuquerque Environmental Planning Commission will hold a
public hearing Via Zoom

600 2nd St. NW, on January 18, 2024 at 8:30 AM. All persons
have a right to appear at such a hearing. For information on this case or
other instructions on filing written comments, call the Planning
Department at (505) 924-3860 or contact the applicant.

Required to be posted from January 3, 2024 to January 23, 2024
by Consensus Planning (505) 714-9801
applicant/agent phone

REFER TO FILE# PR-2023-00701, Bz-2023-0048

It is illegal for an unauthorized person to remove or tamper with this sign

Jan 3, 2024 at 5:56:49 PM
N 3883194 E 351659
111 University Blvd SE
Albuquerque NM 87106
United States

REQUEST

Zone Map Amendment from
Residential Multi-Family Low Density (R-ml)
to Residential Multi-Family High Density
(R-mh)

The City of Albuquerque Environmental Planning Commission will hold a
public hearing Via Zoom

600 2nd St. NW, on January 18, 2024 at 8:30 AM. All persons
have a right to appear at such a hearing. For information on this case or
other instructions on filing written comments, call the Planning
Department at (505) 924-3860 or contact the applicant.

Required to be posted from January 3, 2024 to January 23, 2024
by Consensus Planning (505) 714-9801
applicant/agent phone

REFER TO FILE# RB-2023-00157, RB-2023-00048

It is illegal for an unauthorized person to remove or tamper with this sign.

Jan 3, 2024 at 6:04:02 PM
N 3883210 E 351578
160-198 Pine St SE
Albuquerque NM 87106
United States

REQUEST

Zone Map Amendment from
Residential Multi-Family Low Density (R-ML)
to Residential Multi-Family High Density
(R-MH)

The City of Albuquerque Environmental Planning Commission will hold a public hearing

600 2nd St. NW, on January 8, 2024 at 8:30 AM. All persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.

Required to be posted from January 3, 2024 to January 23, 2024
by Consensus Planning (505) 704-0801
applicant/agent phone

REFER TO FILE# PB-2023-007157, B3-2023-00048

It is illegal for an unauthorized person to remove or tamper with this sign