



**Environmental
Planning
Commission** **Staff Report**

Agenda Number: 6
Project #: PR-2023-007518
Case #: RZ-2023-00047
Hearing Date: January 18, 2024

Agent	Modulus Architect & Land Use Planning, Inc.
Applicant	Vientecillo LLC. (Property Owner)
Request	Zoning Map Amendment (zone change)
Legal Description	Tract B-1, Cibola Loop
Location	9999 Cibola Loop Dr. NW, near the intersection of Coors and Ellison
Size	Approximately 5.2 Acres
Existing Zoning	MX-L
Proposed Zoning	R-ML

Staff Recommendation

APPROVAL of PR-2023-007518, RZ-2023-00047, based on the Findings beginning on Page 24.

Staff Planner
Dustin Kiska, Planner

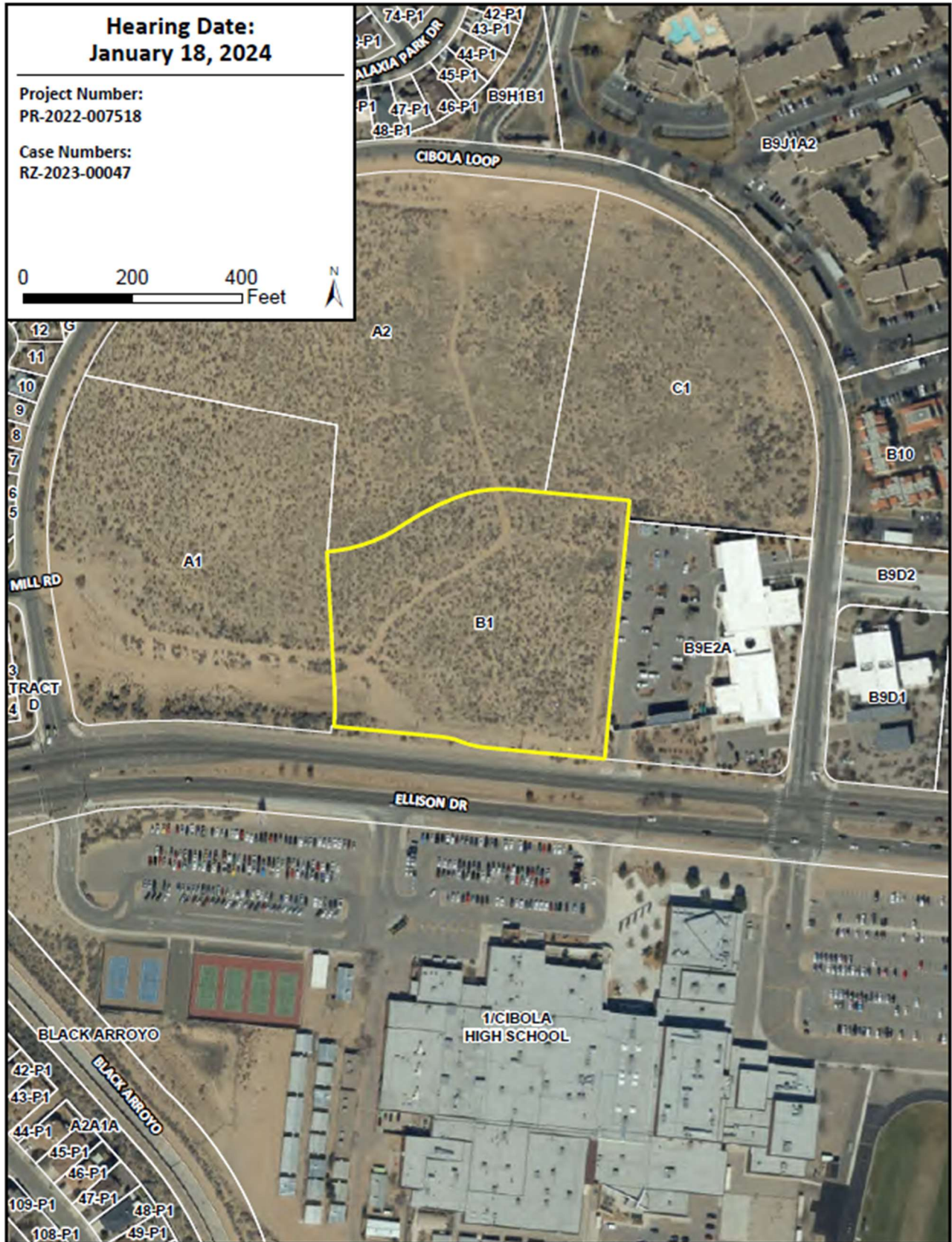
Summary of Analysis

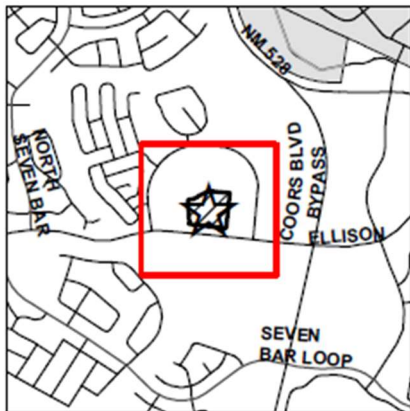
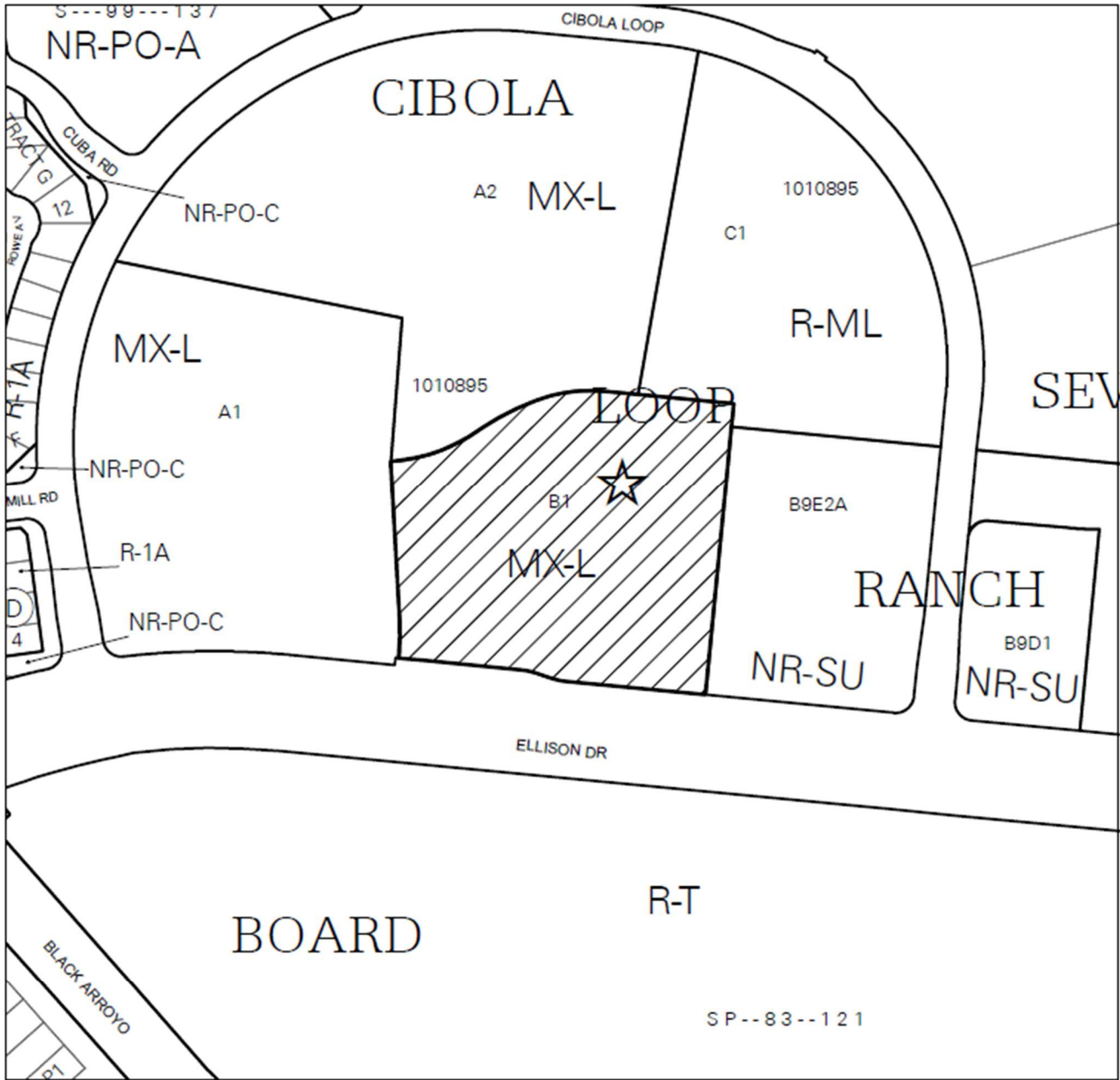
The request is for a Zoning Map Amendment (zone change) from MX-L to RM-L for approximately 5.2 acres. The applicant wishes to change the subject site’s zoning to R-ML to facilitate future growth and development of the subject site, with a range of uses allowed by the proposed R-ML zoning. Approval of this request would result in a down-zone which would permit uses that are less harmful to the surrounding communities than what is currently allowed, and limit the number of new uses for the site.

The affected neighborhood organization, the Cibola Loop Neighborhood Association was notified as required. Property owners within 100 feet of the subject site were also notified as required. A facilitated meeting was held on December 7th, 2023. Overall, the Cibola Loop NA participants voiced opposition to the request. The applicant has justified the request pursuant to the IDO zone change criteria in 14-16-6-7(H). The proposed zoning would be more advantageous to the community overall because it furthers a preponderance of applicable Comprehensive Plan Goals and policies.

Staff recommends approval.







IDO ZONING MAP

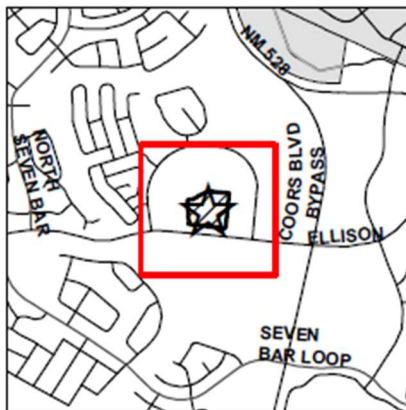
Note: Gray shading indicates County.



1 inch = 225 feet

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Zone Atlas Page:
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LAND USE MAP

Note: Gray shading indicates County.

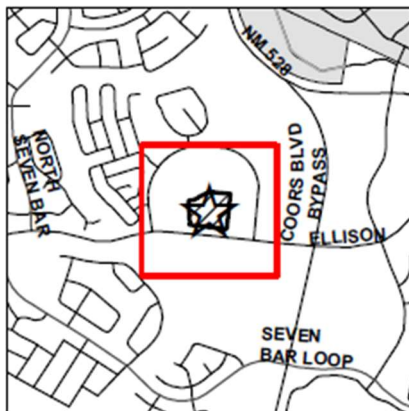
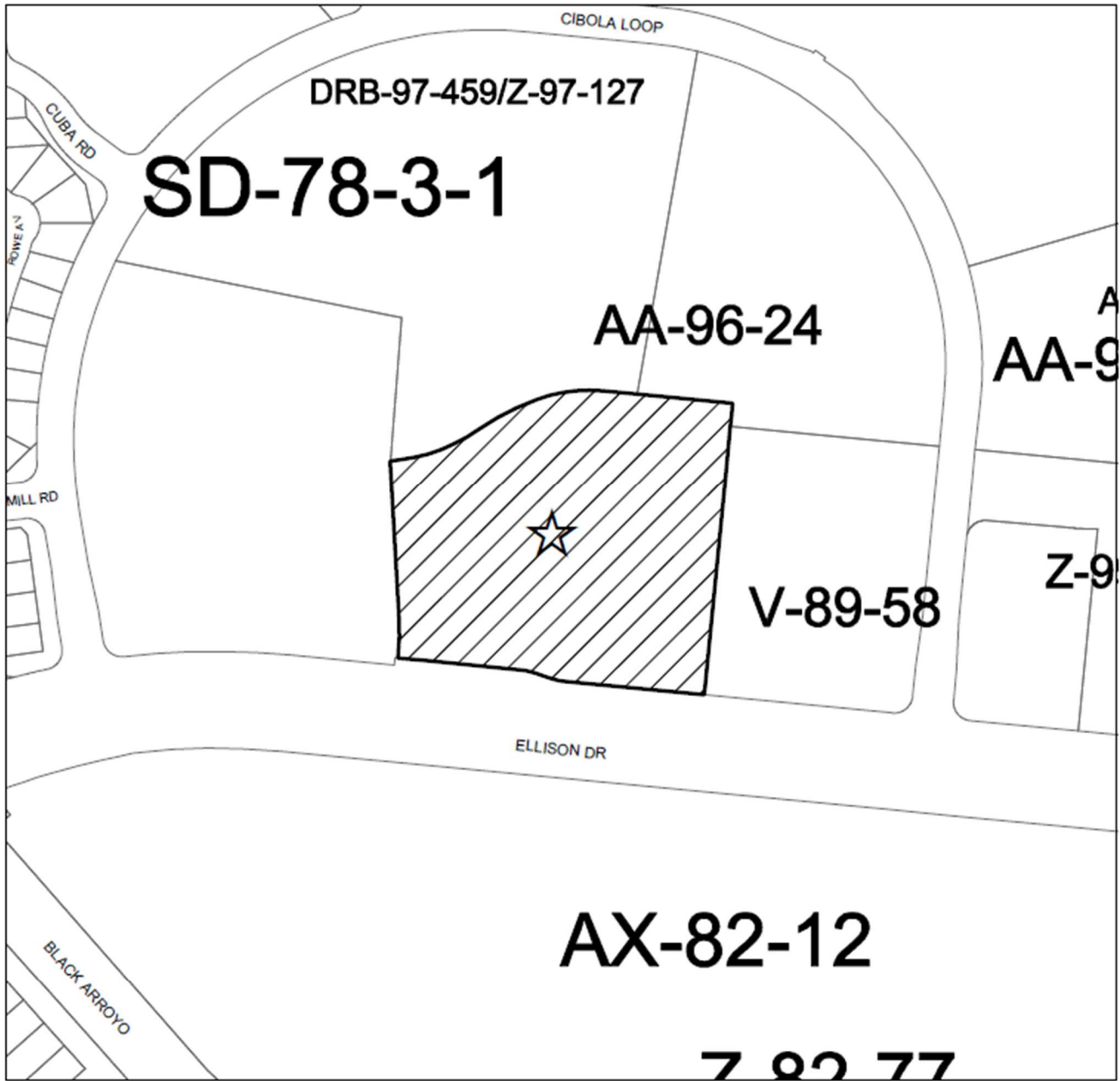
Key to Land Use Abbreviations	APRT Airport
LDRES Low-density Residential	TRANS Transportation
MULT Multi-family	AGRI Agriculture
COMM Commercial Retail	PARK Parks and Open Space
CMSV Commercial Services	DRNG Drainage
OFC Office	VAC Vacant
IND Industrial	UTIL Utilities
INSMED Institutional / Medical	CMTY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



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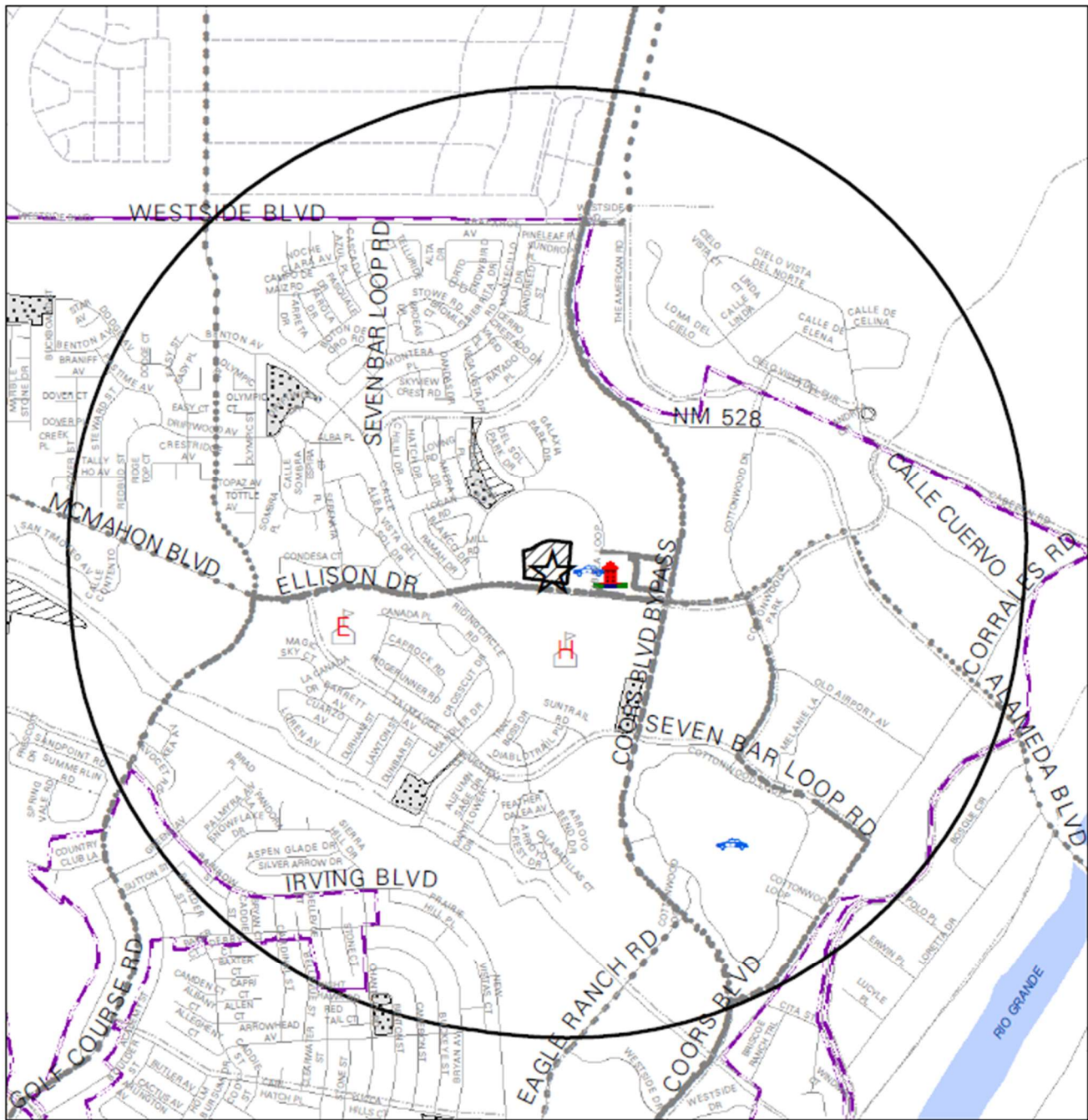
HISTORY MAP

Note: Gray shading
indicates County.

1 inch = 225 feet

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Public Facilities Map with One-Mile Buffer

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

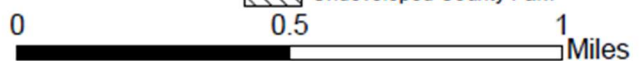


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I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area	Land Use
Site	MX-L	Area of Change	Vacant
North	MX-L NR-PO-A, R-ML	Area of Change	Vacant (future public pool) Park/Open Space, Residential Townhomes, Vacant
South	R-T, R-1B	Area of Change	Public Highschool Single Family
East	NR-SU, RML Employment Cent.	Area of Change	Fire Station, NW Transit Station Police Substation, Cottonwood Employment Center
West	MX-M, R-1A	Area of Change	(Future) City of ABQ Library Single Family

Request

The request is for a zoning map amendment (zone change) for an approximately 5.2-acre site described as Tract B-1, Cibola Loop (the “subject site”).

The subject site is zoned MX-L and is currently undeveloped. The applicant is requesting a zone change to R-ML (Residential – Multi-Family low density Zone District), to facilitate specific development of the subject site. The request would be a downzone, which would limit the number of uses that would become permissive on the subject site.

The proposed R-ML zone district would not create a spot zone and would be consistent with the character of the surrounding area, which is a mix of multifamily and single-family residential and institutional land uses.

EPC Role

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

Context

This subject site is near the edge of the north-west Albuquerque city limits and is located west of Coors Boulevard, and along the north side of Ellison Drive NW across from Cibola Public High School.

The subject site sits in the center of Cibola Loop Road and is currently undeveloped. The only lot within this loop road boundary that is developed is a CABQ Police Substation to the east (zoned, NR-SU). Beyond the Cibola Loop Road is a variety of single family, multi family, and townhome residential units (zoned, R-1A, R-T, and R-ML). There is a small park and open-space to the north that cuts through the residential properties (zoned, NR-PO-A). Additional facilities that are in the immediate vicinity are a city Fire Station, Transit Center, and Albuquerque Public High School. In close proximity, within walking distance is the Cottonwood designated employment center to the east and the NW quadrant skate park, to the south east. The undeveloped lots adjacent to the site have proposed future plans for a public library to the west, a Multi-Generational Center to the north west, and a city public pool to the north.

History

The subject site was zoned SU-1 for R-2 uses in the Seven Bar Sector Plan in 1985 and rezoned in 2008. In 2008 a Site Development Plan for Subdivision to allow the development of multifamily housing and senior multi-family housing was also approved by the EPC for a portion of the site (1003570, 08 EPC 40036 and 37). The site has remained vacant and the SPS was no longer valid as of July of 2016 pursuant to IDO section 14-16-3-11, Site Development Plan Termination, site development plans are valid for seven years after approval and can be terminated if less 50% of the site has developed.

The current zoning and an EPC approved SDP site plan allow for the future development of a city Library, a Multi-generational Center, and a public pool. The R-ML zoning (formally R-2 zone prior to the IDO conversion) on lot 3 would allow the development of apartments at up to 30 dwelling units per acre and lot 4 (subject site) could be developed with MX-L uses identified in the approved site plan as C-1 permissive uses with the added uses of alcohol sales associated with a grocery store and full alcohol service with a sit-down restaurant. The C-1 designation was converted to MX-L with the adoption of the IDO.

Transportation System

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

Ellison Road (Urban Principal Arterial) which is a designated Major Transit Corridor to the South. Cibola Loop is a designated Major Transit Corridor area, to the west, north, and east. Coors Blvd. Bypass NW (Urban Principal Arterial) which is designated Major Transit Corridor – east Northwest Transit Center – park and ride – is located west of the site

Comprehensive Designations

The subject site is not within a Comprehensive Plan Center, but it is along the Ellison Dr. NW

Major Transit Corridor, and within 660 feet of the Cibola Loop Major Transit Corridor. Major Transit Corridors are anticipated to be served by high frequency and local transit. These corridors prioritize transit above other modes to ensure a convenient and efficient transit system. Walkability on these corridors is key to providing a safe and attractive pedestrian environment, as well as good access for pedestrians, cyclists, and transit users to goods and services along these Corridors and the Centers they connect.

The subject site is not within the boundaries of a Character Protection Overlay (CPO), a Historic Protection Overlay (HPO), or a View Protection Overlay (VPO).

Comprehensive Plan Community Planning Area Designation

The subject site is part of the North West Mesa Community Planning Area (CPA). The North West Mesa Community Planning Area (CPA) is located in the far north west quadrant of Albuquerque city limits. It spans the area north of Montano Rd, a portion of Unser Blvd, and Vista Vieja Av. and west of the Rio Grande. The Northwest CPA is predominantly residential community, adjacent to the volcanoes and volcanic Northwest Mesa Escarpment to the west and overlooking the Rio Grande and the Sandia mountains to the east. Coors Corridor provides many commercial and employment opportunities. The Village of Corrales and Rio Rancho border this area to the north.

Trails/Bikeways

The Long-Range Bikeway System (LRBS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies existing and proposed routes and trails. There is an existing bike lane (a portion of the street with a designated lane for bicycles) on Ellison Road. Adjacent to the site are existing trails, Black Arroyo, McMahan and Tres Placita Trails are designated (Paved Multiple Use Trail - A paved trail closed to automotive traffic).

Transit

The subject site is well served by transit, located in close proximity (~800 ft) to Bus Route 155 (Coors Blvd.). Bus Route 155 runs Monday through Saturday with a frequency of one bus every 15 minutes during peak times, 20 minutes during off-peak times, and 45 minutes on Saturday. The subject site is also located within ¼ mile of a Premium Transit Station Area identified as the North West Transit Station.

Public Facilities/Community Services

Please refer to the Public Facilities Map, 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

Amendment: Any repeal, modification, or addition to a regulation; any new regulation; any change in the number, shape, boundary, or area of any zone district or Overlay zone; or any repeal or abolition of any map, part thereof, or addition thereto.

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

Zoning

The subject site is zoned MX-L [Mixed-use – Low Intensity Zone District, IDO 14-16-2-4(B)], that was assigned upon the adoption of the Integrated Development Ordinance (IDO) on May 17, 2018. The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at intersections of collector streets. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors. Other allowable uses are shown in Table 4-2-1.

The request is to change the subject site's zoning to R-ML [Residential – Multi-Family Low Intensity Zone District, IDO 14-16-2-3(E)(1)]. 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. Allowable uses are shown in Table 4-2-1.: Allowable Uses, IDO pgs. 151-156.

The R-ML zone is generally consistent with the goals of an Area of Change and the subject site is in close proximity of existing RM-L zones to the north east.

The R-ML zone will encourage the site to conform to the IDO and provide more transparency by making the zone map more accurate so that it matches surrounding use of the land. For a discussion of specific uses that would become permissive if the request is approved, please refer to the discussion of zone change criterion 14-16-6-7(G)(3)(d) in this report.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Change. In Areas of Change, the focus is to direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged. Areas of change will foster a range of housing options at various densities according to each Center or Corridor type. They encourage higher-density housing and mixed-use development as appropriate land uses that support transit and commercial and retail uses.

Applicable Goals and policies cited by the Applicant are listed below.
Staff analysis follows in ***bold italics***.

Chapter 4: Community Identity

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

The request furthers Goal 4.1 because the R-ML zone district will bring the site into compliance with the IDO and help preserve and protect this longstanding community from potentially harmful uses and match the surrounding residential character of the area. It will limit the number of new uses for development of the site and promote the development of a range of uses allowed by the proposed R-ML zoning.

Policy 4.1.1 Distinct Communities – Encourage quality development that is consistent with the distinct character of communities.

The requested R-ML zone would protect the cohesiveness of the neighborhood by bringing the subject site's zoning into compliance with its multi-Family land use that matches the surrounding neighboring zone designations, thus permitting the existing character to be similar to the adjacent properties. The request furthers Policy 4.1.1 – Distinct Communities.

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

The request furthers Policy 4.1.2 by protecting the identity and cohesiveness of the neighborhood because the R-ML zone district standards will ensure the appropriate scale and location of development to be consistent with the surrounding neighborhood. The request would establish a zone district that better matches the neighboring multi-family and single-family residential and institutional land uses. The requested R-ML zone district is compatible with surrounding land uses and zoning patterns, which would act to reinforce and strengthen established character and protect identity and cohesiveness of the surrounding area.

Chapter 5: Land Use

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

The request furthers goal 5.2 because it allows for and reinforces the same type of housing found on the adjacent sites which will allow more possibilities for residents to live near the Cottonwood Employment Center and other city services like, a future Multi-Generational Center, public schools, and a transit center that will connect residents to further live, work, shop and play options.

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

The requested R-ML zone furthers Policy 5.2.1 because the subject site is located in close proximity to a mix of institutional, retail, and commercial uses the most notable being the Cottonwood Employment Center. The nearby amenities and employment center are within walking distance, or serviced by an existing park and trail and bikeways infrastructure connecting adjacent neighborhoods including a Transit Center to the east which provides convenient accessibility to other areas of the city. Health, and distinction of this site would be promoted in the form of walkability. Self-sustainability of the site is reinforced by the live, work, recreation and shop options in close proximity. All make this site vibrant and distinct from other areas of the city.

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 efficient development patterns because it would allow uses that are consistent with development north, east and west of the subject site. The R-ML zone district would permit a range of uses allowed and bring the site into compliance with the surrounding areas. The request helps preserve an existing community and allows for maintenance, improvement, or expansion on this infill site, which would ensure the property maximizes the utility of existing adjacent infrastructure and public facilities for residential uses. Goal 5.3 is furthered by the request.

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

The subject site is within an Area of Change. The request could facilitate development that is consistent with the adjacent residential land uses. The proposed zone change from MX-L to R-ML could encourage more specific low-intensity growth to an area of change, therefore the request generally furthers goal 5.6.

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 facilitate future growth and development of the subject site, with a range of uses allowed by the proposed R-ML zoning. The subject site is in an Area of Change, and within ¼ mile of two Major Transit Corridors. The request to R-ML would allow a variety of moderate intensity uses within an Area of Change. The request generally furthers Policy 5.6.2.

Chapter 9: Housing

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

The requested zone change to R-ML generally furthers Policy 9.2.1 by encouraging the future development of housing that could enhance the character of the surrounding neighborhood consisting of both single-family and multi-family residential as well as institutional and commercial land uses. The R-ML zone district would ensure appropriate density, site design and relationship to the street that is consistent with the surrounding Residential land uses. The request generally furthers Policy 9.2.1.

Policy 9.3.1 – Centers & 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, relieve development pressure at the edge of the urban footprint, and maintain low densities in rural areas.

The subject site not within a Center but it is located within the Ellison Drive and the Cibola Loop, Major Transit Corridors. The zone change request allows a range of uses allowed by the proposed R-ML zoning, where walkability is encouraged and where transition between single-family and multi-family residential affordable housing is needed. The request encourages lower density residential development as appropriate uses near existing public facilities, educational facilities, job centers, social services, and shopping districts.

Non-Applicable Goals and policies cited by the Applicant are listed below.
Staff analysis follows in ***bold italics***.

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 partially furthers Goal 9.1 because aligning the zoning with the adjacent land use will encourage the development of additional housing option to residents close to public services, transit and shopping. The request could encourage future development of additional housing, but the zone change does not guarantee a more affordable housing option, or variety of price levels because many types of land uses are permissive under R-ML and a zone change does not guarantee development. Therefore, Goal 9.1 Is not Applicable to this request.

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

The request could encourage future development of housing on the subject site, although a zone change does not guarantee development of housing at a variety of income levels. The request could contribute to providing a sufficient supply and range of housing types in the future, but does not guarantee development of housing Therefore the request partially furthers Policy 9.1.1.

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

The zone change request could facilitate future development of affordable multi-family housing, but does not guarantee it because the R-ML zone district would allow a variety of uses such as, live/work spaces, stacked flats, urban apartments, lofts, accessory dwelling units, and condominiums, commercial uses, civic and institutional uses, and industrial uses (see IDO Table 4-2). Although the request could encourage high-quality, affordable and mixed-income housing options on the westside, it does not guarantee it. The request partially furthers Policy 9.1.2

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

Requirements

The review and decision criteria outline policies and requirements for deciding zone change applications. The applicant must provide sound justification for the proposed change and demonstrate that several tests have been met. The burden is on the applicant to show why a change should be made.

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

Justification & Analysis

The Zone Map Amendment justification letter analyzed here was received on January 3, 2024. The subject site is currently zoned MX-L (Mixed Use Low-Intensity). The applicant would like to change the subject site's zoning to R-ML (Residential – Multi-Family Residential Zone District) in order to bring the site into alignment with its surrounding land use. The subject site is in an Area of Change.

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 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.

Applicable Citations: Goal 4.1 Community Identity, Policy 4.1.1 Distinct Communities, Policy 4.1.2 Identity and Design, Goal 5.2 Complete Communities, Goal 5.2.1 Land Use, Goal 5.3 Efficient Development Patterns, Goal 5.6 City Development Areas, Policy 9.2.1 Compatibility, and Policy 9.3.1 Centers & Corridors.

Non-Applicable Citations: Goal 9.1 Housing Supply, Policy 9.1.1 Housing Options, and Policy 9.1.2 Affordability.

Staff: The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable goals and policies regarding community character, land use, and housing and does not present any significant conflicts with the Comprehensive Plan. Based upon the applicant's responses, the request clearly reinforces and strengthens the City's health, safety, and morals and general welfare, as well as the character of the area surrounding the subject site. The response to Criterion A is sufficient.

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

Applicant's Response: This request meets criteria three since the development provides diverse housing options which support complete neighborhoods – including a range of income levels and ages which would clearly be more advantageous to the community as articulated by the ABC Comp Plan. In addition, the change to R-ML furthers several Comp Plan policies such as locating residences close to offices, shops, services, restaurants and allied uses which reduces the need to travel and households' overall expenses. A well-balanced housing supply ensures availability of workforce housing and other jousting options desired across the full spectrum of incomes. The requested R-ML zone will help to direct growth where it is desired as the subject property's location is in an Area of Change, Major Transit Corridor, and adjacent to an Employment Center and future City services. This request would allow development that is

consistent with the existing land use patterns in the area, development intensity, and access to adequate existing infrastructure

Staff: The subject site is located wholly in an Area of Change. A zone change from MX-L to R-ML will reinforce and strengthen the established character of the subject site and surrounding parcels. A different zone district (R-ML) would be more advantageous by creating less harm to the community than the existing zone districts. The request would further Comprehensive Plan goals and policies relating to community character, land use, and housing options. 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's Response: The requested zone of R-ML does not include permissive uses that would be harmful to adjacent properties. R-ML is a downzone from the existing MX-L. None of the uses in the R-ML zone will be harmful to the adjacent property, neighborhood or community. The table on the following page provides a comparison of the MX-L zones and R-ML zone. The proposed downzone will eliminate nearly all non-residential uses for the property, thus eliminating any uses that could be considered harmful to the adjacent properties, neighborhood, or community. Some of the few that remain are also changed to Conditional Uses that require review and approval through a public hearing process with the Zoning Hearing Examiner. It is worth noting that upon adoption of the IDO, the MX-L zoning conversion introduced additional uses that could be considered harmful in this location, including cannabis, restaurants, bars (conditionally), car wash, gas stations (conditionally), and drive-through facilities. The proposed downzone to R-ML will eliminate most of these uses that were introduced with the conversion to the MX-L district.

For a complete comparison of all allowable uses in MX-L and R-ML please refer to Tables 1-3 below:

*Table 1. Side by Side Analysis of Permissive Uses in the R-ML and MX-L
A=Permissive Accessory T= Temporary CA=Conditional Accessory
P=Permissive Primary C=Conditional Primary Blank Cell=Not Allowed
CV=Conditional if Structure is Vacant for 5 years or more*

Table 1. Side-by-Side Analysis of Permissive Uses

New Permissive Uses under R-ML Zone	Existing IDO Use Status (MX-L)	Specific Use Standards (16-16-4-3)
Dwelling, single-family detached	Not Permissive	4-3(B)(1)
Dwelling, cluster development	Not Permissive	4-3(B)(3)
Dwelling, cottage development	Not Permissive	4-3(B)(4)
Dwelling, two-family detached (duplex)	Not Permissive	4-3(B)(5)
Bed and Breakfast (Permissive Accessory)	Not Permissive	4-3(D)(13)
Family Home Day Car (Permissive Accessory)	Not Permissive	4-3(F)(8)
Second Kitchen in Dwelling (Permissive Accessory)	Not Permissive	4-3(F)(16)

Table 2. Side-by-Side Analysis of Uses no Longer Permissive

Uses no Longer Permissive under the RM-L Zone	IDO Use Status (RM-L Zoning)	Specific Use Standards (16-16-4-3)
Dwelling, live-work	Conditional Primary	4-3(B)(7)
Dormitory	Not Permissive	No use specific standards associated
Group home, small	Conditional Primary	4-3(B)(10)
Group home, medium	Conditional Primary	4-3(B)(10)
Adult or child day care facility	Conditional Primary	No use specific standards associated
High School	Conditional Primary	4-3(C)(3)
Museum	Conditional	4-3(C)(5)
Sports field	Not Permissive	No use specific standards associated
Vocational school	Not Permissive	No use specific standards associated
Health club or gym	Permissive Accessory	4-3(D)(9)
Hotel or motel	Not Permissive	4-3(D)(15)
Car wash	Not Permissive	4-3(D)(16)
Light vehicle repair	Not Permissive	4-3(D)(19)
Parking lot	Permissive Accessory	4-3(D)(22)
Parking structure	Permissive Accessory	4-3(D)(22)

Bank	Not Permissive	4-3(D)(23)
Club or event facility	Not Permissive	4-3(D)(24)
Commercial services	Not Permissive	No use specific standards associated
Medical or dental clinic	Not Permissive	4-3(D)(26)
Office	Not Permissive	No use specific standards associated
Personal and business services, small	Not Permissive	4-3(D)(27)
Research or testing facility	Not Permissive	4-3(D)(28)
Bakery goods or confectionery shop	Not Permissive	No use specific standards associated
Cannabis retail	Not Permissive	4-3(D)(35)
Farmers' market	Temporary	4-3(D)(36)
General retail, small	Not Permissive	4-3(D)(37)
Grocery store	Not Permissive	4-3(D)(38)
Artisan manufacturing	Not Permissive	4-3(E)(1)
Cannabis cultivation	Not Permissive	4-3(E)(2)
Cannabis-derived products manufacturing	Not Permissive	4-3(E)(3)
Freestanding	Not Permissive	4-3(E)(12)

Table 3. Side-by-Side Analysis of Uses no Longer Permissive

Uses no Longer Permissive under the RM-L Zone	IDO Use Status (RM-L Zoning)	Specific Use Standards (16-16-4-3)
Dormitory	Not Permissive	No use specific standards associated
Sports field	Not Permissive	No use specific standards associated
Vocational school	Not Permissive	No use specific standards associated
Hotel or motel	Not Permissive	4-3(D)(15)
Car wash	Not Permissive	4-3(D)(16)
Light vehicle repair	Not Permissive	4-3(D)(19)
Bank	Not Permissive	4-3(D)(23)
Club or event facility	Not Permissive	4-3(D)(24)
Commercial services	Not Permissive	No use specific standards associated
Medical or dental clinic	Not Permissive	4-3(D)(26)
Office	Not Permissive	No use specific standards associated
Personal and business services, small	Not Permissive	4-3(D)(27)
Research or testing facility	Not Permissive	4-3(D)(28)
Bakery goods or confectionery shop	Not Permissive	No use specific standards associated
Cannabis retail	Not Permissive	4-3(D)(35)
General retail, small	Not Permissive	4-3(D)(37)
Grocery store	Not Permissive	4-3(D)(38)
Artisan manufacturing	Not Permissive	4-3(E)(1)
Cannabis cultivation	Not Permissive	4-3(E)(2)
Cannabis-derived products manufacturing	Not Permissive	4-3(E)(3)
Freestanding	Not Permissive	4-3(E)(12)

Staff: The applicant is requesting a change to R-ML which is a downzone from the existing MX-L zone district on the subject site. There are allowable uses under the MX-L zone that would be considered more harmful and undesirable such as: cannabis, restaurants, bars (conditionally), car wash, gas stations (conditionally), and drive-through facilities.

The proposed Residential – Multi-Family zone district is limited to low-density residential land uses that are compatible with a neighborhood, such as residential amenities, commercial facilities, retail, public schools, and transit amenities. This proposed use is not considered harmful to the adjacent property, the neighborhood, or the community. Further Use-specific Standards will control future changes to the subject site, thus minimizing any potential harmful impacts. 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.

- 1.) *Have adequate capacity to serve the development made possible by the change of zone.*

Applicant’s Response: The street, trail, and sidewalk systems are adequate to accommodate the redevelopment of this existing, vacant parcel. As a result, the development does not require major or new city service expansion. According to the Mid-Region Council of Governments (MRCOG) 2019 traffic flows, the average annual weekday traffic for Ellison Dr. is between 23,500-26,000 vehicles per week. That being said the community can handle the capacity of the mix uses and future residential uses.

- 2.) *Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.*

Applicant’s Response: The proposed zone change will not require major and unprogrammed capital expenditures by the City as all the infrastructure needed to facilitate this project exist adjacent to or near the property. Infrastructure included but is not limited streets, drainage systems, bike lanes, and a multi-use trail. If further infrastructure is required at the time of

development, the cost will be on the Developer to make those improvements to the infrastructure if required.

3.) Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.

Applicant's Response: Any infrastructure improvements that may be required to meet the capacity required for the development of the subject property will be provided by the applicant/developer subject to the approved Site Plan as required by the standard City processes

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: As previously stated, all required infrastructure needed to support the development of this project exists, if there are any infrastructure improvement required it will be provided by the applicant/developer subject to the approved Site Plan to support the change of use.

Staff: The City's existing infrastructure and public improvements will have adequate capacity to serve the development made possible by the zone change (Criterion 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's Response: This request is not based on the property's location on a major street. The property development and the proposed zone change are supported by the furtherance of City policies. The policy analysis revealed that this request is consistent with the health, safety, and general welfare of the city. The current zoning request is to allow for the R-ML zone designation that will serve as an excellent development opportunity and will be in line with the surrounding community. This request will encourage development of the vacant subject site and will add to the residential uses in the community. Lastly, the city's existing infrastructure and public improvements currently have adequate capacity to serve the development made possible by the zone change.

Staff: The justification is not based on the property's location on a major street. Ellison Dr. is classified as a local street. The response to Criterion F is sufficient.

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

Applicant's Response: The cost of land or economic considerations are not the determining factor for this zone change request. However, the economics associated with the development to provide more housing supply should be important factors to both the applicant and the city of Albuquerque. It is an important factor because future development can facilitate diverse housing options which support complete neighborhoods – including a range of income levels and ages which would clearly be more advantageous to the community as articulated by the ABC Comp Plan. A well-balanced housing supply ensures availability of workforce housing and other jousting options desired across the full spectrum of incomes. This subject site is adjacent to an Employment Center and future City services making this area vital for housing growth.

Staff: The justification for the R-ML zone is not based completely or predominantly on the cost of land or economic considerations. Rather, the applicant has demonstrated that the request is to bring the property's zoning into alignment with its use and is more advantageous to the community. 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 subject property is different from surrounding land because it can function as a transition between adjacent zone districts.
 2. The subject property is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
 3. The nature of structures already on the subject property makes it unsuitable for the uses allowed in any adjacent zone district.

Applicant's Response: The area of the requested zone change is over 5 acres in size and matches the existing zoning to the north within the Cibola Loop Neighborhood, so it cannot be considered a spot zone. The request clearly facilitates realization of the Comprehensive Plan goals and policies related to appropriate scale and uses; housing options; and development in Areas of Change. Our response to Criterion A clearly makes evident that this request furthers a multitude of policies and goals in the ABC Comp Plan. Goals and polices include but are not limited to Character, Complete Communities, Land Uses, Infill Development and Compatibility. This request also demonstrates that the request in not in conflict with those same guiding criteria principals used by the City of Albuquerque to guide and further its vision and purpose.

Staff: A zone change from MX-L to R-ML does not create a "spot zone" because the adjacent properties to the north east are zoned R-ML. The response to Criterion H is sufficient.

III. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other interested agencies reviewed this application. Few comments were received, and those received were generally informational support in nature. See page 26 for a list of Agency Comments received.

Neighborhood/Public

the Cibola Loop Neighborhood Association was notified as required. Property owners within 100 feet of the subject site were also notified as required. A facilitated meeting was held on December 7th, 2023.

Neighbors had many questions about several subjects including, reason for more housing, classification of housing (i.e., Affordable, group home, market rate) and number of units. Overall, the Cibola Loop Neighborhood association participants voiced opposition to Applicant's request for an EPC zoning variance from MX-L to RM-L.

IV. CONCLUSION

The subject site is in an Area of Change. The request is for a Zoning Map Amendment (zone change) from MX-L to RM-L for approximately 5.2-acre site. The applicant wishes to change the subject site's zoning to R-ML (Residential Low-Density Residential) to allow the future development of multi-family development. Approval of this request would further stabilize and enhance the character of the surrounding neighborhood, consisting of both single-family and multi-family residential as well as institutional and commercial land uses, making the current use conforming to the IDO.

The Applicant has adequately justified the zoning map amendment based upon the proposed zoning being more advantageous to the community than the current zoning, and because it would further a preponderance of applicable goals and policies in the Comprehensive Plan that strengthens and reinforces the surrounding Area of Change.

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. Although there is some community opposition, the applicant has adequately justified the request pursuant to IDO review and decision criteria and staff's analysis finds that the request furthers a preponderance of applicable Goals and Policies, therefore staff recommends approval.

Staff recommends approval.

FINDINGS – PR-2023-007518, RZ-2023-00047, January 18, 2024, - Zoning Map Amendment (Zone Change).

1. The request is for a zoning map amendment (zone change) for an approximately 2.5-acre site described as Tract 1-B, Cibola Loop NW (the “subject site”) located at 9999 Ellison Rd. NW, west of the intersection of Ellison Dr NW and Coors Boulevard NW.
2. The subject site is zoned MX-L (Mixed Use Low-Intensity) and is currently undeveloped. The applicant is requesting a zone change to R-ML (Residential – Multi-Family Low Intensity Zone District), which will bring the non-conforming use of the subject site into compliance with its zoning.
3. The subject site is in an area that the Comprehensive Plan designated an Area of Change and is in the Northwest Mesa Community Planning Area (CPA). It is not within a designated Center but it is along a designated Major Transit Corridor, Ellison Dr. and Cibola Loop. The subject site is within ¼ mile of the Northwest Transit Station Area, as designated by the Comprehensive Plan.
4. The request furthers the following Goal and Policies from Chapter 4: Community Identity:
 - A. Goal 4.1 Character: Enhance, protect, and preserve distinct communities

The R-ML zone district will bring the site into compliance with the IDO and help preserve and protect this longstanding community from potentially harmful uses and match the surrounding residential character of the area. It will limit the number of new uses for development of the site and promote the development of a range of uses allowed by the proposed R-ML zoning.

- B. Policy 4.1.1 Distinct Communities – Encourage quality development that is consistent with the distinct character of communities.

The requested R-ML zone would protect the cohesiveness of the neighborhood by bringing the subject site’s zoning into compliance with its multi-Family land use that matches the surrounding neighboring zone designations, thus permitting the existing character to be similar to the adjacent properties.

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

The request protects the identity and cohesiveness of the neighborhood because the R-ML zone district standards will ensure the appropriate scale and location of

development to be consistent with the surrounding neighborhood. The request would establish a zone district that better matches the neighboring multi-family and single-family residential and institutional land uses. The requested R-ML zone district is compatible with surrounding land uses and zoning patterns, which would act to reinforce and strengthen established character and protect identity and cohesiveness of the surrounding area.

5. The request furthers the following Goals and Policies from Chapter 5: Land Use:

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

The request furthers goal 5.2 because it allows for and reinforces the same type of housing found on the adjacent sites which will allow more possibilities for residents to live near the Cottonwood Employment Center and other city services like, a future Multi-Generational Center, public schools, and a transit center that will connect residents to further live, work, shop and play options.

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

The subject site is located in close proximity to a mix of institutional, retail, and commercial uses the most notable being the Cottonwood Employment Center. The nearby amenities and employment center are within walking distance, or serviced by an existing park and trail and bikeways infrastructure connecting adjacent neighborhoods including a Transit Center to the east which provides convenient accessibility to other areas of the city. Health, and distinction of this site would be promoted in the form of walkability. Self-sustainability of the site is reinforced by the live, work, recreation and shop options in close proximity. All make this site vibrant and distinct from other areas of the city.

- C. 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 efficient development patterns because it would allow uses that are consistent with development north, east and west of the subject site. The R-ML zone district would permit a range of uses allowed and bring the site into compliance with the surrounding areas. The request helps preserve an existing community and allows for maintenance, improvement, or expansion on this infill site, which would ensure the property maximizes the utility of existing adjacent

infrastructure and public facilities for residential uses. Goal 5.3 is furthered by the request.

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

The subject site is within an Area of Change. The request could facilitate development that is consistent with the adjacent residential land uses. The proposed zone change from MX-L to R-ML could encourage more specific low-intensity growth to an area of change.

- E. 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 facilitate future growth and development of the subject site, with a range of uses allowed by the proposed R-ML zoning. The subject site is in an Area of Change, and within ¼ mile of two Major Transit Corridors. The request to R-ML would allow a variety of moderate intensity uses within an Area of Change.

6. The request furthers the following Goal and Policy from Chapter 9: Housing:

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

The requested zone change to R-ML generally furthers Policy 9.2.1 by encouraging the future development of housing that could enhance the character of the surrounding neighborhood consisting of both single-family and multi-family residential as well as institutional and commercial land uses. The R-ML zone district would ensure appropriate density, site design and relationship to the street that is consistent with the surrounding Residential land uses.

- B. Policy 9.3.1 – Centers & 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, relieve development pressure at the edge of the urban footprint, and maintain low densities in rural areas.

The subject site not within a Center but it is located within the Ellison Drive and the Cibola Loop, Major Transit Corridors. The zone change request allows a range of uses allowed by the proposed R-ML zoning, where walkability is encouraged and where transition between single-family and multi-family residential affordable housing is needed. The request encourages lower density residential development as appropriate uses near existing public facilities, educational facilities, job centers, social services, and shopping districts.

7. 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. 14-16-6-7(G)(3)(a):

Applicable Citations: Goal 4.1 Community Identity, Policy 4.1.1 Distinct Communities, Policy 4.1.2 Identity and Design, Goal 5.2 Complete Communities, Goal 5.2.1 Land Use, Goal 5.3 Efficient Development Patterns, Goal 5.6 City Development Areas, Policy 9.2.1 Compatibility, and Policy 9.3.1 Centers & Corridors.

C. 14-16-6-7(G)(3)(c):

The subject site is located wholly in an Area of Change. A zone change from MX-L to R-ML will reinforce and strengthen the established character of the subject site and surrounding parcels. A different zone district (R-ML) would be more advantageous by creating less harm to the community than the existing zone districts. The request would further Comprehensive Plan goals and policies relating to community character, land use, and housing.

D. 14-16-6-7(G)(3)(d):

The applicant is requesting a change to R-ML which is a downzone from the existing MX-L zone district on the subject site. There are allowable uses under the MX-L zone that would be considered more harmful and undesirable such as: cannabis, restaurants, bars (conditionally), car wash, gas stations (conditionally), and drive-through facilities.

The proposed Residential – Multi-Family zone district is limited to low-density residential land uses that are compatible with a neighborhood, such as residential amenities, commercial facilities, retail, public schools, and transit amenities. This proposed use is not considered harmful to the adjacent property, the neighborhood, or the community. Further Use-specific Standards will control future changes to the subject site, thus minimizing any potential harmful impacts.

- E. 14-16-6-7(G)(3)(e):
The City's existing infrastructure and public improvements will have adequate capacity to serve the development made possible by the zone change (Criterion 1).
- F. 14-16-6-7(G)(3)(f):
The justification is not based on the property's location on a major street. Ellison Dr. is classified as a local street.
- G. 14-16-6-7(G)(3)(g):
The justification for the R-ML zone is not based completely or predominantly on the cost of land or economic considerations. Rather, the applicant has demonstrated that the request is to bring the property's zoning into alignment with its use and is more advantageous to the community.
- H. 14-16-6-7(G)(3)(h):
A zone change from MX-L to R-ML does not create a "spot zone" because the adjacent properties to the north east are zoned R-ML.
8. The applicant's policy analysis adequately demonstrates that the request furthers a preponderance of applicable Goals and policies in the Comprehensive Plan and does not significantly conflict with them. Based on this demonstration, the proposed zone category would generally be more advantageous to the community than the current zoning.
9. The affected neighborhood organizations are Cibola Loop Neighborhood Association, which were notified of this application. Property owners within 100 feet of the subject site were also notified as required.
10. A facilitated neighborhood meeting was held on December 7th 2023.
11. As of this writing, Staff received comments in opposition to the request. Overall, the Cibola Loop Neighborhood Association participants voiced opposition to Applicant's request for an EPC zoning variance from MX-L to RM-L.

RECOMMENDATION – PR-2023-007518, RZ-2023-00047, January 18, 2024.

APPROVAL of PR-2023-007518, Case # RZ-2023-00047, a Zoning Map Amendment from MX-L to R-ML for an approximately 5.2-acre site legally described as requests a zoning map amendment from MX-L to R-ML, for all or a portion of Tract B-1, Plat of Tracts A-1, A-2, B-1 & C-1, Cibola Loop Subdivision, located on Cibola Loop NW, west of Coors Bypass NW and north of Ellison Dr. NW, approximately 5.2 acres (A-13-Z), based on the preceding Findings.

Megan D. Jones

**Megan D. Jones
Senior Planner**

**Dustin Kiska
Planner**

Notice of Decision cc list:

CABQ, Parks & Recreation Dept.
Modulus Architect & Land Use Planning
Cibola Loop NA
Cibola Loop NA
EPC File
Legal

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Devon King

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CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

No comments were provided.

Long Range Planning

No comments were provided.

CITY ENGINEER

Transportation Development Review Services

No comments were provided.

Hydrology Development

No comments were provided.

New Mexico Department of Transportation (NMDOT)

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

Department of Municipal Development (DMD)

No comments were provided.

Traffic Engineering Operations (Department of Municipal Development)

No comments were provided.

Street Maintenance (Department of Municipal Development)

No comments were provided.

ABC WATER UTILITY AUTHORITY (ABCWUA)

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.
- 2a. Please make requests for Availability at the following link: <https://www.abcwua.org/info-for-builders-availability-statements/>

SOLID WASTE MANAGEMENT DEPARTMENT

Should the Zone Map Amendment be approved, a site plan of the 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

ABQ RIDE

This request is for a zone change to a low-density multi-family residential zone. This site is in a major transit area, within a 5-minute walk to the Northwest Transit Center and park and ride. This is an appropriate location for higher-density, multi-family housing. The allowable uses in the R-ML zone are appropriate and desirable within major transit areas because they have the potential to bring more people to locations that have access to transit service.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

No comments were provided.

Environmental Services Division

No comments were provided.

Parks and Recreation

No comments were provided.

Planning and Design

No comments were provided.

Open Space Division

No comments were provided.

City Forester

No comments were provided.

Police Department/Planning/Crime Prevention Through Environmental Design (CPTED)

No comments were provided.

FIRE DEPARTMENT/Planning

No comments were provided.

Comments from Other Agencies

ALBUQUERQUE PUBLIC SCHOOLS

- a. EPC Description: RZ-2023-0047, Zoning Map Amendment (Zone Change).
- b. Site Information: Cibola Loop Subdivision, Tract B-1, Tracts A-1, A-2, B-1, C-1.
- c. Site Location: Located on Cibola Loop NW, between Ellison Dr. NW and Cibola Loop NW.
- d. Request Description: Request for a zone change from MX-L to R-ML to facilitate the development of a residential, multifamily apartment homes project. Application notes that the site has an approved Site Plan from 2016 which includes the addition of retail sales of alcohol for off premise consumption as an ancillary use to a grocery store and the addition of on premises liquor sales associated with a sit-down restaurant. This location is directly across the street and approximately 100 feet from Cibola High School, on Ellison Drive.
- e. APS Comments: Residential development at this location impacts Seven Bar Elementary School, Taylor Middle School, and Cibola High School. The location is directly across the street from Cibola High School and will have inevitable ramifications on traffic patterns.
 - a. **Residential Units: 155 (density of 30 units per acre, 5.17 acres)**
 - b. **Est. Elementary School Students: 40**
 - c. **Est. Middle School Students: 17**
 - d. **Est. High School Students: 17**
 - e. **Est. Total # of Students from Project: 74**

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

School Capacity

School	2023-2024 (40 th Day) Enrollment	Facility Capacity	Space Available
Seven Bar Elementary School	497	630	133
Taylor Middle School	298	600	302
Cibola High School	1,645	2,160	515

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

- Provide new capacity (long-term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities

- Use other public facilities
- Improve facility efficiency (short-term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short-term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of above strategies

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

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)

No adverse comments to the zone map change.

This site is encumbered by an existing drainage easement related to pond and storm drain improvements for the larger “Cibola Loop Subdivision.” A detailed grading and drainage plan must be submitted prior to any grading or building permit is issued to ensure that on-site drainage is properly addressed, and that any downstream drainage infrastructure is protected.

COUNTY OF BERNALILLO

No comments were provided.

PLANNING AND DEVELOPMENT SERVICES

No comments were provided.

MID-REGION METROPOLITAN PLANNING ORGANIZATION(MRMPO)

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.

BERNALILLO COUNTY PUBLIC WORKS/TRANSPORTATION PLANNING

No adverse comment. No nearby BC roads or intersections.

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

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

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

No comments were provided.

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)

There are PNM facilities and/or easements along the site's Ellison Rd frontage.

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. If existing electric lines or facilities need to be moved, then that is at the applicant's expense.

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

Structures, especially those made of metal like storage buildings, canopies, and stadiums should not be within or near PNM easements without close coordination with and agreement from PNM.

Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. Please adhere to the landscape standards contained in IDO Section 14-16-5-6(C)(10) as applicable.

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.

PHOTOGRAPHS

Figure 0: 3D birds eye view of the site and development area. Looking east. Site is located near the Coors and Ellison intersection. The Sandia Mountains in the background to the far east. Photo locations (1-5)

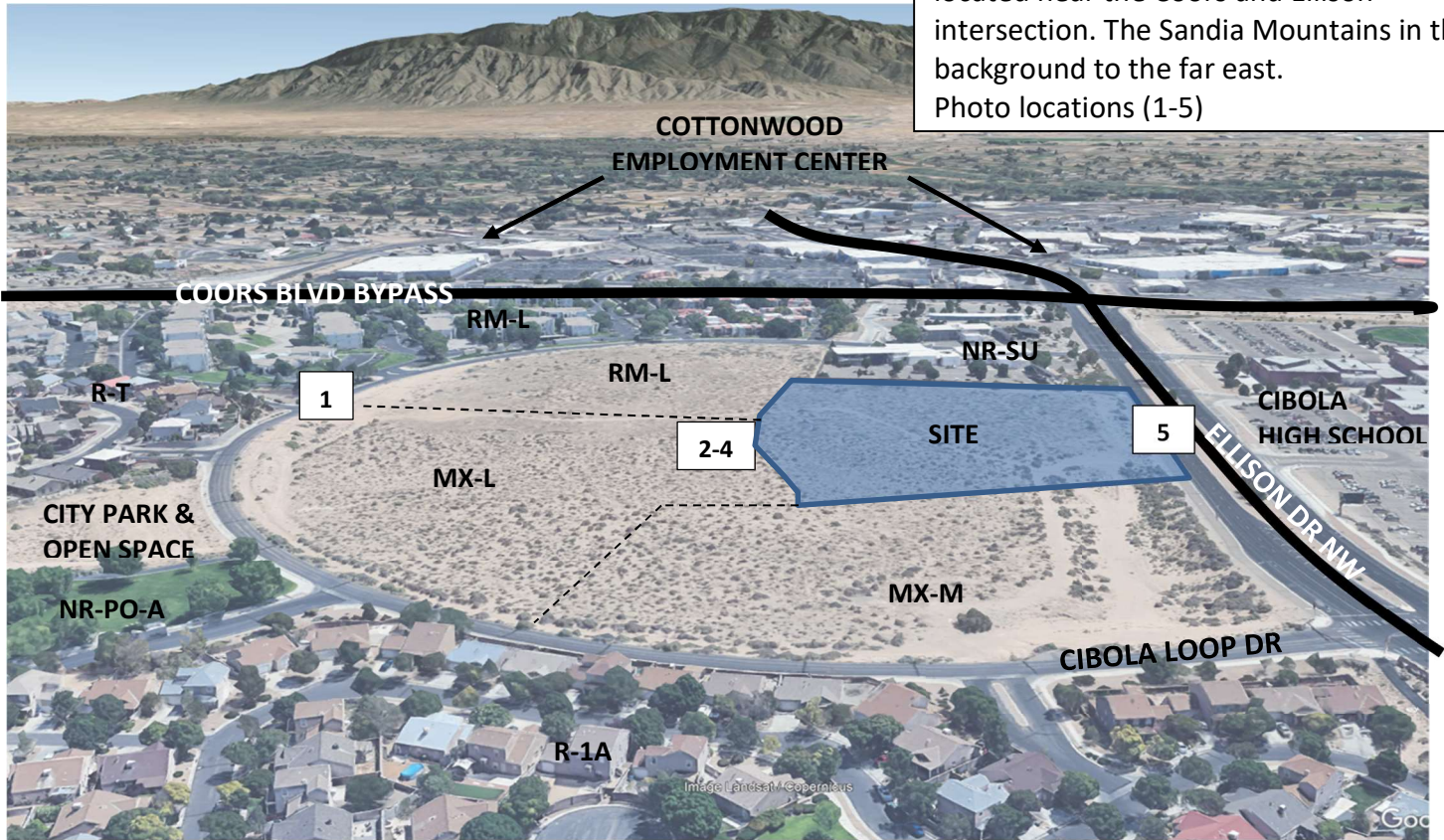


Figure 1: Looking south into the subject site from Cibola Loop Dr north of the site. Police Sub-Station and Cibola High School beyond.





Figure 2: Looking west standing near subject site. (R-1A) Zoned single-family housing beyond.

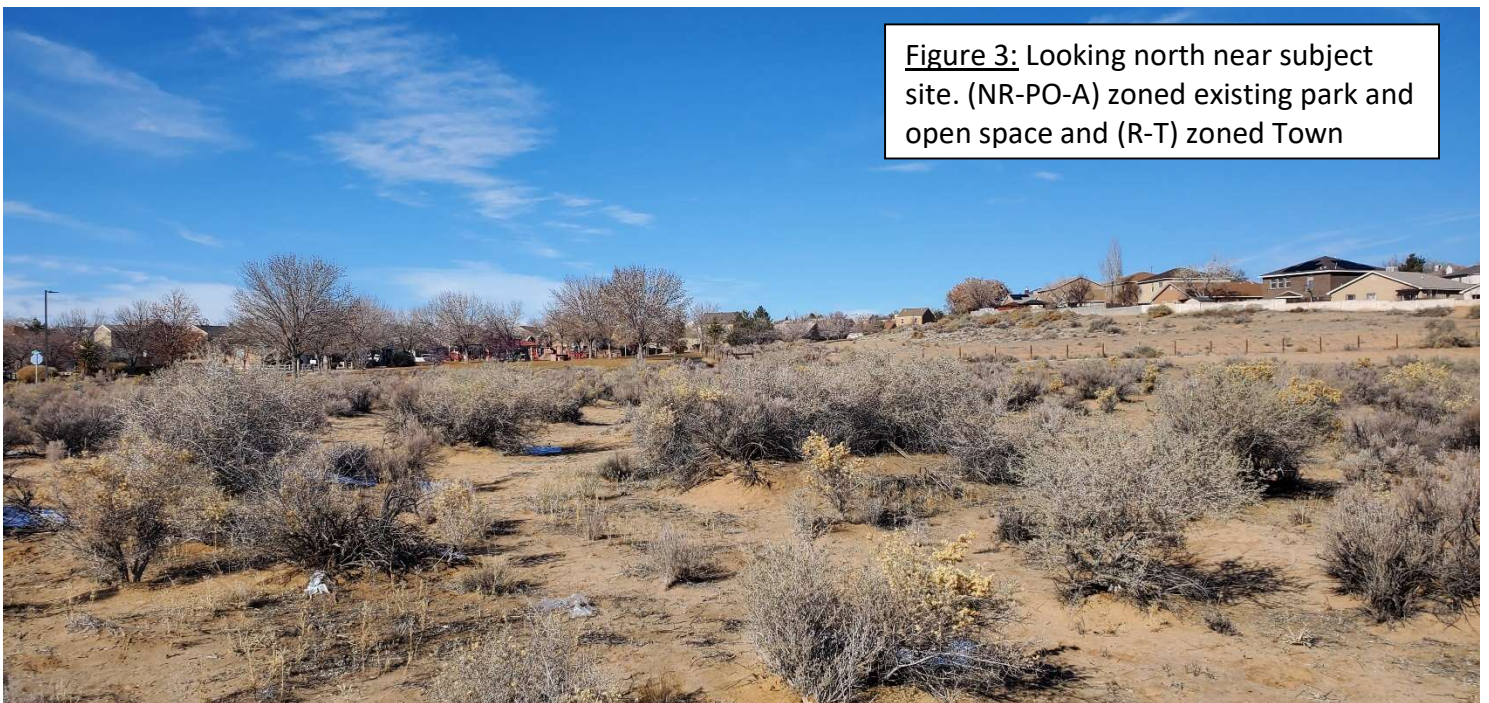
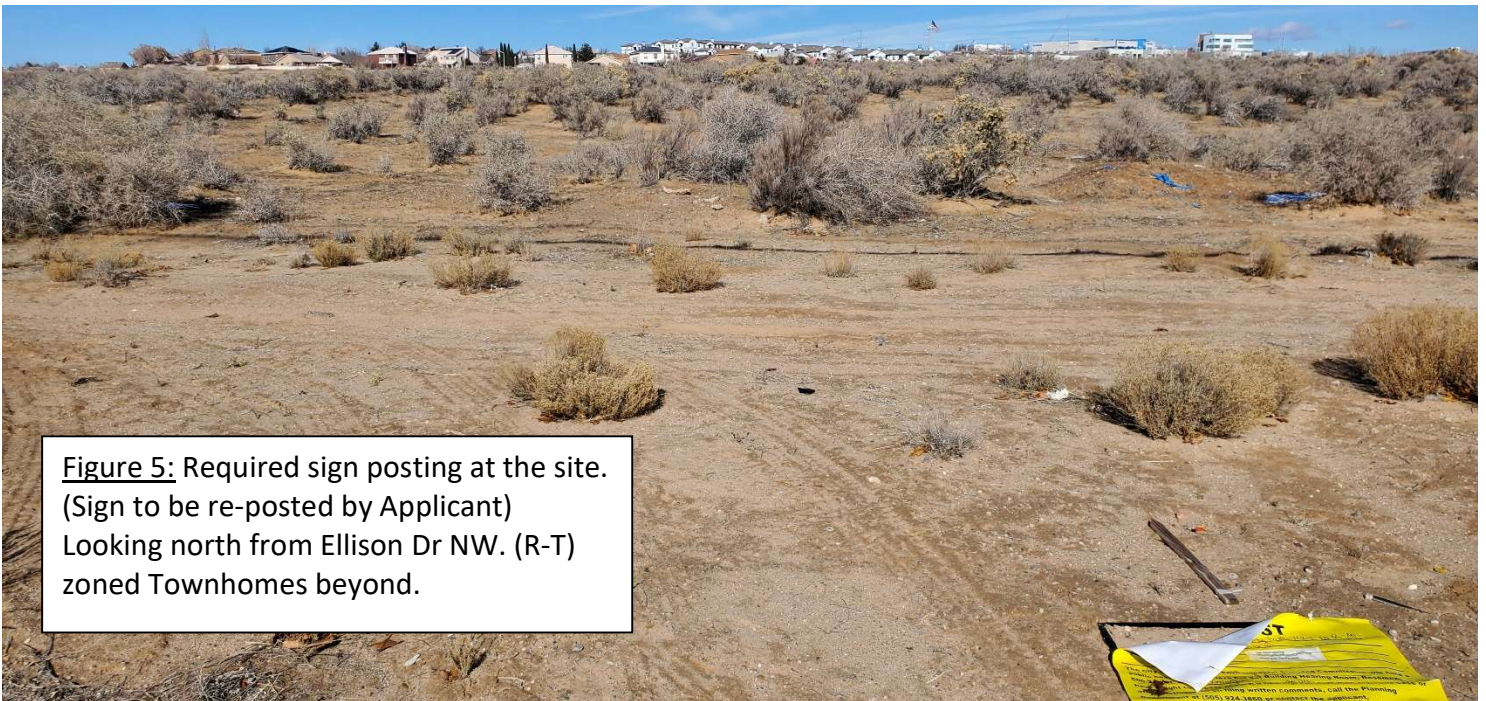
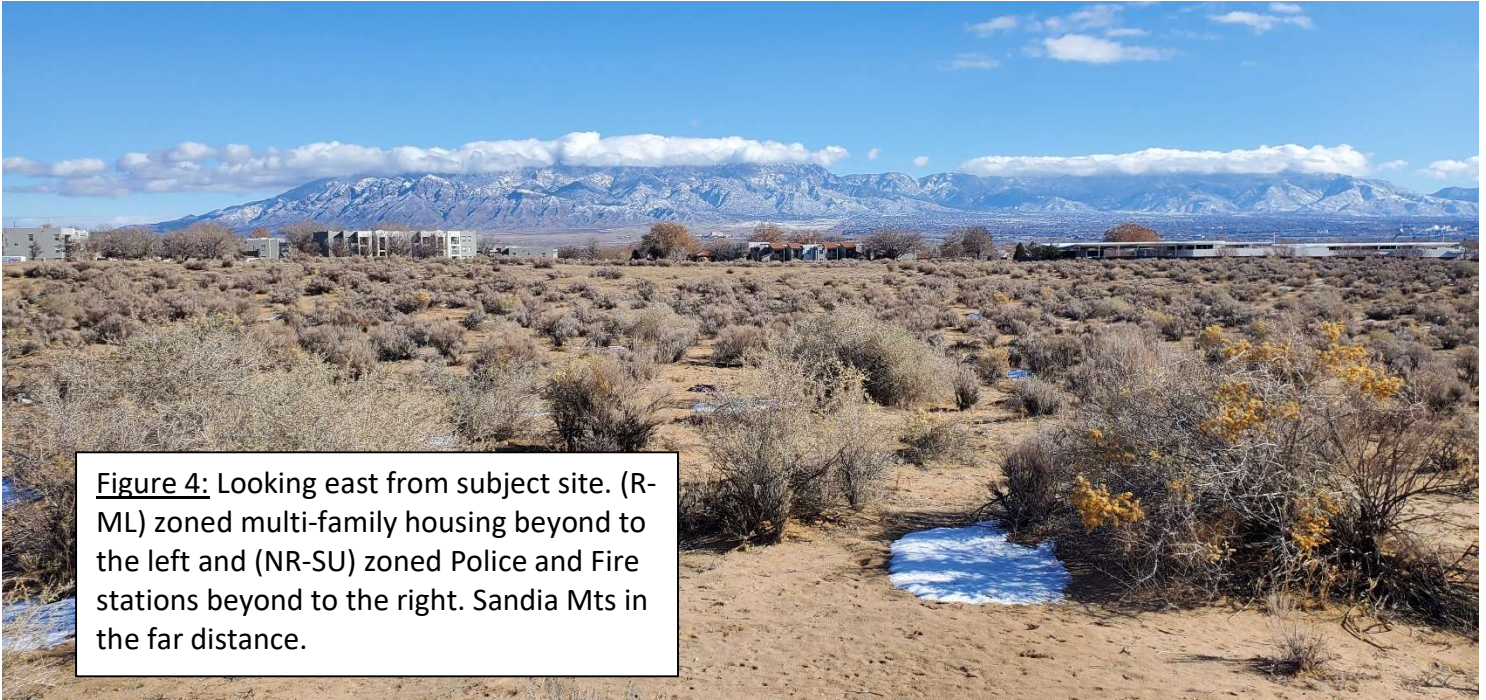


Figure 3: Looking north near subject site. (NR-PO-A) zoned existing park and open space and (R-T) zoned Town



ZONING

Please refer to IDO Section 14-16-2-4(B) for the MX-L Zone District &
IDO section 14-16-2-3(E) for the R-ML Zone District.

APPLICATION 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"/> Alternative Landscaping Plan (Form P3)	<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, DHO, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: VIENTECILLO LLC (property owner)		Phone:
Address: PO BOX 14798		Email:
City: ALBUQUERQUE	State: NM	Zip: 87191-4798
Professional/Agent (if any): MODULUS ARCHITECTS & LAND USE PLANNING, INC.		Phone: 505.267.7686
Address: 8220 SAN PEDRO DR. NE, SUITE 520		Email: rokoye@modulusarchitects.com
City: ALBUQUERQUE,	State: NM	Zip: 87113
Proprietary Interest in Site: Agent	List <u>all</u> owners: VIENTECILLO LLC	

BRIEF DESCRIPTION OF REQUEST

This is a Zone Map Amendment to rezone the property from Mixed-use Low Intensity Zone District (MX-L) to Residential - Multi-family Low Density Zone District (R-ML).

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

Lot or Tract No.: B-1	Block:	Unit:
Subdivision/Addition: CIBOLA LOOP	MRGCD Map No.:	UPC Code: 101306632712340310
Zone Atlas Page(s): A-13-Z	Existing Zoning: MX-L	Proposed Zoning: R-ML
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 5.1785

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 99999 CIBOLA LOOP NW	Between: Ellison Dr NW	and: Cibola Loop NW
---	------------------------	---------------------

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

1003570, 1010895

Signature: Regina Okoye	Date: 12/7/2023
Printed Name:	<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)

N/A Interpreter Needed for Hearing? _____ if yes, indicate language: _____

N/A Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

Letter of authorization from the property owner if application is submitted by an agent

Traffic Impact Study (TIS) form (*not required for Amendment to IDO Text*)

Zone Atlas map with the entire site/plan amendment area clearly outlined and labeled (*not required for Amendment to IDO Text*) NOTE: For Annexation of Land, the Zone Atlas must show that the site is contiguous to City limits.

ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN

ADOPTION OR AMENDMENT OF FACILITY PLAN

___ Plan, or part of plan, to be amended with changes noted and marked

___ Letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-7(A)(3) or 14-16-6-7(B)(3), as applicable

___ Required notices with content per IDO Section 14-16-6-4(K)(6)

___ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing

___ Proof of emailed notice to affected Neighborhood Association representatives

___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

AMENDMENT TO IDO TEXT

___ Section(s) of the Integrated Development Ordinance to be amended with changes noted and marked

___ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(D)(3)

___ Required notices with content per IDO Section 14-16-6-4(K)(6)

___ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing

___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

ZONING MAP AMENDMENT – EPC

ZONING MAP AMENDMENT – COUNCIL

Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)

Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(F)(3) or Section 14-16-6-7(G)(3), as applicable

Required notices with content per IDO Section 14-16-6-4(K)(6)

Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing

Proof of emailed notice to affected Neighborhood Association representatives

Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

Sign Posting Agreement

ANNEXATION OF LAND

___ Application for Zoning Map Amendment *Establishment of zoning must be applied for simultaneously with Annexation of Land.*

___ Petition for Annexation Form and necessary attachments

___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(E)(3)

___ Board of County Commissioners (BCC) Notice of Decision

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

Signature: Regina Okoye

Date: 12/7/2023

Printed Name: Regina Okoye

Applicant or Agent

FOR OFFICIAL USE ONLY

Project Number:

Case Numbers

-

-

-

Staff Signature:

Date:



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

November 30, 2023

RE: AGENT AUTHORIZATION NOTICE – ELLISON DRIVE AND CIBOLA LOOP, ALBUQUERQUE NM 87114

To Whom It May Concern,

Vientecillo, LLC., hereby authorizes Modulus Architects & Land Use Planning, Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the property located at Ellison Drive NW and Cibola Loop, Albuquerque NM 87114 and legally identified as shown:

UPC: 101306632712340310

Owner: VIENTECILLO LLC

Owner Address: PO BOX 14798 ALBUQUERQUE NM 87191-4798

Situs Address: CIBOLA LP NW ALBUQUERQUE 87114

Legal Description: TR B-1 BULK PLAT TRACTS A-1, A-2, B-1 & C-1 CIBOLA LOOPSUBDIVISION CONT 5.1785 AC

Acres: 5.1785



Sincerely,

- Signature Here  5741AC7137BE443...



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____
Zone Atlas Page: A-13-Z **DRB#:** _____ **EPC#:** 1003570, 1010895 **Work Order#:** _____
Legal Description: TR B-1 BULK PLAT TRACTS A-1, A-2, B-1 & C-1 CIBOLA LOOP SUBDIVISION CONT 5.1785 AC
City Address: 99999 CIBOLA LOOP NW **UPC:** 101306632712340310

Applicant: MODULUS ARCHITECTS & LAND USE PLANNING, INC. **Contact:** _____
Address: 8220 SAN PEDRO DR. NE, SUITE 520
Phone#: 505.267.7686 **Fax#:** _____ **E-mail:** rokoye@modulusarchitects.com

Development Information

Build out/Implementation Year: 2024 **Current/Proposed Zoning:** MX-L/ R-ML

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

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

Describe development and Uses:
Zone Map Amendment from MX-L to R-ML.

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): _____

Number of Residential Units: _____

Number of Commercial Units: _____

Traffic Considerations

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

Expected Number of Employees (if known):* _____

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

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

Driveway(s) Located on: Street Name N/A

Adjacent Roadway(s) Posted Speed: Street Name Ellison Posted Speed 40 mph

Street Name Posted Speed

** 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: Ellison - urban principal 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: Ellison Dr. - 26000 Volume-to-Capacity Ratio: N/A
(if applicable)

Adjacent Transit Service(s): Bus Route 92 Nearest Transit Stop(s): Bus Stop 96, 98, 155, 251

Is site within 660 feet of Premium Transit?: N/A

Current/Proposed Bicycle Infrastructure: existing multipurpose trail along Ellison
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: existing multipurpose trail along Ellison

Relevant Web-sites for Filling out Roadway Information:

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

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

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

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

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

TIS Determination

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

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

Thresholds Met? Yes [] No

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

Notes: Zone map amendment. When the property is to be developed traffic scoping will need to be resubmitted.

M.P. P.E.

12/01/2023

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.



Modulus Architects & Land Use Planning, Inc.

8220 San Pedro Drive NE, Suite 520
Albuquerque, New Mexico 87113
Phone (505) 338.1499
www.modulusarchitects.com

Mr. David Shaffer, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM. 87102

Angela Piarowski, CEO/Managing Partner (Agent)
Modulus Architects & Land Use Planning, Inc.
8220 San Pedro Drive NE, Suite 520
Albuquerque, New Mexico 87113

January 3, 2024

RE: ZONE MAP AMENDMENT REQUEST TO CHANGE THE CURRENT ZONING OF MX-L (MIXED USE LOW INTENSITY) TO R-ML (MULTIFAMILY LOW DENSITY)

Dear Mr. Chairman and Commissioners,

Modulus Architects & Land Use Planning, Inc., hereafter referred to as "Agent" represents VIENTECILLO LLC., hereafter referred to as "Applicant" and current "Property Owners". This is a request for a Zoning Map Amendment for an approximately 5.17-acre site located on Albuquerque's westside and is located abutting Ellison Drive and nestled in the middle of Cibola Loop NW. We are requesting a zoning change from MX-L to R-ML to allow for the development of a residential multifamily apartment homes project.

The subject site is currently zoned MX-L based on the conversion of the IDO. Prior to this, the site was zoned SU-1 for C-1 permissive uses with the addition of retail sales of alcohol for off premise consumption as an ancillary use to a grocery store and the addition of on premises liquor sales associated with a sit-down restaurant. The site does have an approved Site Plan with design standards that were approved by the Environmental Planning Commission in 2016 (EPC 40046 SDP). Part of this approval allowed the development of a City of Albuquerque Multigenerational Center, Swimming Pool, Apartments and neighborhood commercial services. The approved site plan remains valid until February 2, 2024; at such time the site plan would no longer be valid per IDO Table 6-4-3: Permit and Approval Expirations – Site Plan EPC shall have a period of validity of 7 years if at least 50 percent of the site area has not been developed.

Summary of Request

The applicant is requesting a Zoning Map Amendment from the current MX-L to the requested R-ML. The proposed R-ML zoning is a downzone from the existing MX-L and matches the zoning and development to the north. As shown in our justification letter, the Applicant believes that the proposed change to the R-ML zone is more advantageous to the community. This request is supported by Comprehensive Plan goals and policies, is justified, and meets the requirements for a Zoning Map Amendment – per IDO section 14-16-6-7(H) as shown in our submittal.

History/Background

The current zoning allows the development of City of Albuquerque Public facilities on lots 1 and 2, a pool, library and multigenerational center were approved as part of the SDP Site Plan. The R-ML zoning (formally R-2 zone prior to the IDO conversion) on lot 3 would allow the development of apartments at up to 30 dwelling units per acre and lot 4 (subject site) could be developed with MX-L uses identified in the approved site plan as C-1 permissive uses with the added uses of alcohol sales associated with a grocery store and full alcohol service with a sit-down restaurant. The C-1 designation was converted to MX-L with the adoption of the IDO.

Figure 1: Cibola Loop Tract B-1 Zone Map Amendment Request (Highlighted in Blue) Legal Description:
TR B-1 BULK PLAT TRACTS A-1, A-2, B-1 & C-1 CIBOLA LOOP SUBDIVISION CONT 5.1785 AC



Figure 2: Cibola Loop Current EPC Approved Site Plan with Design Standards Dated 02/02/2017

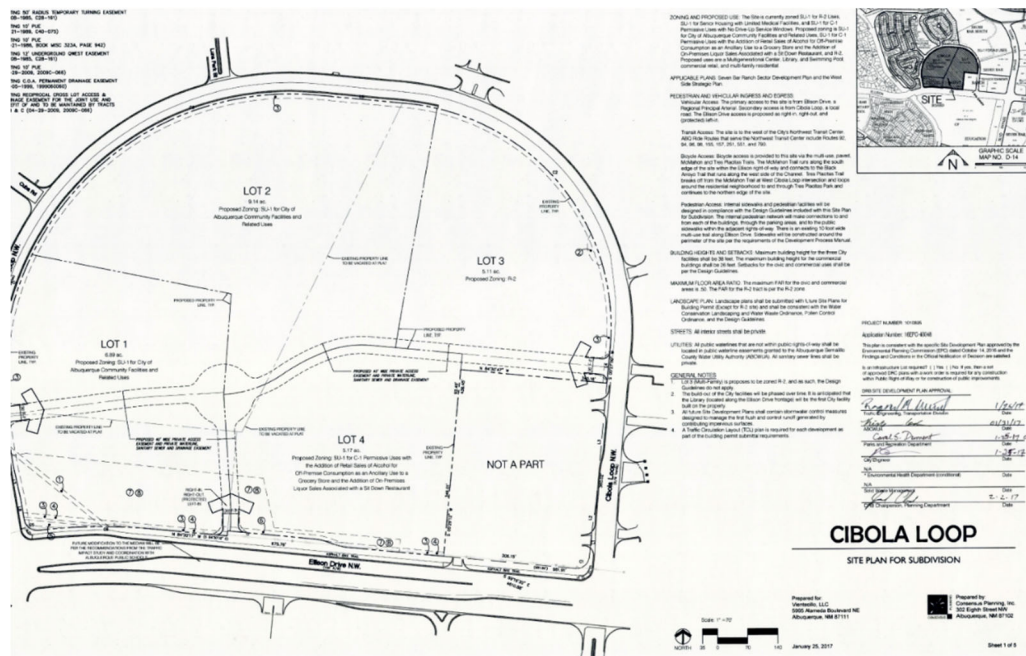


Figure 3: Rendering of Approved EPC Site Plan



The last zoning action converted 16 acres of residential development to public service use on the west side of City and added an additional 2 acres of commercial. The proposed commercial zoning was more intense than the prior zoning because it allows limited alcohol sales.

Prior to this, the site was zoned SU-1 for R-2 uses in the Seven Bar Sector Plan in 1985 and rezoned in 2008. In 2008 a Site Development for Subdivision to allow the development of multifamily housing and senior multifamily housing was also approved by the EPC for a portion of the site (1003570, 08 EPC 40036 and 37). The site has remained vacant and the SPS was terminated in July of 2016 because, pursuant to 14-16-3-11, Site Development Plan Termination, these plans are valid for seven years after approval and can be terminated if less 50% of the site has developed.

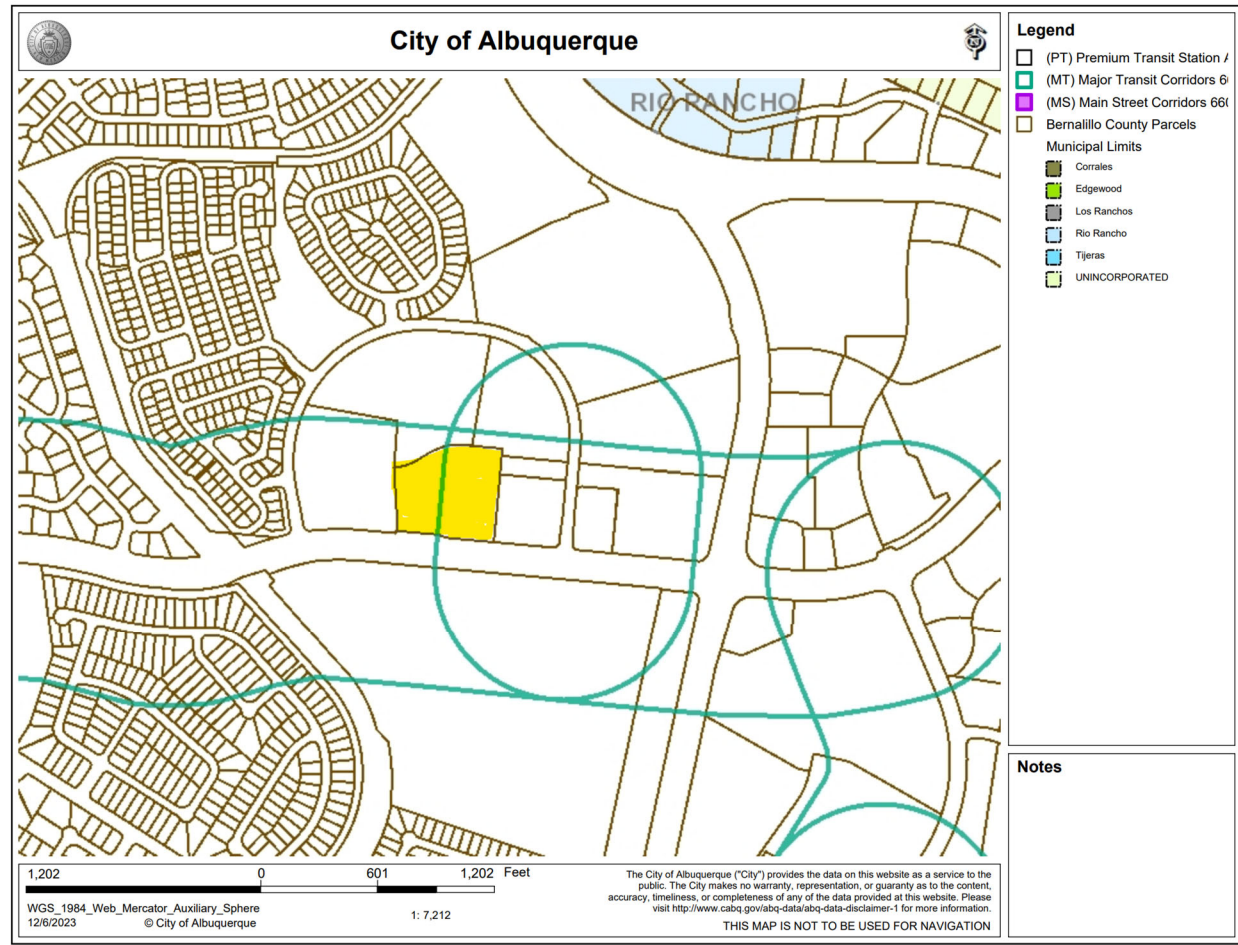
Context

The area is developed with a mixture of multifamily, single family, institutional, commercial and service uses. Cottonwood regional shopping center is just east of the site and is a designated Employment Center. Cibola High School is across Ellison Drive from the site. There are several City facilities adjacent and within close proximity including the Northwest Transit Center, Fire Station and Northwest Police Substation to the east, the Northwest Quadrant Skate Park to the southeast, the future planned Multi-Generational Center adjacent to the subject site, a future City of Albuquerque Library and City Pool are also planned adjacent to the site.

A paved multi-use trail exists along Ellison drive (the McMahon Trail) with connections to the Black Arroyo Trail, along the Black Arroyo to the west of the site and the Tres Placitas Trail, which circles the Tres Placitas subdivision to the northwest of the site. Ellison also contains a bike lane.

Figure 4: Comprehensive Plan Corridor Designation

Ellison Drive is a designated Major Transit Corridor and Cibola Loop is a designated Major Transit Corridor, both are abutting the subject site.



The property is part of the Northwest Mesa Community Planning Area. The ABC Comprehensive Plan defines the Northwest Mesa CPA as a predominantly residential community, adjacent to the volcanoes and volcanic Northwest Mesa Escarpment and overlooking the river and mountains. Coors Corridor provides many commercial opportunities. Corrales and Rio Rancho border this area to the north.

The site is within very close proximity to the Cottonwood Employment Center just to the East. The ABC Comp Plan defines Employment Centers as area of higher-intensity uses with large employers that are intended to remain predominantly industrial, business, and retail. These areas tend to be auto-oriented and provide freight access, but should also offer opportunities for transit access and allow pedestrians and cyclists to get around within the business park. This site is located in a City Development Area of Change.

The overall site is bounded by Ellison Road (Urban Principal Arterial) which is a designated Major Transit Corridor to the south and within this loop of Cibola Loop to the west, north and east which is also a designated Major Transit Corridor area. Slightly to the east of Cibola Loop is Coors Blvd.

Figure 4: Subject Site & Surrounding Land Uses

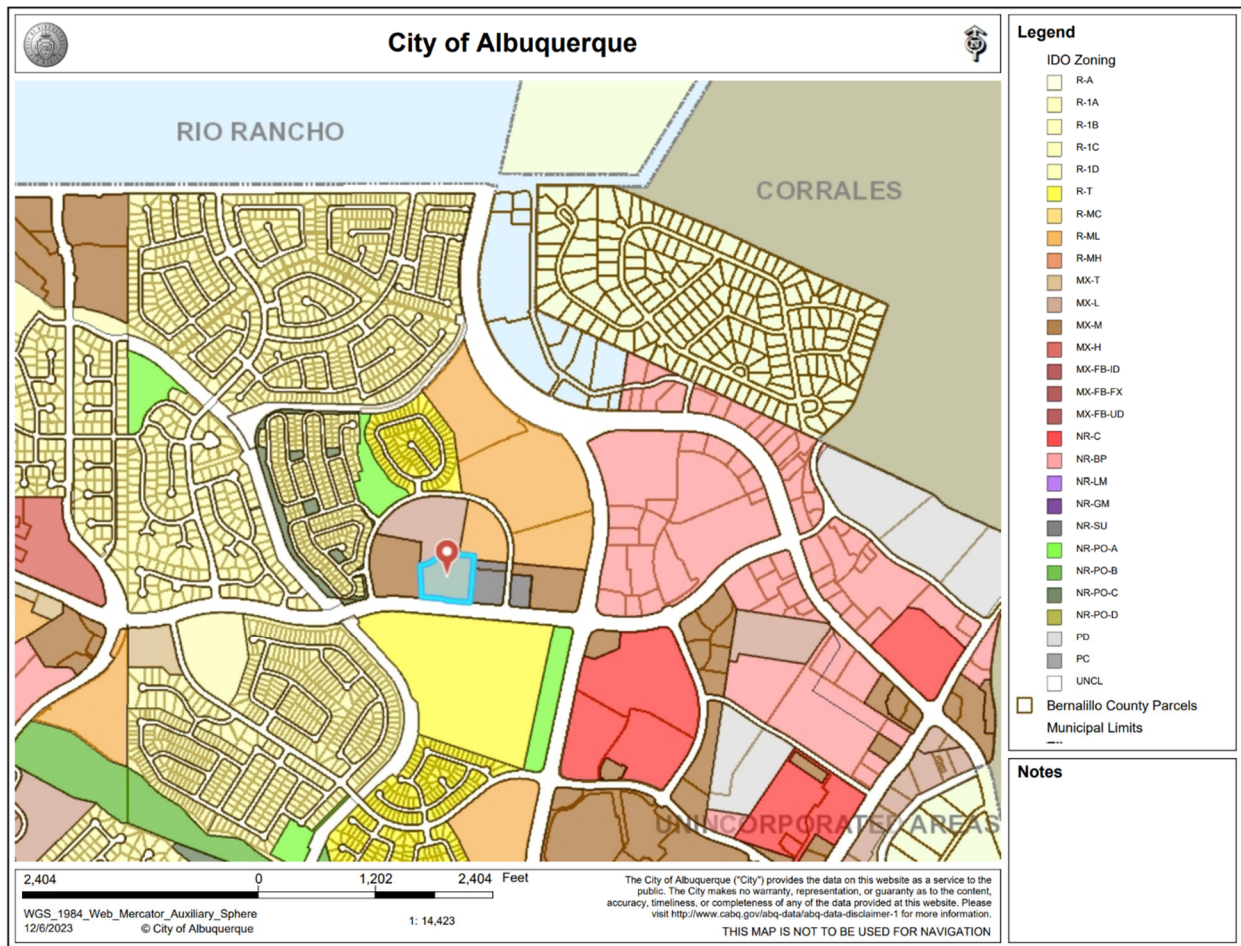


Figure 5. Surrounding Zoning and Land Use

NORTH	R-ML, R-T & MX-L	Multi-Family, Vacant, Single Family
SOUTH	R-T and R-1B	Cibola High School, Single Family
EAST	R-ML, NR-SU and Employment Center	Fire Station, Police Station, Northwest Transit Station, Cottonwood Designated Employment Center
WEST	MX-M and R-1A	Vacant, Single Family

Figure 6: Aerial Image of Subject Site



Figure 7: Subject Property Facing East



Figure 8: Subject Property Facing West



Figure 9: Subject Property Facing South



JUSTIFICATION – SECTION 14-16-6-7(G)(3) REVIEW AND DECISION CRITERIA ZONING MAP AMENDMENT

This request is well-supported by the Comprehensive Plans goals and policies and meets the criteria for a Zoning Map Amendment as described further in this section.

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

Albuquerque/Bernalillo Comprehensive Plan Policies:

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

Policy 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of a community.

Applicant Response: The request furthers this goal of enhancing, protecting and preserving communities and encouraging quality development that is consistent with the character of this community. The requested downzone to R-ML will limit the number of new uses for development of the site and promote the development of a quality housing options that will help preserve the density nature of the surrounding neighborhoods with similar lot sizes, setbacks and densities.

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

Applicant Response: The request will protect the identity and cohesiveness of neighborhoods because a downzone will reinforce the low intensity scale and character of the surrounding area, which is a mix of multifamily and single-family residential and institutional land uses. The proposed R-ML zone matches the zoning and general lot sizes within the Cibola Loop neighborhood to the north, which will create a cohesive development pattern, lot size, setbacks, and building heights.

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

Applicant Response: The requested zoning map amendment will foster communities where residents can live, work, learn, shop, and play together. This is because the request will facilitate the needed new housing on an underutilized site, which will allow for more places for people to live. The new neighborhood will be conveniently accessible to the Cottonwood Employment Center, various City of Albuquerque services, nearby schools, as well as several activity centers where residents will be able to work, learn, shop, and play together.

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 Response: The project furthers this policy by providing new housing in an appropriate location that is conveniently accessible to a variety of institutional, educational, and retail commercial uses within nearby Employment Centers and shopping centers.

Policy 5.2.1 Sub-policy c): Maintain the characteristics of distinct communities through zoning and design standards that are consistent with long established residential development patterns.

Applicant Response: This sub-policy is furthered because the proposed R-ML zone district will establish development standards consistent with the long-established Cibola Loop neighborhood to the north of the subject site, including lot sizes, setbacks, and building heights.

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

Applicant Response: Sub-policy h is furthered because the zone change will facilitate development of an underutilized site with development that is compatible with the surrounding area, including the Cibola Loop neighborhood, with more residential uses. The development standards associated with the proposed zoning will ensure future home construction is compatible in form and scale to the immediately surrounding area through setbacks and building height requirements and design standards.

Policy 5.2.1 Sub-policy n): Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

Applicant Response: The request furthers Sub-policy n by allowing new development and different uses to build on a vacant, long underutilized property. Despite several previous attempts to develop this vacant parcel over the last decade, none has materialized to date. Allowing for development of the proposed multifamily apartment homes will encourage more productive use of this vacant lot.

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.

Applicant Response: The zone change will further Goal 5.3 by maximizing use of existing infrastructure along Ellison Road and Cibola Loop. The project will be an efficient use of land uniquely situated between two existing institutional uses and will provide good synergy with its neighbors and compatible with the multi-family land uses to the north and future City of Albuquerque projects that have been approved for land adjacent to the west and northwest.

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

Applicant Response: The zone change will further Policy 5.3.1 by supporting the development of the site, which is surrounded on all sides by other development or plans for development with access to existing infrastructure, including water and sewer. Ellison Road is developed with a full cross-section and includes traffic signalization, median breaks and turn bays that can be utilized by this project for access. The City of Albuquerque has purchased the adjacent lands with plans to build a Multi-Generational Center, A City Library and a City Pool.

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.

Applicant Response: The request is located within the City of Albuquerque and an Area of Change. The proposed change from MX-L to R-ML reinforces the character and intensity of the surrounding area, and encourages and directs growth to Areas of Changes where it is both expected and desired. This amendment will also reinforce the character and intensity of the surrounding area because the provisions that are set in place in both the IDO and the DPM. This request is also less intense than the existing MX-L zone. Which will further protect the adjacent Areas of Consistency.

The proposed zone change and newly permissive uses will encourage growth and future development in an area with adequate infrastructure. The development of this site will provide additional housing opportunities in the area.

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

Applicant Response: The requested downzone to R-ML furthers this policy by providing for the development of housing for a variety of income levels and types of residents and households.

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

Applicant Response: The requested downzone to R-ML furthers this policy by allowing for the development of more affordable housing options on Albuquerque's Westside.

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

Applicant Response: The requested downzone to R-ML furthers this policy by maintaining and enhancing the character of the surrounding area that is residential development both in the form of other multifamily development and single-family residential and institutional land uses. It responds to the suburban context and development pattern found in the Cibola Loop neighborhood.

POLICY 9.3.1 Centers & 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, relieve development pressure at the edge of the urban footprint, and maintain low densities in rural areas.

Applicant Response: The requested downzone to R-ML furthers this policy by encouraging higher density (multifamily) housing along two Major Transit Corridors; Ellison Drive and Cibola Loop, both designated Major Transit Corridors in the Comprehensive Plan which will capture growth, relieve development pressure at the edge of the urban footprint and maintain low densities in rural areas.

Based on the responses to these goals and policies, the request satisfies the requirements of Criterion A by providing additional housing that is compatible with the surrounding context and other residential uses within the Cibola Loop neighborhood. The proposed project will be a good neighbor to mix of uses adjacent and surrounding the property including the multifamily, single family adjacent institutional uses of the Fire Station, Police Stations and planned future City of Albuquerque Multi-Generational Center and Library.

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

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

Applicant's Response: This criterion is not applicable to this zone change request.

C. CRITERION 6-7(G)(3)(c) If the proposed amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:

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

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

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

Applicant's Response: This request meets criteria three since the development provides diverse housing options which supports complete neighborhoods – including a range of income levels and ages which would clearly be more advantageous to the community as articulated by the ABC Comp Plan. In addition, the change to R-ML furthers several Comp Plan policies such as locating residences close to offices, shops, services, restaurants and allied uses which reduces the need to

travel and households’ overall expenses. A well balanced housing supply ensures availability of workforce housing and other jousting options desired across the full spectrum of incomes. The requested R-ML zone will help to direct growth where it is desired as the subject property’s location is in an Area of Change, Major Transit Corridor, and adjacent to an Employment Center and future City services. This request would allow development that is consistent with the existing land use patterns in the area, development intensity, and access to adequate existing infrastructure.

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

Applicant’s Response: The requested zone of R-ML does not include permissive uses that would be harmful to adjacent properties. R-ML is a downzone from the existing MX-L. None of the uses in the R-ML zone will be harmful to the adjacent property, neighborhood or community. The table on the following page provides a comparison of the MX-L zones and R-ML zone. The proposed downzone will eliminate nearly all non-residential uses for the property, thus eliminating any uses that could be considered harmful to the adjacent properties, neighborhood, or community. Some of the few that remain are also changed to Conditional Uses that require review and approval through a public hearing process with the Zoning Hearing Examiner. It is worth noting that upon adoption of the IDO, the MX-L zoning conversion introduced additional uses that could be considered harmful in this location, including cannabis, restaurants, bars (conditionally), car wash, gas stations (conditionally), and drive-through facilities. The proposed downzone to R-ML will eliminate most of these uses that were introduced with the conversion to the MX-L district.

For a complete comparison of all allowable uses in MX-L and R-ML please refer to Tables 1-3 below:

Table 1. Side by Side Analysis of Permissive Uses in the R-ML and MX-L

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

Table 1. Side-by-Side Analysis of Permissive Uses

New Permissive Uses under R-ML Zone	Existing IDO Use Status (MX-L)	Specific Use Standards (16-16-4-3)
Dwelling, single-family detached	Not Permissive	4-3(B)(1)
Dwelling, cluster development	Not Permissive	4-3(B)(3)
Dwelling, cottage development	Not Permissive	4-3(B)(4)
Dwelling, two-family detached (duplex)	Not Permissive	4-3(B)(5)

Bed and Breakfast (Permissive Accessory)	Not Permissive	4-3(D)(13)
Family Home Day Car (Permissive Accessory)	Not Permissive	4-3(F)(8)
Second Kitchen in Dwelling (Permissive Accessory)	Not Permissive	4-3(F)(16)

Table 2. Side-by-Side Analysis of Uses no Longer Permissive

Uses no Longer Permissive under the RM-L Zone	IDO Use Status (RM-L Zoning)	Specific Use Standards (16-16-4-3)
Dwelling, live-work	Conditional Primary	4-3(B)(7)
Dormitory	Not Permissive	No use specific standards associated
Group home, small	Conditional Primary	4-3(B)(10)
Group home, medium	Conditional Primary	4-3(B)(10)
Adult or child day care facility	Conditional Primary	No use specific standards associated
High School	Conditional Primary	4-3(C)(3)
Museum	Conditional	4-3(C)(5)
Sports field	Not Permissive	No use specific standards associated
Vocational school	Not Permissive	No use specific standards associated
Health club or gym	Permissive Accessory	4-3(D)(9)
Hotel or motel	Not Permissive	4-3(D)(15)
Car wash	Not Permissive	4-3(D)(16)
Light vehicle repair	Not Permissive	4-3(D)(19)
Parking lot	Permissive Accessory	4-3(D)(22)
Parking structure	Permissive Accessory	4-3(D)(22)
Bank	Not Permissive	4-3(D)(23)
Club or event facility	Not Permissive	4-3(D)(24)
Commercial services	Not Permissive	No use specific standards associated
Medical or dental clinic	Not Permissive	4-3(D)(26)
Office	Not Permissive	No use specific standards associated
Personal and business services, small	Not Permissive	4-3(D)(27)
Research or testing facility	Not Permissive	4-3(D)(28)
Bakery goods or confectionery shop	Not Permissive	No use specific standards associated
Cannabis retail	Not Permissive	4-3(D)(35)
Farmers' market	Temporary	4-3(D)(36)
General retail, small	Not Permissive	4-3(D)(37)
Grocery store	Not Permissive	4-3(D)(38)
Artisan manufacturing	Not Permissive	4-3(E)(1)
Cannabis cultivation	Not Permissive	4-3(E)(2)
Cannabis-derived products manufacturing	Not Permissive	4-3(E)(3)
Freestanding	Not Permissive	4-3(E)(12)

Table 3. Side-by-Side Analysis of Uses no Longer Permissive

Uses no Longer Permissive under the RM-L Zone	IDO Use Status (RM-L Zoning)	Specific Use Standards (16-16-4-3)
Dormitory	Not Permissive	No use specific standards associated
Sports field	Not Permissive	No use specific standards associated
Vocational school	Not Permissive	No use specific standards associated
Hotel or motel	Not Permissive	4-3(D)(15)
Car wash	Not Permissive	4-3(D)(16)
Light vehicle repair	Not Permissive	4-3(D)(19)
Bank	Not Permissive	4-3(D)(23)
Club or event facility	Not Permissive	4-3(D)(24)
Commercial services	Not Permissive	No use specific standards associated
Medical or dental clinic	Not Permissive	4-3(D)(26)
Office	Not Permissive	No use specific standards associated
Personal and business services, small	Not Permissive	4-3(D)(27)
Research or testing facility	Not Permissive	4-3(D)(28)
Bakery goods or confectionery shop	Not Permissive	No use specific standards associated
Cannabis retail	Not Permissive	4-3(D)(35)
General retail, small	Not Permissive	4-3(D)(37)
Grocery store	Not Permissive	4-3(D)(38)
Artisan manufacturing	Not Permissive	4-3(E)(1)
Cannabis cultivation	Not Permissive	4-3(E)(2)
Cannabis-derived products manufacturing	Not Permissive	4-3(E)(3)
Freestanding	Not Permissive	4-3(E)(12)

E. 6-7(G)(3)(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:

1. Have adequate capacity to serve the development made possible by the change of zone.

Applicant's Response:

The street, trail, and sidewalk systems are adequate to accommodate the redevelopment of this existing, vacant parcel. As a result, the development does not require major or new city service expansion. According to the Mid-Region Council of Governments (MRCOG) 2019 traffic flows, the average annual weekday traffic for Ellison Dr. is between 23,500-26,000 vehicles per week. That being said the community can handle the capacity of the mix uses and future residential uses.

2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.

Applicant's Response: The proposed zone change will not require major and unprogrammed capital expenditures by the City as all the infrastructure needed to facilitate this project exist adjacent to or near the property. Infrastructure included but is not limited streets, drainage systems, bike lanes, and a multi-use trail. If further infrastructure is required at the time of development, the cost will be on the Developer to make those improvements to the infrastructure if required.

3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.

Applicant's Response: Any infrastructure improvements that may be required to meet the capacity required for the development of the subject property will be provided by the applicant/developer subject to the approved Site Plan as required by the standard City processes

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: As previously stated, all required infrastructure needed to support the development of this project exists, if there are any infrastructure improvements required it will be provided by the applicant/developer subject to the approved Site Plan to support the change of use.

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

Applicant's Response: This request is not based on the property's location on a major street. The property development and the proposed zone change are supported by the furtherance of City policies. The policy analysis revealed that this request is consistent with the health, safety, and general welfare of the City. The current zoning request is to allow for the R-ML zone designation that will serve as an excellent development opportunity and will be in line with the surrounding community. This request will encourage development of the vacant subject site and will add to the residential uses in the community. Lastly, the city's existing infrastructure and public improvements currently have adequate capacity to serve the development made possible by the zone change.

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

Applicant's Response: The cost of land or economic considerations are not the determining factor for this zone change request. However, the economics associated with the development to provide more housing supply should be important factors to both the applicant and the City of Albuquerque. It is an important factor because future development can facilitate diverse housing options which supports complete neighborhoods – including a range of income levels and ages which would clearly be more advantageous to the community as articulated by the ABC Comp Plan. A well balanced housing supply ensures availability of workforce housing and other jousting options desired across the full spectrum of incomes. This subject site is adjacent to an Employment Center and future City services making this area vital for housing growth.

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

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

Applicant's Response: The area of the requested zone change is over 5 acres in size and matches the existing zoning to the north within the Cibola Loop Neighborhood, so it cannot be considered a spot zone. The request clearly facilitates realization of the Comprehensive Plan goals and policies related to appropriate scale and uses; housing options; and development in Areas of Change.

Our response to Criterion A clearly makes evident that this request furthers a multitude of policies and goals in the ABC Comp Plan. Goals and Polices include but are not limited to Character, Complete Communities, Land Uses, Infill Development and Compatibility. This request also demonstrates that the request in not in conflict with those same guiding criteria principals used by the City of Albuquerque to guide and further its vision and purpose.

We respectfully request the EPC's approval of this the requested zone change to R-ML for the 5-acres of the Cibola Loop development site which will provide numerous benefits to the surrounding community as outlined in the narrative we have submitted for your consideration.

Sincerely,

Angela M. Williamson, CEO/Managing Partner (Agent)
Modulus Architects & Land Use Planning, Inc.
8220 San Pedro NE, Suite 520
Albuquerque, New Mexico 87113
Office: 505.338.1499 ext. 1000
Cell: 505.999.8016
Email: angela@modulusarchitects.com



STAFF INFORMATION

December 28, 2023

TO: Regina Okoye
Modulus Architect & Land Use Planning, Inc.

FROM: Dustin Kiska, Planner
City of Albuquerque Planning Department

TEL: (505) 924-3366

RE: PR-2023-007518, Cibola Loop ZMA

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

⇒ A revised project letter (one electronic copy)

by 12 pm on January 3, 2024.

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. TR B-1 BULK PLAT TRACTS A-1, A-2, B-1 & C-1 CIBOLA
LOOPSUBDIVISION CONT 5.1785 AC (A-13-Z)
- C. It is my understanding that you have submitted a zoning map amendment request from MX-L to RM-L for Tract B-1 within the Cibola Loop to allow the development of residential multifamily low density apartment housing within the Cibola Loop.
- 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 sufficient responses to Criterion B and C. However, these responses will need some minor revisions 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.
- B. It appears the pre-submittal neighborhood meeting was requested and a facilitated meeting was held on December 7th. Can you provide the meeting notes from any public meetings?
- 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 3, 2024 to Friday February 20, 2024.

4) Project Letter:

- A. The project letters are off to a great start, though I have revisions to some sections of narrative and some of the responses to Criterion.
- B. Figures 10, 11, and 12 in the 'Context' Section can be removed because they will not help sway in any way the proposed development type. There are other permissive uses allowed in RM-L and the renderings only highlight one type. Save them for final site plans, presentations, etc.

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. Please revise your responses to Criterion A in your justification letter based on the following information:
- a. This request would create a “zone change,” so the justification letter must “clearly facilitate” implementation of the ABC Comp Plan throughout. Therefore, the response needs to cite more applicable Goals and policies to show that the request “clearly facilitates” implementation of the ABC Comp Plan.
 - b. The response simply needs to demonstrate that a zone change is more advantageous to the community as articulated by the ABC Comp Plan. Avoid using language that suggests specific development types. This is a ‘zone change’ request and not a ‘site plan’ request that would facilitate specific uses.
 - c. Suggestion: Add a detailed response to Comp Plan Policy, 5.6.2 Area of Change:
- D. Criterion B and C:
- a. The response clearly illustrates how the zone change is more advantageous to the community as articulated by the ABC Comp Plan. This is adequately demonstrated in the second paragraph of the applicant’s response to Criterion C. This narrative should be kept in your revised justification letter.
- E. Criterion D: Thank you for providing tables to better illustrate your response. This narrative should be kept in your revised justification letter.
- F. Criterion E, F, G, H:
- a. E(1) Expand on your responses explaining “How” systems are adequate to accommodate the redevelopment.

- b. (F) Expand on your response ‘how’ it is supported by the furtherance of City Policies.
- c. (G) Explain ‘Why’ it should be important factors to the applicant and CABQ.
- d. (H) paraphrase the Goals and Policies that are responded to in section (A) Or highlight a few to strengthen this response.

**NOTIFICATION &
NEIGHBORHOOD INFORMATION**

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



PART I - PROCESS

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

Application Type: [Zoning Map Amendment](#)

Decision-making Body: [Environmental Planning Commission \(EPC\)](#)

Pre-Application meeting required: Yes No

Neighborhood meeting required: Yes No

Mailed Notice required: Yes No

Electronic Mail required: Yes No

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

PART II – DETAILS OF REQUEST

Address of property listed in application: [NWC of Ellison Dr NW and Coors Bypass NW](#)

Name of property owner: [VIENTECILLO LLC](#)

Name of applicant: [Modulus Architects & Land Use Planning Inc. \(agent\)](#)

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

[January 18, 2024 @8:40am VIA ZOOM](#)

Address, phone number, or website for additional information:

[Regina Okoye with Modulus Architects & Land Use Planning, Inc. \(505\) 338-1499 ext. 1003](#)

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

Zone Atlas page indicating subject property.

Drawings, elevations, or other illustrations of this request.

Summary of pre-submittal neighborhood meeting, if applicable.

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

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

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

Regina Okoye

(Applicant signature)

12/6/2023

(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.

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

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

Date of Request*: 11.9.2023

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)*: Cibola Loop NA

Name of NA Representative*: Ginny Forrest, Julie Rael

Email Address* or Mailing Address* of NA Representative¹: gforrest47@comcast.net, learrael@aol.com

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

Email address to respond yes or no: yes; rokoye@modulusarchitects.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:

[TBD – All Neighborhood Associations have 15 calendar days from the date of this offer letter \(11/8/23\) in which to respond. Once we are notified that you would like a meeting, a meeting must be scheduled for a date within 30 calendar days but no fewer than 15 calendar days after the Neighborhood Association accepts the meeting request, unless an earlier date is agreed upon.](#)

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

1. Subject Property Address* CIBOLA LP NW ALBUQUERQUE 87114
Location Description NWC of Ellison Dr NW and Coors Bypass NW
2. Property Owner* VIENTECILLO LLC
3. Agent/Applicant* [if applicable] Modulus Architects & Land Use Planning Inc. (agent)
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*}:

This is a Zone Map Amendment to rezone the property from MX-L to R-ML

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}:
Regina Okoye with Modulus Architects & Land Use Planning, Inc. (505) 338-1499 ext. 1003

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

1. Zone Atlas Page(s)^{*5} A13
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

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: N/A
- 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] 5.1785 acres
 - b. IDO Zone District MX-L
 - c. Overlay Zone(s) [if applicable] N/A
 - d. Center or Corridor Area [if applicable] Major Transit Corridors - Ellison Dr & Cibola Loop
2. Current Land Use(s) [vacant, if none] Vacant
-

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Cibola Loop NA [Other Neighborhood Associations, if any]

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

[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*: 12.06.2023

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)*: Cibola Loop NA

Name of NA Representative*: Ginny Forrest, Julie Rael

Email Address* or Mailing Address* of NA Representative¹: gforrest47@comcast.net
learrael@aol.com

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

1. Subject Property Address* 99999 CIBOLA LOOP NW
Location Description NWC of Ellison Dr NW and Coors Bypass NW
2. Property Owner* VIENTECILLO LLC
3. Agent/Applicant* [if applicable] Modulus Architects & Land Use Planning Inc. (agent)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]

Zoning Map Amendment

Other: _____

Summary of project/request²*: _____

This is a Zone Map Amendment to rezone the property from Mixed-use Low Intensity Zone District (MX-L) to Residential - Multi-family Low Density Zone District (R-ML).

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.]

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 5.1785 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] Major Transit Corridors - Ellison Dr & Cibola Loop
- Current Land Use(s) [vacant, if none] Vacant

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Cibola Loop NA [Other Neighborhood Associations, if any]

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

EXAMPLE LETTER SENT TO ALL PROPERTY OWNERS

[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*: 12.06.2023

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*: _____

Mailing Address*: _____

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

1. Subject Property Address* 99999 CIBOLA LOOP NW
Location Description NWC of Ellison Dr NW and Coors Bypass NW
2. Property Owner* VIENTECILLO LLC
3. Agent/Applicant* [if applicable] Modulus Architects & Land Use Planning Inc. (agent)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]

Zoning Map Amendment

Other: _____

Summary of project/request¹*:

This is a Zone Map Amendment to rezone the property from Mixed-use Low Intensity Zone District (MX-L) to Residential - Multi-family Low Density Zone District (R-ML).

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 @8:40am

Location*²: VIA ZOOM - Join Zoom Meeting <https://cabq.zoom.us/j/2269592859>
Meeting ID: 226 959 2859

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}:

Regina Okoye with Modulus Architects & Land Use Planning 505.338.1499 (Ext. 1003)

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

1. Zone Atlas Page(s)^{*4} A13
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

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:

A facilitated meeting has been requested a meeting is scheduled to be held on December 7, 2023 from 5-7 pm. Facilitated meeting notes will be provided.

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] 5.1785 acres
 2. IDO Zone District MX-L
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] Major Transit Corridors - Ellison Dr & Cibola Loop
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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

Regina Okoye

From: Office of Neighborhood Coordination <onc@cabq.gov>
Sent: Thursday, November 30, 2023 3:28 PM
To: Regina Okoye
Subject: 99999 Cibola Loop NW_Public Notice Inquiry Sheet Submission

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
Cibola Loop NA	Ginny	Forrest	gforrest47@comcast.net	4113 Logan Road NW	Albuquerque	NM	87114	5054170373
Cibola Loop NA	Julie	Rael	learrael@aol.com	10700 Del Sol Park Drive NW	Albuquerque	NM	87114	5052358189

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.



Vanessa Baca
Manager

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3331 Office
E-mail: vanessabaca@cabq.gov
Website: www.cabq.gov/neighborhoods



From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Thursday, November 30, 2023 3:02 PM
To: Office of Neighborhood Coordination <ROKOYE@MODULUSARCHITECTS.COM>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

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

Public Notice Inquiry For:

Environmental Planning Commission

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

Contact Name

Regina Okoye

Telephone Number

5052677686

Email Address

ROKOYE@MODULUSARCHITECTS.COM

Company Name

Modulus Architects

Company Address

8220 San Pedro Dr. NE, Suite 520

City

Albuquerque

State

NM

ZIP

87113

Legal description of the subject site for this project:

UPC: 101306632712340310

Owner: VIENTECILLO LLC

Owner Address: PO BOX 14798 ALBUQUERQUE NM 87191-4798

Situs Address: CIBOLA LP NW ALBUQUERQUE 87114

Legal Description: TR B-1 BULK PLAT TRACTS A-1, A-2, B-1 & C-1 CIBOLA LOOPSUBDIVISION CONT 5.1785 AC

Acres: 5.1785

Tax Year: 2023

Physical address of subject site:

99999 CIBOLA LOOP NW

Subject site cross streets:

Ellison Dr NW and Coors Bypass NW

Other subject site identifiers:

This site is located on the following zone atlas page:

A-13-Z

Captcha

x

Regina Okoye

From: Regina Okoye
Sent: Thursday, November 9, 2023 4:43 PM
To: 'learrael@aol.com'; 'gforrest47@comcast.net'
Cc: Angela Williamson
Subject: Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque - NWC of Ellison Dr NW and Coors Bypass NW
Attachments: _NeighborhoodMeetingRequest-Print&Fill pdf.pdf; CABQ-Official_public_notice_form-2019 signed.pdf; Address Report.pdf; IDOZoneAtlasPage_A-13-Z.PDF

Tracking:	Recipient	Delivery
	'learrael@aol.com'	
	'gforrest47@comcast.net'	
	Angela Williamson	Delivered: 11/9/2023 4:48 PM

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

Date of Request: November 9, 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): Cibola Loop NA
Name of NA Representative: Ginny Forrest, Julie Rael
Email Address or Mailing Address of NA Representative: gforrest47@comcast.net, learrael@aol.com

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

Email address to respond **yes** or no: rokoye@modulusarchitects.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: TBD – All Neighborhood Associations have 15 calendar days from the date of this offer letter (11/09/23) in which to respond. Once we are notified that you would like a meeting, a meeting must be scheduled for a date within 30 calendar days but no fewer than 15 calendar days after the Neighborhood Association accepts the meeting request, unless an earlier date is agreed upon.

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

1. Subject Property Address: CIBOLA LP NW ALBUQUERQUE 87114
Location Description: NWC of Ellison Dr NW and Coors Bypass NW
2. Property Owner: VIENTECILLO LLC.
3. Agent/Applicant [if applicable]: Modulus Architects & Land Use Planning Inc. (agent)
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 Major: Preliminary Plat (Minor or Major)
 - Vacation (Easement/Private Way or Public Right-of-way)

Variance
Waiver
Zoning Map Amendment
Other: _____

Summary of project/request: **This is a Zone Map Amendment to rezone the property from MX-L to R-ML.**

5. This type of application will be decided by:

City Staff

OR at a public meeting or hearing by:

Zoning Hearing Examiner (ZHE)
Development Hearing Officer (DHO)
Landmarks Commission (LC)

Environmental Planning Commission (EPC)

City Council

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

Regina Okoye with Modulus Architects & Land Use Planning, Inc. (505) 338-1499 ext. 1003

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

1. Zone Atlas Page(s): A-13-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project: N/A

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

Explanation: N/A

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

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

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development

Total gross floor area of proposed project
Gross floor area for each proposed use

Additional Information:

1. From the IDO Zoning Map:
 - a. Area of Property [typically in acres]: 5.1785 acres
 - b. IDO Zone District Planned development: MX-L
 - c. Overlay Zone(s): N/A
 - d. Center or Corridor Area: Major Transit Corridors - Ellison Dr & Cibola Loop

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

Useful Links

Integrated Development Ordinance (IDO)

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

cc: Cibola Loop NA

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

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

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

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER

MODULUS ARCHITECTS & LAND USE PLANNING, INC.

8220 SAN PEDRO DR. NE, SUITE 520

ALBUQUERQUE, NM 87113

Office 505.338.1499 (Ext. 1003)

Mobile + Text 505.267.7686

Email: rokoye@modulusarchitects.com

Website: www.modulusarchitects.com

Join us on Facebook: [Modulus Architects on Facebook](#)

New Mexico | Texas | Arizona | Colorado | Oklahoma



City of Albuquerque Property Report

Platted Parcel Address: 99999 CIBOLA LOOP NW
Assessor Parcel Address: CIBOLA LP NW
Report Date: 11/9/2023



www.cabq.gov/gis

Bernalillo County Assessor Ownership Data [\(Click here for more information\)](#)

Owner Name: VIENTECILLO LLC
Owner Address: PO BOX 14798 ALBUQUERQUE NM 87191-4798
Uniform Property Code (UPC): 101306632712340310 **Tax Year:** 2023 **Tax District:** A1A
Legal Description: TR B-1 BULK PLAT TRACTS A-1, A-2, B-1 & C-1 CIBOLA LOOPSUBDIVISION CONT 5.1785 AC
Property Class: V **Document Number:** See Bernalillo County Assessor Record Search Portal **Acres:** 5.1785

Albuquerque Planning and Zoning Data [Bernalillo County Planning and Zoning](#)

Jurisdiction: ALBUQUERQUE **Zone Atlas Page:** [A-13](#)
IDO Zone District: [MX-L](#) **IDO District Definition:** Low Intensity
Land Use: 15 | Vacant **Lot:** B1 **Block:** 0000 **Subdivision:** CIBOLA LOOP

Neighborhood Associations [Office of Neighborhood Coordination](#)

City Recognized Neighborhood Associations: Cibola Loop NA

Services

Police Beat: 612 **Area Command:** NORTHWEST
Residential Trash Pickup and Recycling: Friday

City Council Districts

City Council District: [5 - Dan Lewis](#) **Councilor Email:** danlewis@cabq.gov
Policy Analyst: Giselle Alvarez **Policy Analyst Email:** galvarez@cabq.gov **Policy Analyst Phone #:** 505-768-3118

Other Legislative Districts

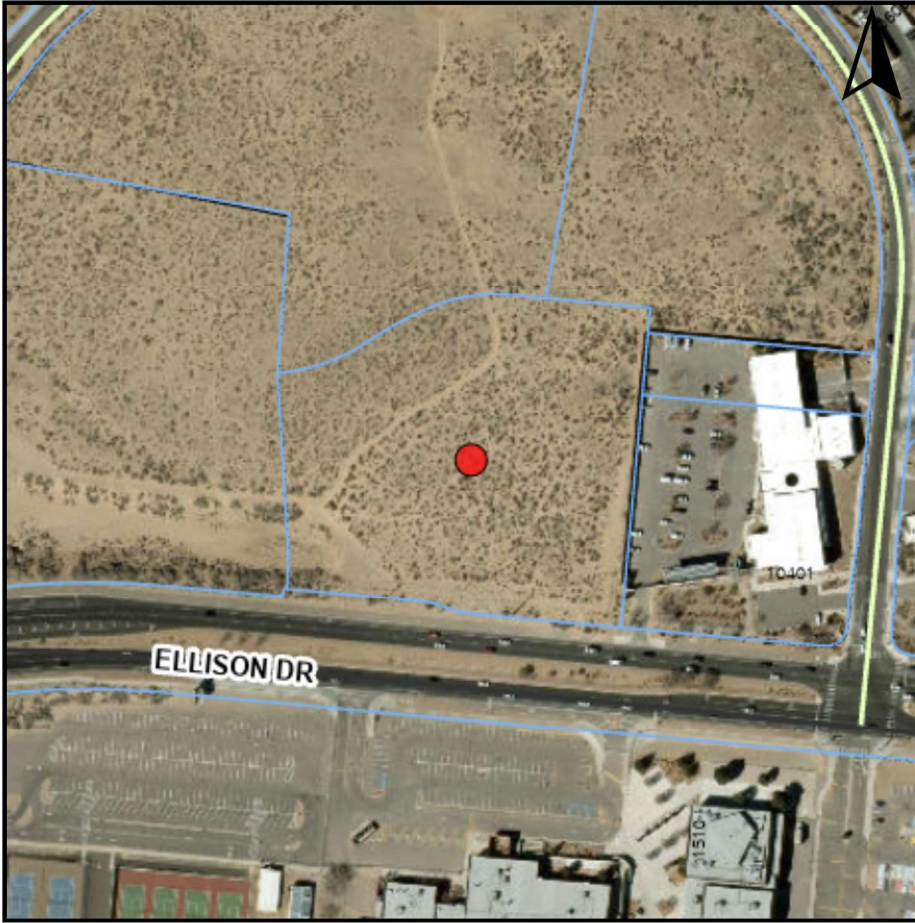
US Congressional District: 1 - Melanie Stansbury
County Commission District: 4 - Walt Benson
NM House Of Representatives: 17 - Cynthia D Borrego
NM Senate: 9 - Brenda G. McKenna

APS School Service Areas [Albuquerque Public Schools](#)

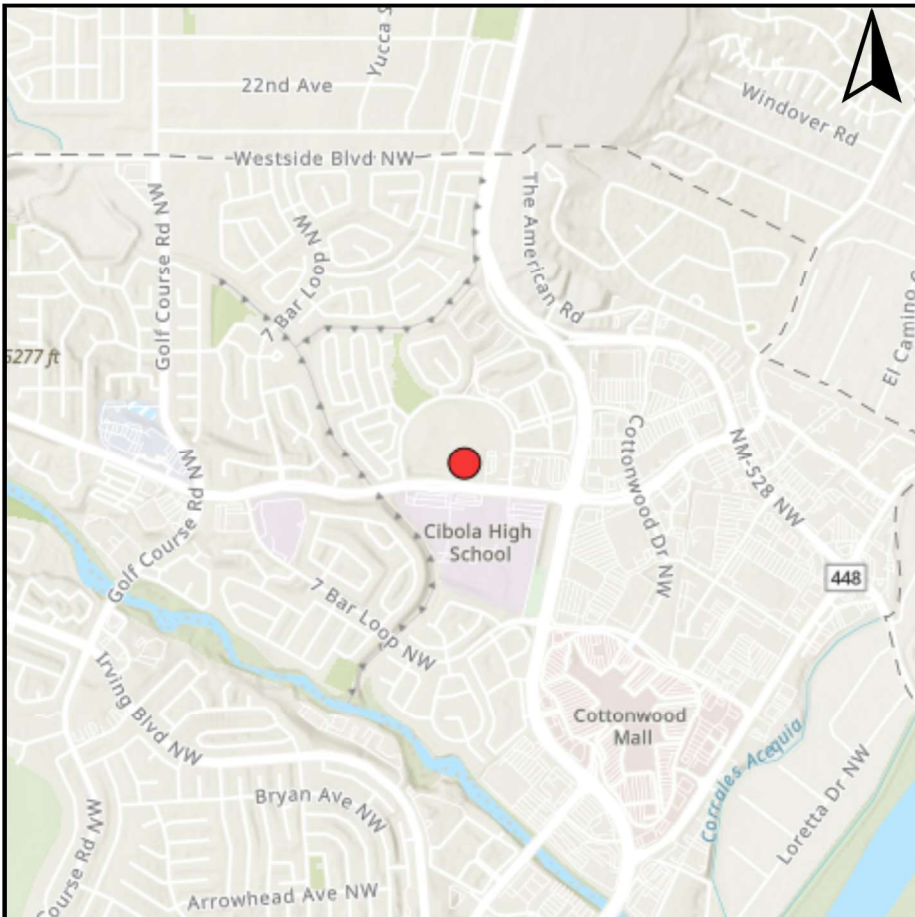
Elementary School: SEVEN BAR **Middle School:** TAYLOR **High School:** CIBOLA

FEMA Flood Zone: X [FEMA Flood Map Service Center](#)

Property Map




Context Map



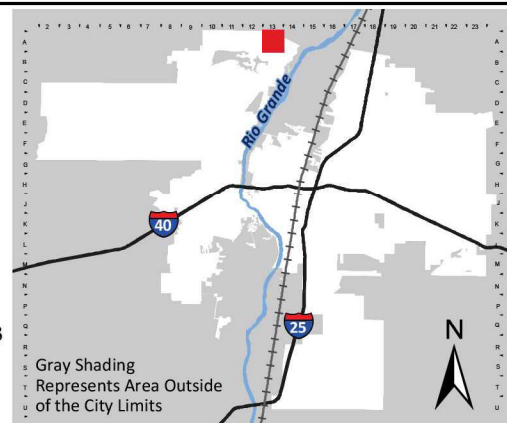


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
A-13-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

Gray Shading
Represents Area Outside
of the City Limits

N

0 250 500 1,000 Feet

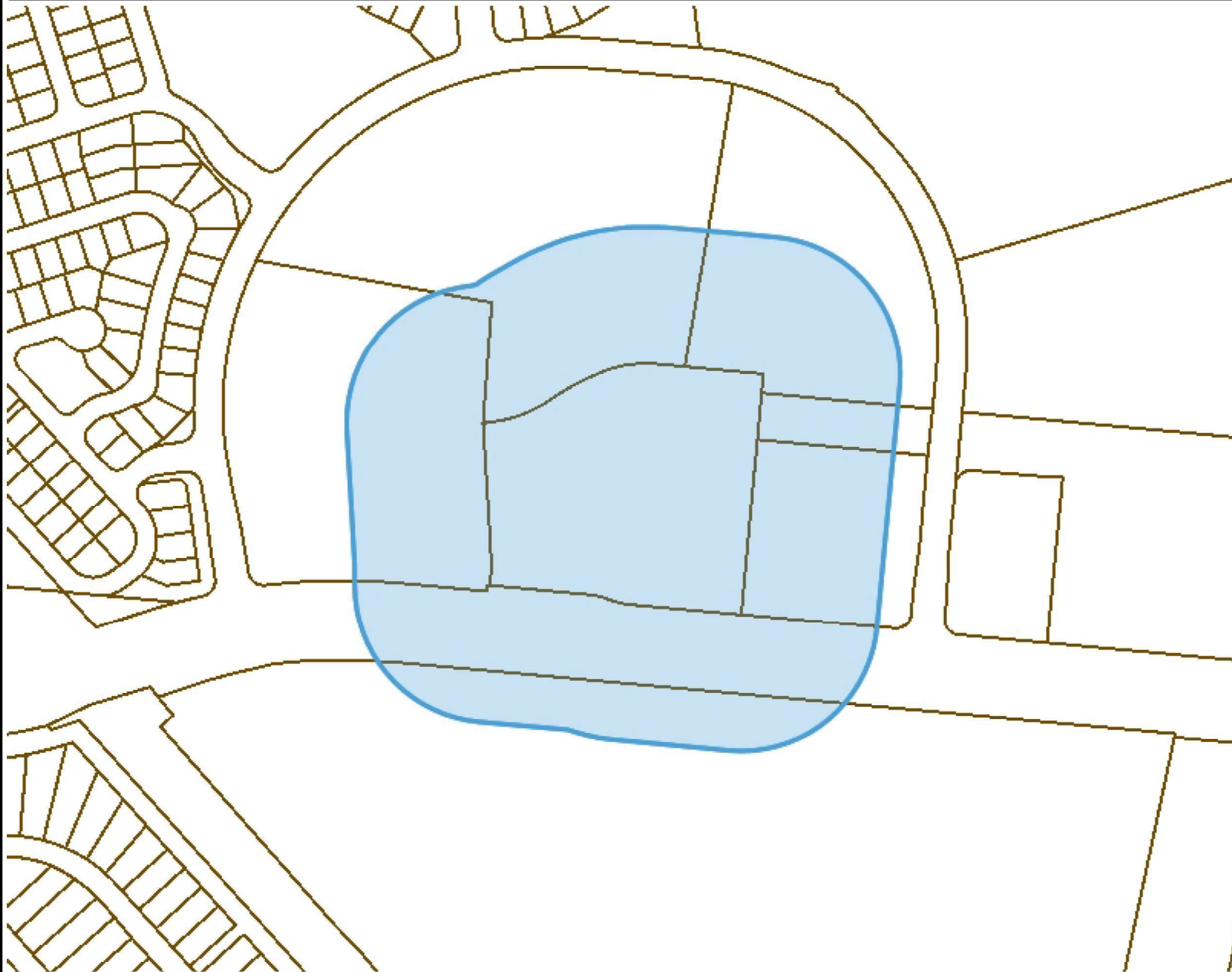


99999 CIBOLA LOOP NW



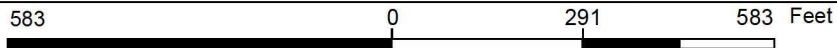
Legend

□ Bernalillo County Parcels



Notes

Buffer: 270 Ft.
ROW: Ellison Dr NW; 170 Ft.



WGS_1984_Web_Mercator_Auxiliary_Sphere
12/4/2023 © City of Albuquerque

1: 3,496

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

CITY OF ALBUQUERQUE C/O REAL PROP
DIVISION
PO BOX 1293
ALBUQUERQUE NM 87103-2248

BOARD OF EDUCATION
PO BOX 25704
ALBUQUERQUE NM 87125-0704

CITY OF ALBUQUERQUE
600 SECOND ST NW SUITE 120
ALBUQUERQUE NM 87102-6228

VIENTECILLO LLC
PO BOX 14798
ALBUQUERQUE NM 87191-4798

Cibola Loop NA
Ginny Forrest
4113 Logan Road NW
Albuquerque NM 87114

Cibola Loop NA
Julie Rael
10700 Del Sol Park Drive NW
Albuquerque NM 87114

CITY OF ALBUQUERQUE
PO BOX 2248
ALBUQUERQUE NM 87103-2248

9589 0710 5270 1312 9488 80

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com™.

Albuquerque, NM 87103

Certified Mail Fee	\$4.35
\$	\$3.55
Extra Services & Fees (check box, add fees as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56

Sent To: CITY OF ALBUQUERQUE
 PO Box 2248
 ABQ, NM 87103

Postmark Here: ALBUQUERQUE, NM 87103 DEC 6 2023

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1312 9488 58

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com™.

Albuquerque, NM 87102

Certified Mail Fee	\$4.35
\$	\$3.55
Extra Services & Fees (check box, add fees as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56

Sent To: CITY OF ALBUQUERQUE
 600 2nd ST NW
 ABQ, NM 87102

Postmark Here: ALBUQUERQUE, NM 87102 DEC 6 2023

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1312 9488 65

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com™.

Albuquerque, NM 87191

Certified Mail Fee	\$4.35
\$	\$3.55
Extra Services & Fees (check box, add fees as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56

Sent To: Vientecillo LLC
 PO Box 14798
 ABQ, NM 87191

Postmark Here: ALBUQUERQUE, NM 87191 DEC 6 2023

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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For delivery information, visit our website at www.usps.com™.

Albuquerque, NM 87114

Certified Mail Fee	\$4.35
\$	\$3.55
Extra Services & Fees (check box, add fees as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56

Sent To: Cibola Loop WA - Yvonne Dael
 16700 Del Sol PK Dr. NW
 ABQ, NM 87114

Postmark Here: ALBUQUERQUE, NM 87109 DEC 6 2023

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1312 9488 96

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Albuquerque, NM 87103

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fees as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56



Sent To: City of Abq - C/O Real Prop
Street and Apt. No., or PO Box No.: PO Box 293
City, State, ZIP+4: Abq, NM 87103

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1312 9488 96

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Albuquerque, NM 87114

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fees as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56



Sent To: Cirula Loop WA - Bunny Forrest
Street and Apt. No., or PO Box No.: 413 Logan Rd NW
City, State, ZIP+4: Abq, NM 87114

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Sent To: Board of Education
Street and Apt. No., or PO Box No.: 5704
City, State, ZIP+4: Abq, NM 87103

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fees as appropriate)	\$3.55
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56



Albuquerque, NM 87125

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

9589 0710 5270 1312 9488 89

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from 1/3/2024 To 2/20/2024

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.

Regina Okaya
(Applicant or Agent)

1/3/2023
(Date)

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

PROJECT NUMBER: PR-2022-007518/RZ-2023-00047

Facing Ellison

REQUEST

Zone Map Amendment to rezone the Property from MX-L to R-ML

Located at NW corner Cibola Loop NW & Ellison Dr NW

Site acres ± 1.2 acres

Property Owner: Vientecillo LLC

Join Zoom Meeting
<https://calba.zoom.us/j/2269592859>
Meeting ID: 226 959 2859

The City of Albuquerque Environmental Planning Commission will hold a public hearing in the Plaza Del Sol Building Hearing Room, Basement, 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 01/03/2024 to 02/06/2024
by Vientecillo LLC (applicant) / Modulus Architects (agent) 505-228-1499 (ext 1022)
applicant/agent phone

REFER TO FILE# PR-2022-009518/R2-2023-00047

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

Facing Ellison



FACILITATED MEETING

CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM ZOOM MEETING REPORT
NWC of Coors and Ellison NW

Project: EPC - CABQ facilitated meeting.

Property Description/Address: NWC of Coors and Ellison NW

Date Submitted: December 10, 2023

Submitted By: Jocelyn M. Torres, Land Use Facilitator

Meeting Date/Time: December 7, 2023, 5:00 PM- 7:00 PM

Meeting Location: Zoom

Applicant/Owner: Jerome Maldonado, Vientecillo, LLC

Agent: Regina Okoye, Modulus Entitlements Manager

Neighborhood Associations/Interested Parties: Westside Coalition; Cibola Loop (CLNA)

Please note that this is a summary, not a transcript, of the December 8, 2023 CABQ facilitated meeting.

Background Summary.

Applicant seeks an IDO zoning variance for Lot 4; consisting of 5.1785 acres. The entire parcel consists of four lots and only Lot 4 requires an EPC variance. Mr. Maldonado intends to change the IDO Zoning on Lot 4 from MX-L¹ to RM-L.² The current 2017 site plan provides for commercial development on that lot. The MX-L zone requires commercial use on the ground floor and the intended development is for only residential use. The intended use of the entire parcel is for market rate multi-family residential housing. Applicant will follow the right in right out ingress and egress traffic pattern included in the existing 2017 commercial development site plan. RM-L's 38 foot height limit allows a maximum of three stories. The site is located in a Major Transit Corridor near Cibola High School. Applicant will not file a site plan at this development stage but will provide a similar Rio Rancho site plan. Applicant is Albuquerque based and also has developments in Rio Rancho, Colorado and Arizona.

Discussion.

1. Agent addressed the existing commercial zoning and intended multi-family use.
2. Agent covered agenda topics and responded to participant questions and comments.

¹ Part 14-16-2: Zone Districts 2-4(B): Mixed-use - Low Intensity Zone District (MX-L)2-4: Mixed-use Zone Districts 2-4(B) (1): 2-4(B) MIXED-USE -LOW INTENSITY ZONE DISTRICT (MX-L)2-4(B) (1) Purpose The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at intersections of collector streets. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors. Other allowable uses are shown in Table 4-2-1.

² Part 14-16-2: Zone Districts 2-3(E): Residential - Multi-family Low Density Zone District (R-ML)2-3: Residential Zone Districts 2-3(E) (1): Purpose 2-3(E) RESIDENTIAL - MULTI-FAMILY LOW DENSITY ZONE DISTRICT (R-ML) 2-3(E) (1) Purpose 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. Allowable uses are shown in Table 4-2-1.

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3. Agent will complete action items within one week from the report date.
4. Participants offered several comments and questions.

Conclusions.

- a. Applicant intends to have the matter heard at the EPC hearing of January 18, 2024.
- b. CLNA participants voiced opposition to Applicant's request for an EPC zoning variance from MX-L to RM-L.

Meeting Specifics. *Participant Questions and Comments are Italicized.* Others are displayed in regular font. *Q- Question; C-Comment; A-Answer; C- Comment.*

1. Applicant's Purpose and Intended Development.

- a. *Q: Facilitator: Why is the developer downzoning?*

A: The current MX-L zone requires commercial development on the ground floor. This development is intended to be multi-family residential.

- b. *Q: How many units are intended?*

A: We don't have the proposed site plan at this development stage.

- c. *Q: How tall with the building be?*

A: The RM-L zone allows for a total height of 38 feet, which is three stories. We intend to remain within the allowed building height. The 2017 site plan allows for 38 feet.

Q: Will there be fill dirt?

A: That requires a topography study, which has not been done at this development stage. This application only pertains to the requested zone change amendment.

- d. *Q: Will this be low income housing?*

A: No. This will be market rate housing.

- e. *Q: Can you consider low income housing?*

A: They do not intend to move forward with low income housing. It will be market rate housing. They don't qualify for low income financing.

Facilitator: From my experience, there is a difference in the funding structure regarding low income as opposed to market rate housing.

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f. *Q: Is a group home in the plan?*

A: No that is not being planned.

2. **Property Management.**

Q: Will the property be managed on site?

A: We don't have a site plan at this point.

Facilitator: Does the Applicant typically include an onsite management office for apartment development?

A: That will require follow up. *See* Action Items 1 and 2.

3. **Drainage Design, Ingress, Egress and Landscaping.**

a. *Q: What is the drainage and traffic ingress/egress design? How will the developer accommodate traffic from Cibola High School?*

A: There is no site plan at this time so we don't have the drainage design. The ingress and egress traffic patterns will follow those depicted in the 2017 site plan. There are three points of ingress and egress. The ingress is from Ellison and there will be a right in/right out traffic flow.

Q: Is there a traffic light at the point of ingress? There is a deceleration lane, right?

A: There is no traffic light since that is not an intersection. There is a deceleration lane on Ellison.

b. *C/Q: Right now the Cibola High traffic backs up at that location. There is a lot of traffic congestion. What we really need is an additional Cibola High parking lot. Will the zone change disallow Cibola High parking?*

A: We will submit a Traffic Impact Study (TIS) form to the City in order to determine whether a traffic study is required. The intended RM-L zone does not allow for high school parking.

c. *Q: Why are you adding to the traffic congestion that already exists?*

A: The commercial zoning allows for more uses. We are actually downzoning what is allowed on this property.

d. *C: The proposed (July, 2024) changes to the RM-L zone allow for parking as a permissive use.*

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A: We are filing the application under the current IDO. Currently the RM-L permissive use only applies to accessory parking, which does not include the high school.

e. *Q: How many stories are proposed and what is the intended parking to tenant ratio?*

A: We don't have a site plan for this location.

Q: Is there a site plan for another location that can give us an idea of how this structure will be designed?

A: Yes. The Applicant's Rio Rancho site plan pertaining to the Inca/Idalia multi-family development has just been approved.

Facilitator: Can you provide that site plan?

A: Yes, although Rio Rancho has different building standards. *See* Action Item 2.

f. *Q: Who will be in charge of landscaping and upkeep?*

A: The developer is in charge of all landscaping provided for this project, which includes landscaping along the street and median. The Parks and Recreation Department assists with landscaping plans.

g. *C: Please provide that property's chain of title for the past five years.*

A: Yes I'll provide that information. *See* Action Item 5.

4. Why More Apartments?

a. *Q/C: Why are they building more apartments at that location? We already have two apartment complexes in this vicinity.*

A: The requested zone change conforms to existing uses in that location. Our justification letter for the zone change provides that information.

Facilitator: Can you provide a link to that letter?

A: Yes. *See* Action Item 3.

b. *C/Q: Existing apartments have a lot of availability. Why do we need more?*

c. *C: The IDO allows for work force housing. It also limits the placement of liquor or cannabis establishments near a school.*

Facilitator: From my experience, work force housing has many specific financing requirements. Do you know whether the developer intends to build work force housing?

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A: This development will not include work force housing. It will be a market rate apartment complex. Also, the IDO MX-L zoning limits liquor or cannabis establishments that are within 200 to 400 feet of a school. The distance between this property line and Cibola High is greater than that specified in the IDO so those types of establishments could be allowed under the current zoning.

5. Construction Timeline, Noise, Dust and Dirt Infill.

a. *Q: What is the construction timeline?*

A: Hypothetically six to seven months.

Facilitator: Can we use the Rio Rancho development as an example? How long will that construction take and will there be noise, dust and other controls put into place?

A: We will comply with the IDO requirements regarding noise, dust, environmental and other controls on construction. We do not have an estimated construction timeline for either Rio Rancho or Albuquerque.

Facilitator: Just go ahead and provide the Rio Rancho site plan and that will suffice for now.

b. *Q: Will you need infill dirt for this development?*

A: We won't know whether we need dirt infill until a topography study is completed.

6. Rio Rancho Apartment Complex, Amenities and Number of Units.

a. *Q: What feedback did you receive from the Rio Rancho neighborhood associations?*

A: That facilitated meeting was very similar to this. There were several questions.

Q: Was there a lot of resistance?

A: The Rio Rancho meeting pertained to a site plan rather than a zone map amendment so there is not a direct comparison.

Facilitator: The neighborhood will have an opportunity to meet when you submit the site plan, right?

A: There will be opportunities for future neighborhood meetings when we submit our site plan to the Design Facilitation Team (DFT) and when we apply for a building permit. The DFT review requires 50 or more units. Signs will also be posted for both applications.

Q: When will you know whether this development will include 50 or more units?

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A: This development will likely involve that number of units. We will have more information regarding the site plan in June or July of 2024.

b. *Q: What is Jerome's vision for his apartments? Does he provide amenities like a swimming pool and community room?*

A: All apartments have some amenities. The size of the lot and economics determine the extent of amenities. We'll follow all IDO requirements, including landscaping and open space. I don't have an exact answer regarding this development.

Facilitator: Does the Rio Rancho site plan include amenities?

A: Yes.

Facilitator: The Rio Rancho site plan is already being provided as an Action Item.

Q: Who does Jerome market to? He is local. I hope he realizes that rent has gone up drastically in the last few years, so I'm hoping that the rent is reasonable.

A: He markets to the middle class at market value. He doesn't want to go too high or too low on the rent. I can follow up and get the information on his marketing plan.

Facilitator: Action Item 4 will pertain to Applicant's marketing plan for this development and for the Rio Rancho apartments.

c. *Q: Will these apartments devalue our property?*

A: I will research the devaluation question regarding commercial versus multi-family development. *See* Action Item 6.

C: I am a realtor. There are already apartments in this area and property values have remained constant.

d. *Q: Will Jerome keep or sell the apartments?*

A: I believe that he intends to keep the apartments as rental property but I will look into that. *See* Action Item 7.

Action Items. (Due within one week from report date).

1. Agent will provide information as to whether the Applicant typically has an onsite apartment management office.
2. Agent will provide Applicant's Rio Rancho Inca/Idalia site plan in order to demonstrate the number of stories, intended parking to tenant ratio, number of units, amenities and management office for that development.
3. Agent will provide a link to Applicant's CABQ EPC justification letter.

