



Environmental Planning Commission

Staff Report

Agenda Number: 5
Project #: PR-2023-009652
Case #: RZ-2024-00023
Hearing Date: May 16, 2024

Agent	Consensus Planning, LLC
Applicant	JLM Living, LLC
Request	Zoning Map Amendment (zone change)
Legal Description	for all or a portion of a Tract 1 (westerly portion) Summary Plat 68.75 Acre Tract and a 66.15 Acre Tract Paradise Hills (excludes a portion out to the R/W), located at the northwest corner of Unser Blvd and Avenida de Jaimito.
Location	Between Avenida de Jaimito, and Paseo del Norte
Size	Approximately 20 acres.
Existing Zoning	MX-M & MX-T
Proposed Zoning	MX-T

Staff Recommendation

APPROVAL of RZ-2024-00023, based on the Findings beginning on Page 23.

Staff Planner
William A. Foster, IV

Summary of Analysis

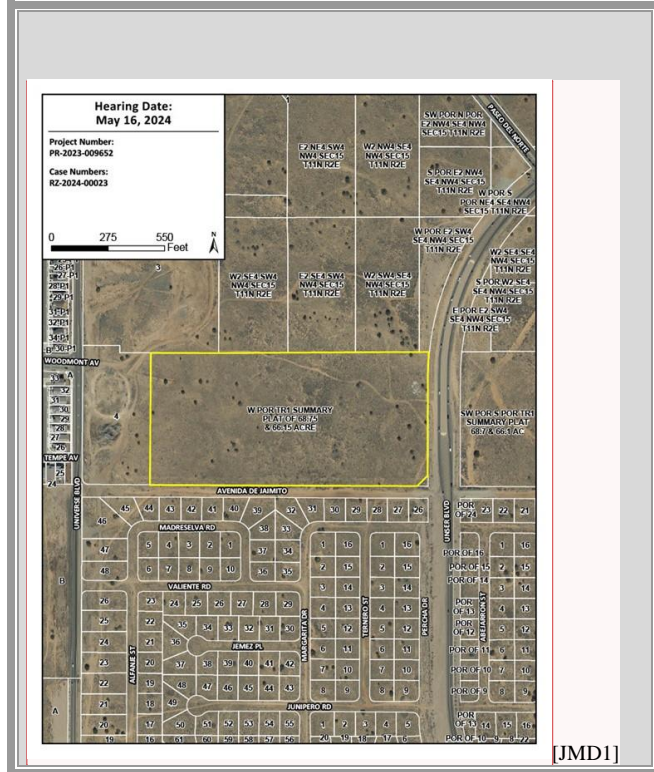
The request is for a zoning map amendment for an approximately 20-acres site from MX-M and MX-T to MX-T to remove the floating zone line.

The subject site is in an Area of Change and located in the Volcano Heights Urban Center. It is also within the overlay zones of Volcano Mesa CPO-13 and Northwest Mesa Escarpment VPO-2.

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

The affected neighborhood organization is the Paradise Hills Civic Association (NA), which was notified as required. Property owners within 100 feet of the subject site were also notified as required. As of this writing, Staff is unaware of any opposition.

Staff recommends **approval**.



[JMD1]

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Attachments

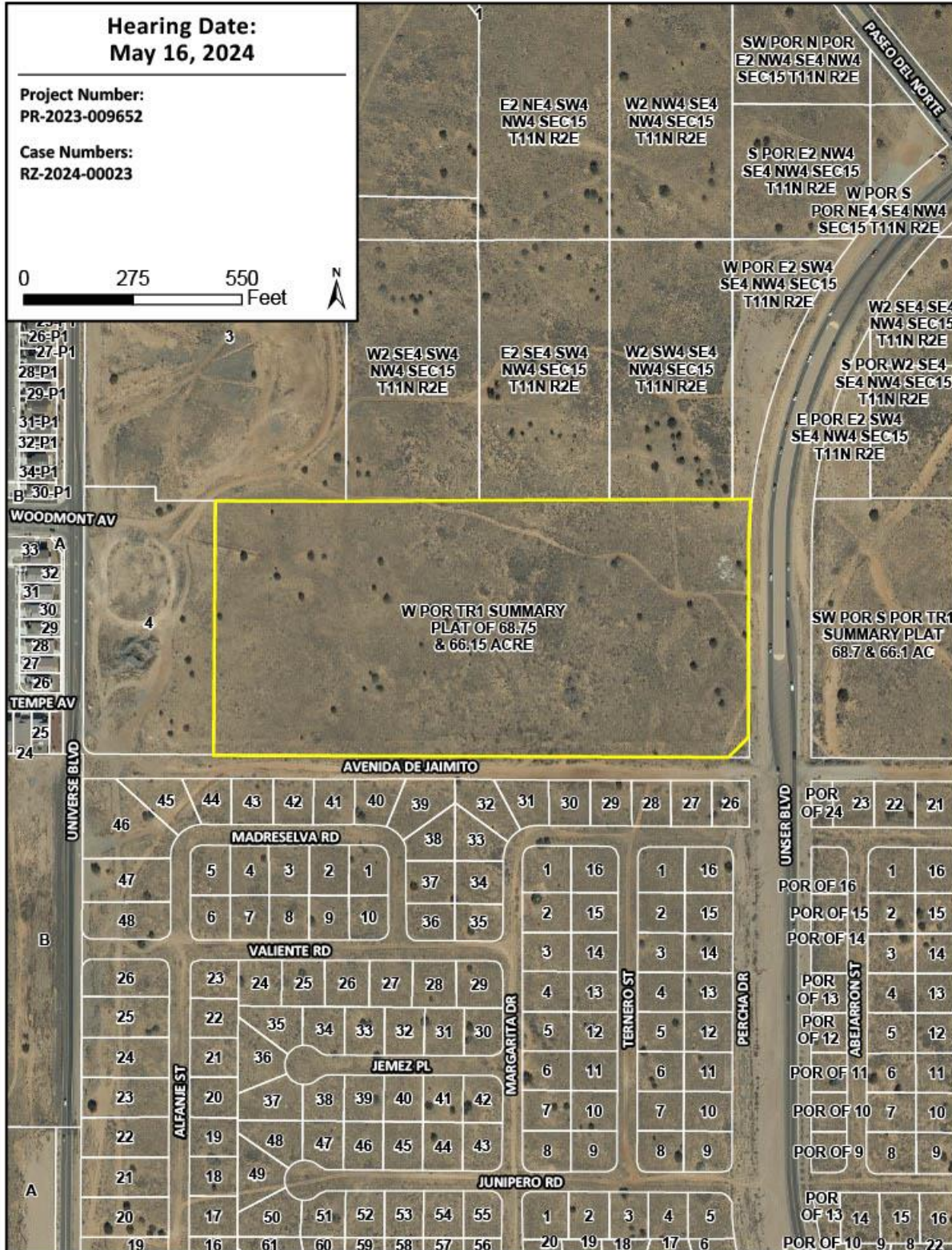
2-Photographs – Existing Conditions p. 33

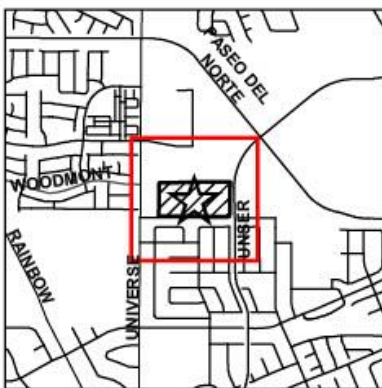
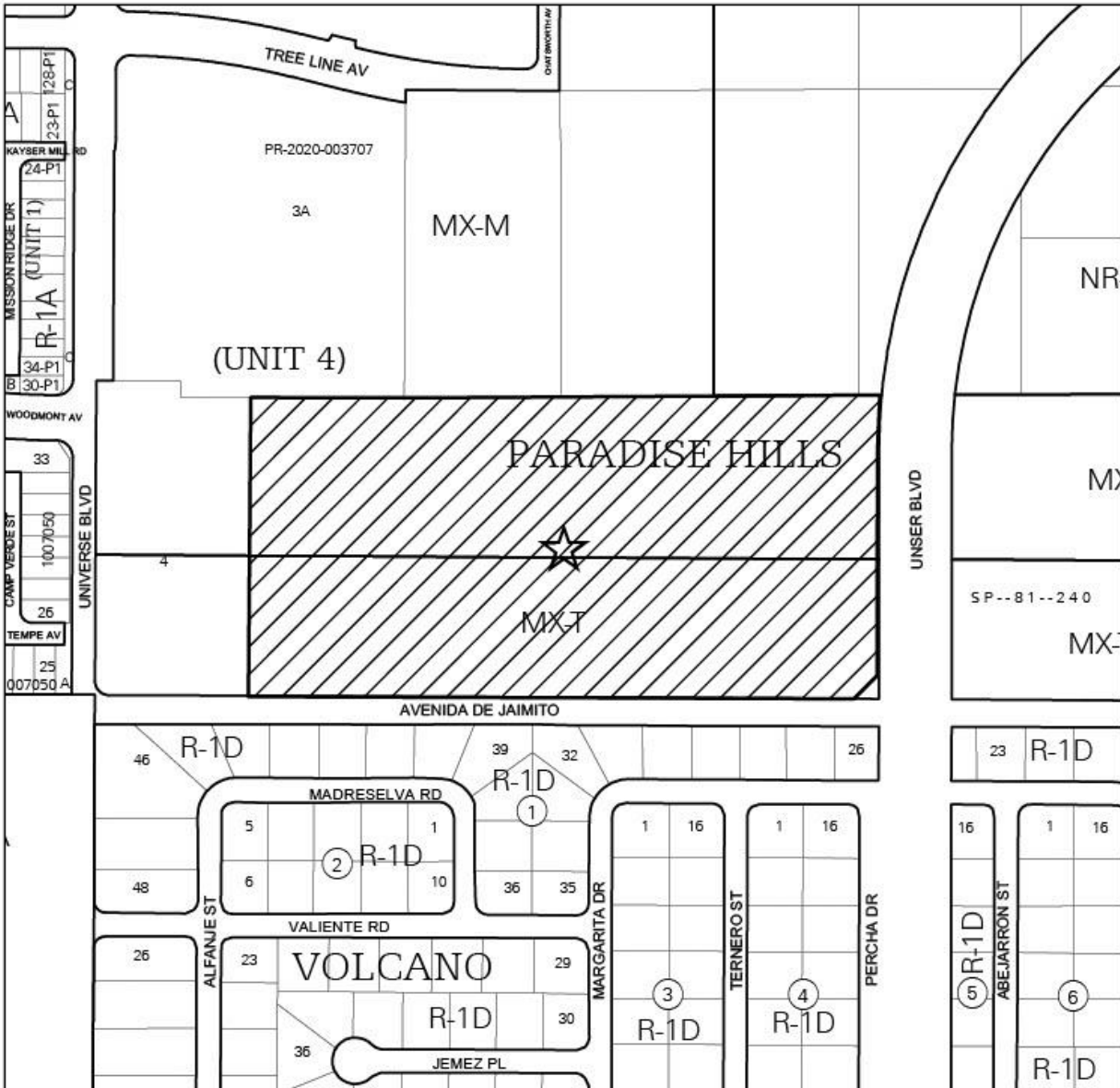
3-Zoning p. 37

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IDO ZONING MAP

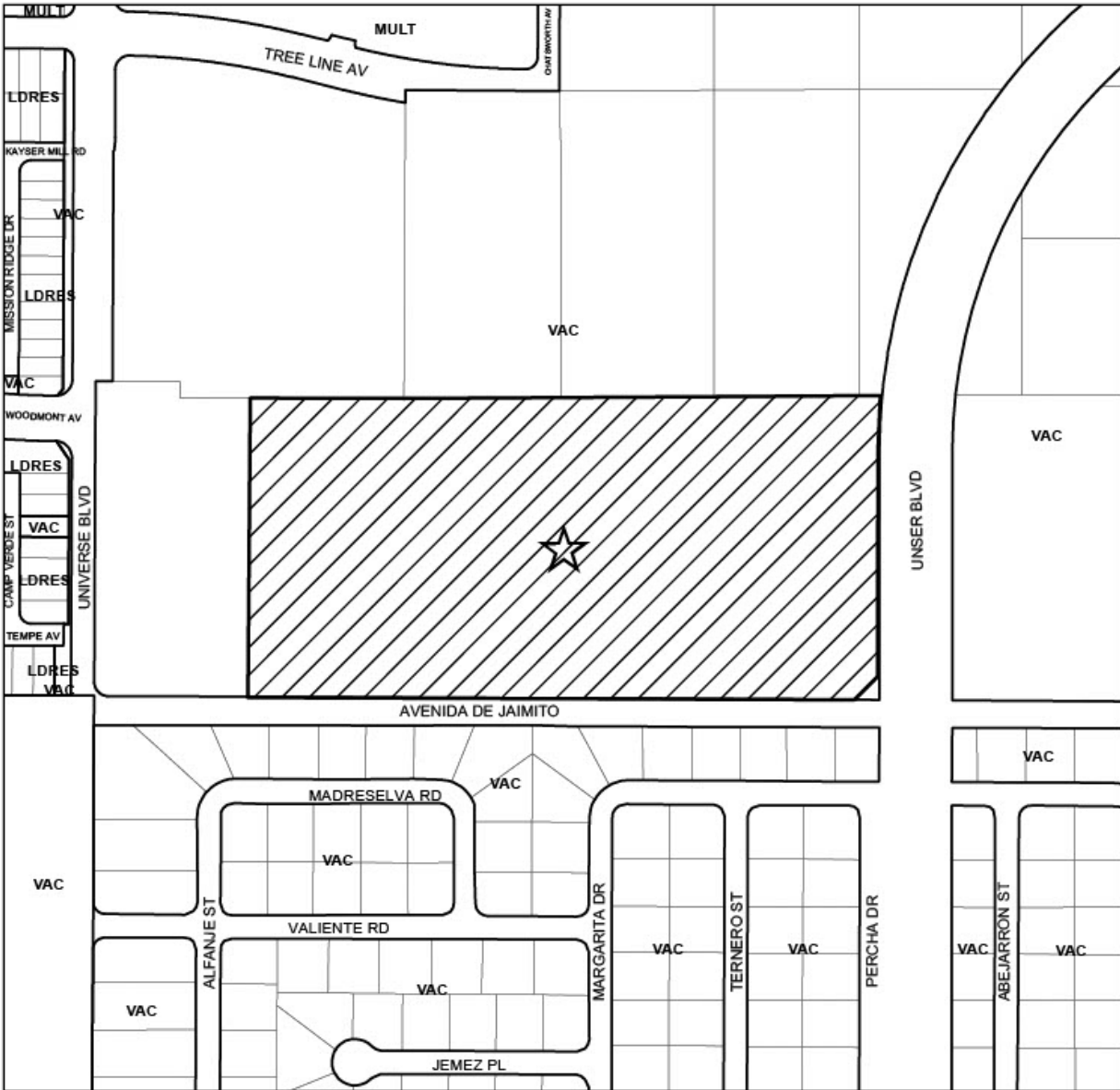
Note: Gray shading indicates County.



1 inch = 300 feet

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LAND USE MAP

Note: Gray shading indicates County.

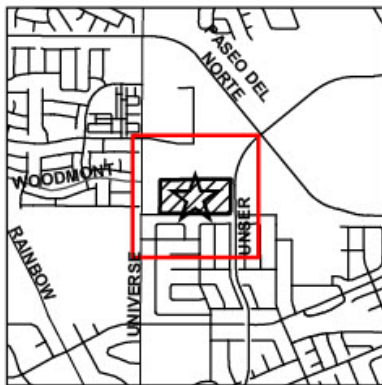
- | | |
|--------------------------------------|--------------------------------|
| Key to Land Use Abbreviations | APRT Airport |
| LDRES Low-density Residential | TRANS Transportation |
| MULT Multi-family | AGRI Agriculture |
| COMM Commercial Retail | PARK Parks and Open Space |
| CMSV Commercial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



1 inch = 300 feet

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HISTORY MAP

Note: Gray shading indicates County.



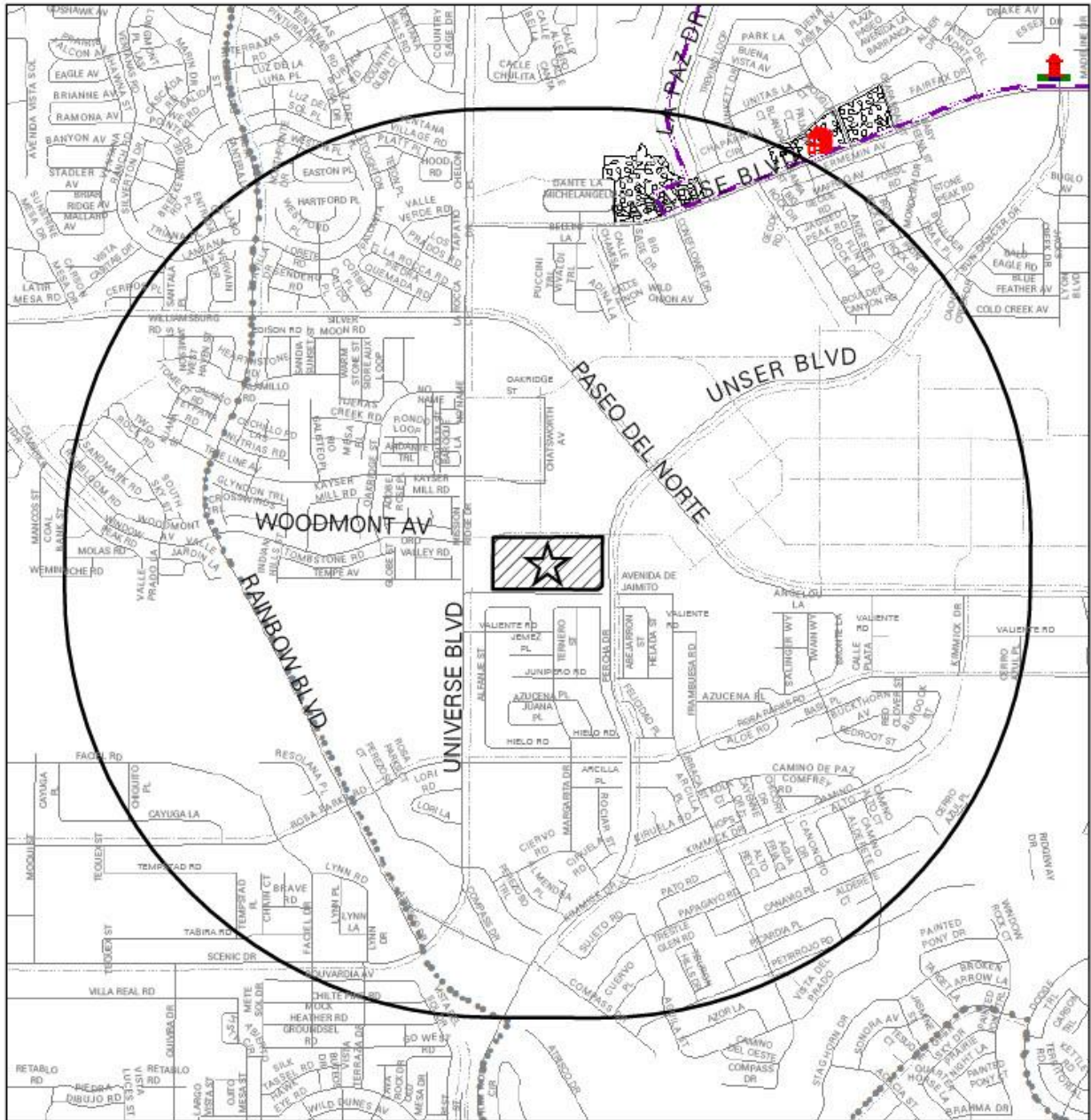
1 inch = 300 feet

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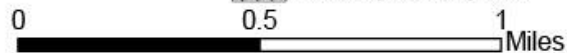
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Public Facilities Map with One-Mile Buffer

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



I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	MX-M/MX-T	Area of Change	Vacant
<i>North</i>	MX-M, NR-BP, MX-H	Area of Change	Business Park, Mixed-Use
<i>South</i>	R-1D	Area of Change	Residential
<i>East</i>	MX-M, MX-T, R-ML	Area of Change	Residential, Mixed-Use
<i>West</i>	R-1A	Area of Change	Residential

Request

The request is for a zoning map amendment (zone change) for an approximately 20-acres site legally described as all or a portion of Tract 1 (westerly portion) Summary Plat 68.75 Acre Tract and a 66.15 Acre Tract Paradise Hills (excludes a portion out to the R/W), located at the northwest corner of Unser Blvd and Avenida de Jaimito. (the “subject site”).

The applicant is requesting a zone change from MX-M (Mixed-Use - Medium Intensity) and MX-T (Mixed-Use – Transition) to MX-T (Mixed-Use - Transition) to remedy a floating zone line and facilitate future development of the subject site.

EPC Role

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

Context

The subject site is vacant land. The subject site is located in an area surrounded by areas of change to the west, north, and east and a variety of land uses including low-density residential, commercial, and business park uses. There is primarily MX-M zoned parcels north of the property into the Volcano Heights community consisting of a mix of residential uses, commercial uses and vacant lots. Surrounding the subject site to the south and west are primarily R-1 zoned parcels, which are designated areas of consistency. The majority of the surrounding area to the north, south, and east, is vacant.

History

The subject site was annexed into the City on July 12, 1985 (O-37-1985). The former zoning prior to the 2018 IDO conversion was SU-2 for Residential in the southern section of the parcel and SU-

2 for Commercial in the northern portion of the parcel which was established per the adopted Volcano Heights Sector Development Plan on August 5, 2013.

A sketch plat was done for the subject site with an application date of December 6, 2023 for the proposed future development of residential uses (PR-2023-009652_PS-2023-00211).

There is no additional case history known for the subject site.

Transportation System

The Long-Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Region Planning Organization (MRMPO), identifies the functional classifications of roadways. Avenida de Jaimito is a local street at the southern parcel. The northern part of the subject site is a Proposed Major Collector extending Woodmont Ave NW. Unser Boulevard to the east of the property is an Existing Regional Principal Arterial. Universe Boulevard NE to the west of the property is an Existing Minor Arterial.

Comprehensive Plan Designations

The subject site is in an Area of Change and is within the Volcano Heights Urban Center. Urban Centers incorporate a mix of residential and employment uses at a lower density and intensity than Downtown. While Urban Centers serve a smaller portion of the region, they also provide a unifying urban identity for the areas that coalesce around them. The subject site is located along the Unser Blvd. Commuter Corridor.

The subject site is located in the Northwest Mesa Community Planning Area (CPA). The Northwest Mesa CPA boasts impressive views of the city, the Rio Grande, and the Sandia Mountains from atop the mesa in the Albuquerque's far northwest corner. The CPA spans the area west of the Rio Grande to city's western edge and between Montañño and Gila Roads and the Bernalillo/Sandoval County line to the north.

Northwest Mesa CPA is made up of many single-family residential subdivisions that were developed over the past several decades. The area's suburban characteristics include wide streets, large setbacks, and shopping centers with large parking lots. Much of Northwest Mesa's commercial businesses are along Coors Boulevard, including Cottonwood Mall. The Coors corridor connects Albuquerque to nearby Rio Rancho and Corrales. Development continues on the vacant land in Northwest Mesa, especially in the western portion of the CPA.

The topography in the Northwest Mesa CPA is primarily characterized by the Petroglyph National Monument, specifically its canyons. Boca Negra Canyon and Piedras Marcadas Canyon cut through the middle of the Northwest Mesa and provide residents with close access to recreation and open space. This CPA also has access to open space west of the Rio Grande via the area's many trails throughout the Bosque.

Trails/Bikeways

There is a proposed bike lane and proposed paved trail along Unser Blvd NW.

Transit

At current, there is not public transit from the subject site. Universe Blvd NW is considered a tertiary to the west of the subject site.

Public Facilities/Community Services

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

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions

Zone District

One of the zone districts established by the IDO and the boundaries of such zone districts shown on the Official Zoning Map. Zoning regulations include the Use Regulations, Development Standards, and Administration and Enforcement provisions of the IDO.

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

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

Mixed-Use Zone District: Any zone district categorized as Mixed-Use in Part 14-16-2-4 of the IDO.

Non-Residential Zone District: Any zone district categorized as Non-Residential in Part 14-16-2-5 of the IDO.

Zone District

One of the zone districts established by the IDO and the boundaries of such zone districts shown on the Official Zoning Map. Zoning regulations include the Use Regulations, Development Standards, and Administration and Enforcement provisions of the IDO.

Zoning

The subject site is zoned MX-M [Mixed-Use - Medium Intensity, IDO 14-16-2-4(D)] and MX-T [Mixed-Use - Transition, IDO 14-16-2-5(D)], which was assigned upon adoption of the IDO in 2018 as a conversion from the former SU-2 (VHNT-Residential) zoning.

The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors. Allowable uses are shown in Table 4-2-1.

The purpose of the MX-T zone district is to provide a transition between residential neighborhoods and more intense commercial areas. Primary land uses include a range of low-density residential, small-scale multi-family, office, institutional, and pedestrian-oriented commercial uses. Allowable uses are shown in Table 4-2-1.

The request is to change the subject site's zoning to MX-T (Mixed-Use - Transition Zone District, IDO 14-16-2-4(C)). The purpose of the MX-T zone district is to provide a transition between residential neighborhoods and more intense commercial areas. Primary land uses include a range of low-density residential, small-scale multi-family, office, institutional, and pedestrian-oriented commercial uses. Allowable uses are shown in Table 4-2-1. Specific permissive uses are listed in Table 4-2-1: Allowable Uses, IDO pg. 151.

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

ALBUQUERQUE / BERNALILLO COUNTY COMPREHENSIVE PLAN

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Change. Areas of Change allow for a mix of uses and development of higher density and intensity in areas where growth is desired and can be supported by multi-modal transportation. The intent is to make Areas of Change the focus of new urban-scale development that benefit job creation and expanded housing options. By focusing growth in Areas of Change, additional residents, services, and jobs can be accommodated in locations ready for new development

Applicable Goals and policies are listed below. Staff analysis follows in ***bold italics***.

In this case, the Goals and policies below were included by the applicant in the justification letter. Staff found most applicable, and added a policy denoted with an * in the analysis.

Chapter 4: Character

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

The request to downzone from MX-M and MX-T to MX-T could enhance, protect and preserve the surrounding community. The requested zoning could assist receptiveness of future development, enhancing the surrounding community by offering more buffering between residential and commercial development that could align with the character of the area. This request furthers Goal 4.1 Character.

Policy 4.1.2 Community Identity Policy: 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 could provide additional transition between the residential and commercial development that would be consistent with the distinct character of neighboring communities. The limited southern portion of the subject site is currently the only MX-T between the residential to the south and MX-M and NR-BP to the north. This request furthers Policy 4.1.2 Community Identity Policy.

Chapter 5: Land Use

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

The subject site is in an Area of Change and located in the Volcano Heights Urban Center and along the Unser Blvd. Commuter Corridor. The request could facilitate future development that would be accessible to the surrounding residential areas to the south and west and mixed commercial development to the north and east with this property being a central low intensity development site for both zoning districts. Ideally within walking and/or biking distance. The zone change could provide the opportunity for lower intensity transitional growth as a community of strong Centers connected by a multi-modal network of Corridors. This request partially furthers Goal 5.1 Centers & Corridors.

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

The subject site could facilitate desired growth by many of the permissive uses that MX-T presents serving as a transitioning zone. However, it also allows for the permissive uses of residential single-family detached which the current ABC Comp Plan seeks to highly discourage more of on the West Side. The possible addition of single-family detached in the permissive use discourages the desired growth on the subject site. This request partially furthers Goal 5.1.1 Desired Growth.

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

The subject site being downzoned to MX-T could create significantly less intense growth to the Volcano Heights Urban Center not more given the permissiveness for single-family detached and other low-intensity residential uses permitted in the MX-T. A more appropriate zoning could be R-MH or MX-L that allow for residential but only in the form of multi-family, live-work, and townhouse development while still providing a less intense zone between MX-M and residential zones to the south and west of the subject site. This request partially furthers Goal 5.1.2 Development Areas.

Policy 5.1.4 Urban Centers: Create highly accessible and walkable Urban Centers that provide a range of employment opportunities and higher density housing options

The proposed zoning map amendment to MX-T could provide office, institutional, and pedestrian oriented commercial uses. These uses would provide a wide range of employment that compliments NR-BP and MX-M zoning to the north. This would be an ideal usage in

proximity to adjacent residential districts to the south and west. However, the zoning map amendment MX-T also allows for single-family detached, cluster development, and cottage development which would not create a highly accessible and walkable Urban Center that provide higher density housing options. This request partially furthers Policy 5.1.4 - Development Areas.

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 designated as and is surrounded by Areas of Change. The request could encourage and direct growth to the area where it is expected and desired. Because the subject site would be fully MX-T it could increase the height limitations between the more intense commercial uses and the surrounding residential uses with office and retail that is more geared toward households. This could allow residentially zoned areas to be more receptive to further intense development to the north without feeling like it is impacting or encroaching on their quality of life. The request furthers Goal 5.6-City Development Areas.

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

The proposed zone change could direct growth and more intense development in a zone that is adjacent to residential with emphasis on office, institutional, and pedestrian oriented commercial uses. The current ABC Comp Plan's emphasis on more employment on the West Side is discouraged by MX-T's permissive residential uses of single-family detached, cluster development, and cottage development. The permissive use of duplexes being the lone exception in the downzone that could still speak to more intensity. This request partially furthers Policy 5.6.2 Areas of Change.

Chapter 9: Housing

Goal 9.1 Housing 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 subject site's transition to MX-T could provide housing supply, but currently has the availability of housing supply with MX-M through townhomes, live-work, and multifamily housing options. With considerable residential to the south and west of the subject site the downzone does not eliminate housing supply, but also does not present a significant increase to the available housing options currently proposed or available in the area other than the availability of two-family detached that is available in MX-T and not in MX-M. The request partially furthers Goal 9.1 Housing Supply.

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

The downzoning of the subject site to MX-T could potentially increase density. Multifamily, live-work, and townhouses are all permissible in the transitional zone. However, single-family detached, cluster development, cottage development, and two-family detached (duplex) are also permissible. The permissive use of these residential options would decrease density possibilities and not increase which would be certain of in zones R-MH, MX-L, MX-M, and MX-H. The request partially furthers Goal 9.1 Housing Density.

Non-Applicable Goals and Policies

Chapter 6: Transportation

Goal 6.1 Land Use: – Transportation Integration; Plan, develop, operate, and maintain a transportation system to support the planned character of existing and future land uses.

The policy is not applicable to the request of a zone change at this time. If the applicant had submitted the zone change in conjunction with a site plan, then it would be able to be taken under consideration.

Policy 6.1.8 Commuter Corridors: Prioritizes automobile travel in street design and improvements by allowing higher traffic speeds, managing access for autos and pedestrians, and improving safety for pedestrians at signalized intersections.

The policy is not applicable to the request of a zone change at this time. If the applicant had submitted the zone change in conjunction with a site plan, then it would be able to be taken under consideration.

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

Requirements

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

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

Justification & Analysis

The zone change justification letter analyzed here, received on April 29, 2024 is a response to Staff's request for a revised justification (see attachment). The subject site is currently zoned MX-M (Mixed Use – Medium Intensity Zone) and MX-T (Mixed Use – Transition). The applicant is requesting to rezone the parcel to MX-T (Mixed Use – Transition). The reason for the request is to remedy a floating zone line.

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

Applicant: The proposed zone change is consistent with the health, safety, and general welfare of the City as shown in the following review of the Comprehensive Plan Goals and Policies.

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

Applicable citations: Goal 4.1-Character, Policy 4.1.2-Community Identity, Goal 5.1-Centers & Corridors, Policy 5.1.1-Desired Growth, Policy 5.1.2-Development Areas, Policy 5.1.4-Urban Centers Goal 5.6-City Development Areas, Policy 5.6.2-Areas of Change, Housing Goal 9.1-Supply, Housing Goal 9.3-Density

Non-applicable citations: Goal 6.1 Transportation Integration, Policy 6.1.8 Commuter Corridors

The applicant's policy-based response generally demonstrates that the request furthers a preponderance of applicable Goals and Policies regarding *Community Identity*, land use, centers and corridors, development areas, housing and economic development. It does present some conflict with the Comprehensive Plan as it relates to land use on the West Side. Overall, the request is consistent with the City's health, safety, morals and general welfare. The response to Criterion A is generally sufficient.

- B. 6-7(G)(3)(b) If the subject property is located partially or completely in an Area of Consistency (as shown in the ABC Comprehensive Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria.
1. There was typographical or clerical error when the existing zone district was applied to the property.
 2. There has been a significant change in neighborhood or community conditions affecting the site.
 3. A different zone district is more advantageous to the community as articulated by the ABC Comprehensive Plan, as amended (including implementation of patterns of land use,

development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant: This policy does not apply as this property is not in an area of Consistency.

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

- C. 6-7(G)(3)(c) If the subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets any of the following criteria:
1. There was a typographical or clerical error when the existing zone district was applied to the property.
 2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
 3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant: The subject property is located wholly in an Area of Change. The existing zoning is inappropriate because of Criteria #1 and Criteria #3 above. The floating line created two different zones on the subject property and appears to have been an error when applied. The zone line runs through the center of the site, creating difficulty in developing the site to comply with IDO Development Standards. A zone change to MX-T for the northern portion for the site will correct the mixed zoning for the property and allow for transition into the non-residential Urban Center north of Woodmont Avenue.

In response to Criteria #3, the MX-T zone is most advantageous for the community because it will allow development at the appropriate scale and intensity between the RI-D zoned single-family large lot residential subdivision to the south and the high intensity NR-BP and MX-M zones to the north. It will further the ABC Comprehensive Plan as noted in the earlier responses.

Staff: The subject site is located wholly in an Area of Change.

According to Criterion 1, the subject site existing zoning is currently split with a floating zone line which was an error when the existing boundary of the zone district was applied, most likely with the conversion of zoning when the IDO was established in 2018. Zone district boundaries are usually lot lines.

Based on Criterion 3, the applicant's policy-based analysis demonstrates that the request would further a preponderance of applicable Comprehensive Plan Goals and policies and therefore would be more advantageous to the community than the current zoning. The applicant also

provided responses to the analysis based on the character, land use and economic development goals and policies of the Comprehensive Plan, based on the request. The uses associated with the zone change could be more advantageous to the community. The response to Criterion C is sufficient.

- D. 6-7(G)(3)(d) The requested zoning does not include permissive uses that would be harmful to the neighborhood or the community unless the Use-specific Standards in Section 14-16-4-3 associated with that use will adequately mitigate those harmful impacts.

TABLE 2: USE COMPARISON BETWEEN MX-T and MX-M		
Allowable Use	MX-T	MX-M
Dwelling, single-family detached	P	-
Dwelling, cluster development	P	-
Dwelling, cottage development	P	-
Dwelling, two-family detached (duplex)	P	-
Dormitory	C	P
Group home, medium	C	P
Group home, large	-	P
Overnight shelter	-	C
Sports field	CV	P
Kennel	-	C
Veterinary hospital	C	P
Other pet services	C	P
Auditorium or theater	A	P
Bar	C	P
Catering service	-	P
Mobile food truck	-	P
Nightclub	-	P
Restaurant	C	P
Tap room or tasing room	C	P
Other indoor entertainment	C	P
Bed and breakfast	P	-
Campground or recreational vehicle park	-	C
Car wash	-	P
Light vehicle fueling station	-	P
Light vehicle repair	-	P
Light vehicle sales and rental	-	P
Parking structure	CA	P
Blood services facility	-	C
Club or event facility	C	P
Mortuary	-	P
Personal and business services, large	-	P
Self-storage	-	C
Bakery goods or confectionery shop	C	P
Farmers' market	T	P
General retail, medium	-	P
General retail, large	-	C
Grocery store	-	P
Liquor retail	C	A
Nicotine retail	CA	A
Pawn shop	-	C
Helipad	-	CA
Park and ride lot	C	P

TABLE 2: USE COMPARISON BETWEEN MX-T and MX-M (continued)		
Allowable Use	MX-T	MX-M
Transit facility	C	P
Artisan manufacturing	C	P
Cannabis cultivation	C	P
Cannabis-derived products manufacturing	C	P
Outdoor storage	-	C
Warehousing	-	C
Wholesaling and distribution center	-	C
Drive-through or drive-up facility	-	A
Family home day care	A	-
Outdoor animal run	-	CA
Outdoor dining area	CA	A
Second kitchen indwelling	A	-
Circus	-	T
Garage or yard sale	T	-

Applicant: The requested zoning does not include permissive use that would be harmful to adjacent property, the neighborhoods, or the community as it is a lower intensity transition zone. Table 2 outlines the differences in uses between the MX-T zone and the MX-M zone.

As shown in the table, the uses allowed in the MX-T zone are less intense and will not be harmful to the surrounding community compared to the permissive uses in the MX-M zone. Land uses such as bar, nightclub, cannabis-derived products manufacturing, transit facility, parking structure, vehicle fueling and maintenance, and sports fields are permitted in the MX-M zone, but only conditionally in the MX-T zone.

Staff: The requested MX-T zoning is a downzoning from MX-M and MX-T and does not include many permissive uses that would be potentially harmful to adjacent properties, neighborhoods, or communities. Permitted MX-M uses of consequence would now become conditional uses on the subject site. The response to Criterion D is sufficient.

- 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 any of the following criteria:
1. Have adequate capacity to serve the development made possible by the change of zone.
 2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
 3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement (IIA).
 4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City approved Development Agreement between the City and the applicant.

Applicant Response: This request for a zone change meets Criteria #4, City's infrastructure and public improvements will have adequate capacity when the applicant fulfills its obligations through a City-approved Development Agreement between the City and the Applicant. The Applicant is currently in discussions with the City Engineer on future improvements to streets, sidewalks, and trails are anticipated for Unser Boulevard, Avenida de Jaimito, and Woodmont Avenue. The Applicant is in discussions with City Engineering on options to create an efficient traffic circulation and to support the City's Unser Widening Project. Options to extend Woodmont Avenue to Unser Boulevard to allow entrance and exit to the site are being discussed and are ongoing. The Applicant has agreed to work with the City and negotiate a Development Agreement that will benefit the public and the future development of the site. Development on the site will require a site plan-administrative to the DFT, which will provide a review of the infrastructure requirements prior to approval.

Staff: The City's public improvement and existing infrastructure would have adequate capacity to serve the subject site upon approval or finalization of a future development agreement with the city. Applicant's discussions with City Engineering are in preliminary phase on how the site's development could contribute Unser Widening Project and should be weighed accordingly. Upon approval of a future development agreement the applicant would have to meet all requirements under the IDO, DPM and infrastructure agreements (Criterion 4). The response to Criterion E is sufficient.

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

Applicant: The zoning map amendment is not based on the property's location on a major street. The zone change is requested to develop a property to its fullest potential by providing a use that is similar in intensity to surrounding uses and that offers a solid transition to the Urban Center.

Staff: The subject site is located along Unser Blvd which is a major street. Though this location factors into the applicant's policy analysis as being on a Major Street and Major Transit Corridor, the applicant is not completely basing their justification for the request upon the subject site's location on a major street. The justification for the proposed zone change is based on the advantages it could bring to the community, through the zone change. The response to Criterion F is sufficient.

- 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: The Applicant's justification is not based on the cost of land or economic considerations. The zone change is requested to stabilize zoning on the site and allow development that is advantageous to the community.

Staff: Economic considerations or cost of land are not factors, and the applicant's justification is not based upon them. Rather, the applicant has adequately demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies and does not conflict with them. The request to downzone could facilitate the development of the subject site with a transitional intensity that would provide further buffering uses that could serve the community. The response to Criterion G is sufficient.

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

1. The subject property is different from the 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: The requested zoning to MX-T is not a spot zone. There are MX-T zoned properties located to the west and east of the subject property.

Staff: This Zoning Map Amendment from MX-M and MX-T to MX-T does not create a "spot zone" that is different from surrounding zone districts. The subject site's southern portion is already zoned MX-T. The response to Criterion H is sufficient.

III. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other agencies reviewed this application. Agency comments begin on p.29.

Neighborhood/Public

The affected neighborhood organization is the Paradise Hills Neighborhood Association (NA) and Westside Coalition of Neighborhood Associations (NA) which was notified as required. Property owners within 100 feet of the subject site were also notified as required (see attachments).

A pre-application facilitated meeting was not requested. As of this writing, Staff has not been contacted and is not aware of any opposition to the request.

IV. CONCLUSION

The purpose of this letter is to request a Zone Map Amendment (zone change) on the northern portion of the property located at the northwest corner of Unser Boulevard and Avenida de Jaimito. The subject property is legally described as Tract 1 (westerly part) summary plat 68.75 acres tracts & 66.15-acre tract Paradise Hills (excluding parts out to right-of-way) containing 18.9 acres, between Universe Blvd NW, and Paseo Del Norte Blvd NE, (the “subject site”).

The subject site is in an Area of Change and located in the Volcano Heights Urban Center. It is also within the overlay zones of Volcano Mesa CPO-13 and Northwest Mesa Escarpment VPO-2. The request could facilitate the development that would be accessible to the surrounding residential areas to the south and west and mixed commercial development to the north and east with this property being a central low intensity development site for both zoning districts. Ideally within walking and/or biking distance. The zone change could provide the opportunity for lower intensity transitional growth as a community of strong Centers connected by a multi-modal network of Corridors.

The applicant wants to change the subject site’s zoning to MX-T (Mixed-Use – Transition Zone District) to remedy a floating zone line and facilitate future development of the subject site.

The applicant has generally justified the request based upon the proposed zoning being more advantageous to the community than the current zoning and furthers a preponderance of applicable Goals and Policies.

Staff is not aware of any opposition as of this writing. **Staff recommends approval.**

FINDINGS - RZ-2024-00023, May 16, 2024- Zoning Map Amendment (Zone Change)

1. The request is a Zone Map Amendment (zone change) on the northern portion of the property located at the northwest corner of Unser Boulevard and Avenida de Jaimito. The subject property is legally described as Tract 1 (westerly portion), Summary Plat 68.75 Acre Tract and a 66.15 Acre Tract, Paradise Hills (excludes a portion out to the R/W), located at the northwest corner of Unser Blvd and Avenida de Jaimito, approximately 20 acres, (the “subject site”).
2. The applicant is requesting a zone change from MX-M (Mixed-Use - Medium Intensity) and MX-T (Mixed-Use - Transition) to MX-T (Mixed-Use - Transition) to remedy a floating zone line and facilitate future development of the subject site.
3. The subject site is in an Area of Change and located in the Volcano Heights Urban Center. It is also within the overlay zones of Volcano Mesa CPO-13 and Northwest Mesa Escarpment VPO-2. The request could facilitate the development that would be accessible to the surrounding residential areas to the south and west and mixed commercial development to the north and east with this property being a central low intensity development site for both zoning districts. Ideally within walking and/or biking distance. The zone change could provide the opportunity for lower intensity transitional growth as a community of strong Centers connected by a multi-modal network of Corridors.
4. The City of Albuquerque Integrated Development Ordinance (IDO) and the Albuquerque/Bernalillo County Comprehensive Plan are incorporated herein by reference and made part of the record for all purposes.
5. The request furthers the following Goal and Policy from Comprehensive Plan Chapter 4: Community Identity
 - A. Goal 4.1 Character: Enhance, protect, and preserve distinct communities

The request to downzone from MX-M and MX-T to MX-T could enhance, protect and preserve the surrounding community. The requested zoning could facilitate future development, enhancing the surrounding community by offering uses of lower intensity that could align with the character of the area.
 - B. Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The request could encourage quality development that would be consistent with the distinct character of neighboring communities. The area currently has a limited transitional zone between higher intensity zone districts and residential zone districts.
6. The request furthers the following Goal and Policies regarding Centers and Corridors from Comprehensive Plan Chapter 5: Land Use
 - A. Goal 5.1 Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The subject site is in an Area of Change and located in the Volcano Heights Urban Center. It is also within the overlay zones of Volcano Mesa CPO-13 and Northwest Mesa Escarpment VPO-2. The request could facilitate the development that would be accessible to the surrounding residential areas to the south and west and mixed commercial development to the north and east with this property being a central low intensity development site for both zoning districts. Ideally within walking and/or biking distance. The zone change could provide the opportunity for lower intensity transitional growth as a community of strong Centers connected by a multi-modal network of Corridors.

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

The subject site could facilitate desired growth by many of the permissive uses that MX-T presents serving as a transitioning zone. However, it also allows for the permissive uses of residential single-family detached which the current ABC Comp Plan seeks to highly discourage more of on the West Side.

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

The proposed zoning map amendment could facilitate development of the subject site along Unser Boulevard. Because the subject site is located in an Urban Center and is a downzone the proposed zone change could contribute to establishing and maintaining appropriate density and scale of development within areas that should be more stable and where similar developments exist.

- D. Policy 5.1.4 Urban Centers: Create highly accessible and walkable Urban Centers that provide a range of employment opportunities and higher-density housing options.

The proposed zoning map amendment to MX-T could provide office, institutional, and pedestrian oriented commercial uses. These uses would provide a wide range of employment that compliments NR-BP and MX-M zoning to the north.

7. The request furthers the following Goal and Policy regarding Development Areas from Comprehensive Plan Chapter 5: Land Use

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

The subject site is designated as and in surrounded by Areas of Change. The request could encourage and direct growth to the area where it is expected and desired. Because the subject site is near an Area of Consistency the proposed zone change would promote uses that would reinforce the character and intensity of the surrounding area.

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

The proposed zone change could serve as an integral transition and direct growth and more intense development to the north and east of the subject site and less intense development on the subject site as adjacent to the south and west as part of an Area of Change within Volcano Heights Urban Center, although future development is not included with this request. The request could promote development in the area where change is encouraged.

8. The request furthers the following Goals from Comprehensive Plan Chapter 9: Housing

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

The subject site's transition to MX-T could provide housing supply, but currently has the availability of housing supply with MX-M through townhomes, live-work, and multifamily housing options.

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

The permissive use of these residential options would decrease density possibilities and not increase which would be certain of in zones R-MH, MX-L, MX-M, and MX-H.

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

- A. Criterion A: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request generally furthers applicable Comprehensive Plan Goals and policies and does not significantly conflict with them.

Applicable citations: Goal 4.1-Character, Policy 4.1.2-Community Identity, Goal 5.1-Centers & Corridors, Policy 5.1.1-Desired Growth, Policy 5.1.2-Development Areas, Policy 5.1.4-Urban Centers Goal 5.6-City Development Areas, Policy 5.6.2-Areas of Change, Goal 6.1-Transportation Integration, Policy 6.1.8-Commuter Corridors, Housing Goal 9.1-Supply, Housing Goal 9.3-Density

The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable Goals and policies regarding land use, centers and corridors, and economic development and thereby does not present any significant conflicts with the Comprehensive Plan. Thus, the request is consistent with the City's health, safety, morals and general welfare. The response to Criterion A is sufficient.

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

- C. Criterion C: The subject site is located wholly in an Area of Change. According to Criterion 1 The subject site existing zoning is currently split with a floating zone line which was an error when the existing boundary of the zone district was applied, most likely with the conversion of zoning when the IDO was established in 2018. Zone district boundaries are usually lot lines. Based on Criterion 3, the applicant's policy-based analysis demonstrates that the request would further a preponderance of applicable Comprehensive Plan Goals and policies and therefore would be more advantageous to the community than the current zoning. The applicant also provided responses to the analysis based on the character, land use and economic development goals and policies of the Comprehensive Plan, based on the request. The uses associated with the zone change could be more advantageous to the community.
- D. Criterion D: The requested MX-T zoning is a downzoning from MX-M and MX-T and does not include many permissive uses that would be potentially harmful to adjacent properties, neighborhoods, or communities. Permitted MX-M uses of consequence would now become conditional uses on the subject site.
- E. Criterion E: The City's public improvement and existing infrastructure would have adequate capacity. The applicant would have to meet all requirements under the IDO, DPM and infrastructure agreements (Criterion 3).
- F. Criterion F: The subject site is located along Unser Blvd which is a major street. Though this location factors into the applicant's policy analysis as being on a Major Street and Major Transit Corridor, the applicant is not completely basing their justification for the request upon the subject site's location on a major street. The justification for the proposed zone change is based on the advantages it could bring to the community, through the zone change.
- G. Criterion G: Economic considerations or cost of land are not factors, and the applicant's justification is not based upon them. Rather, the applicant has adequately demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies and does not conflict with them. The request to downzone could facilitate the development of the subject site with a moderate-intensity use that could serve the community.
- H. Criterion H: This Zoning Map Amendment from MX-M and MX-T to MX-T does not create a "spot zone" that is different from surrounding zone districts. The subject site's southern portion is already zoned MX-T.

The applicant's policy-based response adequately demonstrates that the request clearly does not facilitate a "spot zone" and furthers a preponderance of applicable Goals and policies regarding land use, centers and corridors, infill and efficient development patterns and economic development; and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, morals, and general welfare.

10. The affected neighborhood organization is the Paradise Hills Neighborhood Association (NA), which was notified as required. Property owners within 100 feet of the subject site were also notified as required.

11. A facilitated meeting was not requested and staff is unaware of any opposition or support.

RECOMMENDATION - RZ-2024-00023, May 16, 2024

APPROVAL of Project #: 2023-009652, Case #: 2024-000023, a zone change from MX-M and MX-T to MX-T, for all or a portion of Tract 1 (westerly portion), Summary Plat 68.75 Acre Tract and a 66.15 Acre Tract, Paradise Hills (excludes a portion out to the R/W), located at the northwest corner of Unser Blvd and Avenida de Jaimito, approximately 20 acres (the “subject site”), based on the preceding Findings.

William A. Foster, IV

**William A. Foster, IV
Planner**

Notice of Decision cc list:

Consensus Planning, Jim Strozier, cp@consensusplanning.com

JLM Living, LLC, jmeyer@jlmfinancialinvestments.com

Paradise Hills Neighborhood Association, Elizabeth Haley, elizabethkayhaley@gmail.com

Paradise Hills Neighborhood Association, Kym Fleck, kym.fleck@gmail.com

Westside Coalition of Neighborhood Associations, Rene Horvath, aboard111@gmail.com

Legal, dking@cabq.gov

nasanches@cabq.gov

EPC file

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning / Code Enforcement

No comment received as of 05-06-24

Long Range Planning

This proposed map zone amendment would downzone the northern 18.9-acre portion of the site from MX-M to MX-T, to match the zoning on the southern portion, which is already MX-T. The site is located on the southern border of the Volcano Heights Urban Center, with R-1D and Area of Consistency immediately to the south. The site falls within both the Volcano Mesa CPO-13 and Northwest Mesa Escarpment VPO-2. While this designation removes permissive commercial opportunities, it does create more housing opportunities, and could lead to more housing and transition structures, supporting potential neighborhood development to the south and commercial activity to the north. The request supports Community Identity and Land Use policies.

Metropolitan Redevelopment

No comment received as of 03-06-24

Hydrology

No comment received as of 03-06-24

Transportation Development Review Services

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

PUBLIC WORKS DEPARTMENT

No comment received as of 03-06-24

MUNICIPAL DEVELOPMENT DEPARTMENT (DMD) TRANSPORTATION

No comment received as of 03-06-24

POLICE DEPARTMENT/PLANNING

No comment received as of 03-06-24

SOLID WASTE MANAGEMENT DEPARTMENT

Should the zone map amendment be approved, a site plan approved for access by the Solid Waste Department will be required. The site plan can be sent to hgallegos@cabq.gov for review. Minimum requirements for trash enclosures can be found using the following link: <https://www.cabq.gov/solidwaste/documents/enclosurespecificationswordfont14.pdf>. This proposed project exceeds 25 units, and will be required to participate in the MFDR (recycling) program.

TRANSIT DEPARTMENT

No comment received as of 05-06-24

PARKS AND RECREATION

No comment received as of 05-06-24

ABC WATER UTILITY AUTHORITY (ABCWUA)

1. No objections to this zone map change.

2. For Information purposes only

a. Please make a Request for Availability to obtain conditions for service. For reference see the following link: <https://www.abcwua.org/info-for-buildersavailability-statements/>

b. The site is outside the Established Service Area and will require a Board approved Development Agreement.

c. Portions of master planning infrastructure does not exist and will be required to serve this proposed development. The Water Authority, in collaboration with the City, will be installing a 15-inch sanitary sewer interceptor along the southern boundary of Volcano Heights in coordination with the Paseo del Norte/Unser widening projects. The current expected time to complete this is 2027. Per the Expansion Ordinance, water shall only be provided in conjunction with sewer. Given the timing of the sanitary sewer project, water service within Volcano Heights will not be provided until the 15-inch interceptor is in place to provide for developer funded extensions from it

ALBUQUERQUE PUBLIC SCHOOLS

a. The property is located under one mile from Tony Hillerman Middle School and Volcano Vista High School. Residential development at this location impacts the following schools: Sunset View Elementary School, Tony Hillerman Middle School, and Volcano Vista High School.

- **Residential Units: 237**
- **Est. Elementary School Students: 61**
- **Est. Middle School Students: 25**
- **Est. High School Students: 26**
- **Est. Total # of Students from the Project: 112**

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

School Capacity

School	2023-2024 (40th Day) Enrollment	Facility Capacity	Space Available
Sunset View Elementary School	415	660	245
Tony Hillerman Middle School	946	1,180	234
Volcano Vista High School	2,177	2,300	123

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 within the Upper Piedras Marcadas Drainage Master Plan area and the drainage from this site is programmed to go to AMAFCA's Boca Negra Dam via a diversion pipe in Unser Blvd. The Boca Negra Dam does not have capacity for any additional drainage at this time so this site will not be allowed to discharge stormwater and must retain all discharge on-site until both the capacity issues at Boca Negra Dam are addressed and the diversion pipe in Unser Blvd. is constructed.

A revised grading and drainage plan may be required for any changes to the property desired to convert drainage retention facilities to detention facilities or to connect to downstream public drainage infrastructure once downstream drainage capacity is created and the diversion constructed.

COUNTY OF BERNALILLO

No comment received as of 05-06-24

MID-REGION COUNCIL OF GOVERNMENTS (MRCOG)

No comment received as of 05-06-24

MID-REGION METROPOLITAN PLANNING ORGANIZATION(MRMPO)

No comment received as of 05-06-24

PUBLIC SERVICE COMPANY OF NEW MEXICO

There are PNM facilities and/or easements south of the site along the alley.

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

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

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

Structures, especially those made of metal like restrooms, storage buildings, and canopies, 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.

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.

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

No comment received as of 05-06-24

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

No comment received as of 05-06-24

PETROGLYPH NATIONAL MONUMENT

No comment received as of 05-06-24

AVIATION DEPARTMENT

No comment received as of 05-06-24

KIRTLAND AIR FORCE BASE

No comment received as of 05-06-24

PHOTOGRAPHS
EXISTING CONDITIONS



Sign posting observed from Unser Boulevard.



Property as observed from interior facing Unser Boulevard.



Property as observed from interior facing multifamily development towards Paseo Del Norte Blvd.



Sign posting observed facing Paseo Del Norte Blvd.



Property as observed facing residential development towards Universe Boulevard.

ZONING

Please refer to IDO Section 14-16-2-4(A) for the MX-T Zone
District

APPLICANT INFORMATION



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

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input 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:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:	List <u>all</u> owners:	

BRIEF DESCRIPTION OF REQUEST

Zoning Map Amendment from MX-M to MX-T for the northern portion of the subject property.

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

Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street:	Between:	and:
----------------------	----------	------

CASE HIS	se number(s) that may be relevant to your request.)
Signature	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY	Case Numbers	Action	Fees	Case Numbers	Action	Fees

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

Form Z: Policy Decisions

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

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

INFORMATION REQUIRED FOR ALL POLICY DECISIONS (Except where noted)

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

ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN

ADOPTION OR AMENDMENT OF FACILITY PLAN

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

AMENDMENT TO IDO TEXT

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



ZONING MAP AMENDMENT – EPC

ZONING MAP AMENDMENT – COUNCIL

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

ANNEXATION OF LAND

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

<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i>		
Signature:	Date:	
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY		
Project Number:	Case Numbers	
	-	
	-	
	-	
Staff Signature:		
Date:		

City of Albuquerque
Planning & Development Services
Plaza del Sol, 600 Second NE; Albuquerque, NM 87102
PO Box 1239; Albuquerque NM 87103
Email: planningprt@cabq.gov

Re: Letter of Authorization - Rezoning
Agent Authorization for
BedRock Partners, LLC, and BedRock Investors Limited P'ship, LLC
"Property" - 18.93 acres (+/-) located at Unser Blvd and Paseo del Norte (within
the Volcano Heights Development)
"Project" - Potential 232 Unit Build-to-Rent Project

To Whom is May Concern:

The undersigned, as the Owners of the Property, do hereby appoint Consensus Planning as Agent of Record with the City of Albuquerque. It is our intention to file for a request for rezoning for the aforementioned Property. Consensus Planning is bestowed with all right and authority to act as agent on behalf of the undersigned on matters pertaining to any and all submittals to the City of Albuquerque regarding the above referenced Project and Property.

This authorization is valid under further written notice from Jim Strozier, principal at Consensus Planning (the "Agent") or the undersigned. Please direct all correspondence and communication to our Agent for the Project.

Bedrock Partners, LLC
By: [Signature]
Name: [Signature]
Its: [Signature]

And

Bedrock Investors Limited Partnership, LLC
By: [Signature]
Name: [Signature]
Its: [Signature] **BRIP to COVER**



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: Unser Boulevard and Avenida de Jaimito

Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: C-10-Z DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Tract 1 (westerly port) summary plat 68.75 acres tracts & 66.15 acre tract Paradise Hills (excluding ports out to right-of-way) containing 18.9 acres.

Development Street Address: Albuquerque, NM

Applicant: JLM Living / Consensus Planning (Agent) Contact: Charlene Johnson

Address: 302 Eighth Street, NW

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

E-mail: johnson@consensusplanning.com

Development Information

Build out/Implementation Year: TBD Current/Proposed Zoning: MX-M to MX-T

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

Change of Zoning: (✓)

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

Describe development and Uses:

Multi-family development

Days and Hours of Operation (if known): N/A

Facility

Building Size (sq. ft.): Various

Number of Residential Units: 237 (9 carriage houses and 228 detached cottage style housing units).

Number of Commercial Units: _____

Traffic Considerations

ITE Trip Generation Land Use Code _____

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

Expected Number of Employees (if known):* Unknown

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

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

Driveway(s) Located on: Street Name Avenida de Jaimito and/or Woodmont Ave

Adjacent Roadway(s) Posted Speed: Street Name Unser Boulevard Posted Speed 35 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: Urban Principal Arterial
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: Volcano Heights Urban Center
(urban center, employment center, activity center, etc.)

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

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

Adjacent Transit Service(s): None Nearest Transit Stop(s): None

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Bike lanes on Unser Boulevard and Woodmont Ave.
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Unser Boulevard Woodmont Ave.

Relevant Web-sites for Filling out Roadway Information:

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

Comprehensive Plan Corridor/Designation: See GIS map.

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

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

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

TIS Determination

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

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

Thresholds Met? Yes [] No

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

Notes: Zone Map change. When the property is developed the TSF will need to be reevaluated.

M.P. P.E.

3/20/2024

TRAFFIC ENGINEER

DATE

Submittal

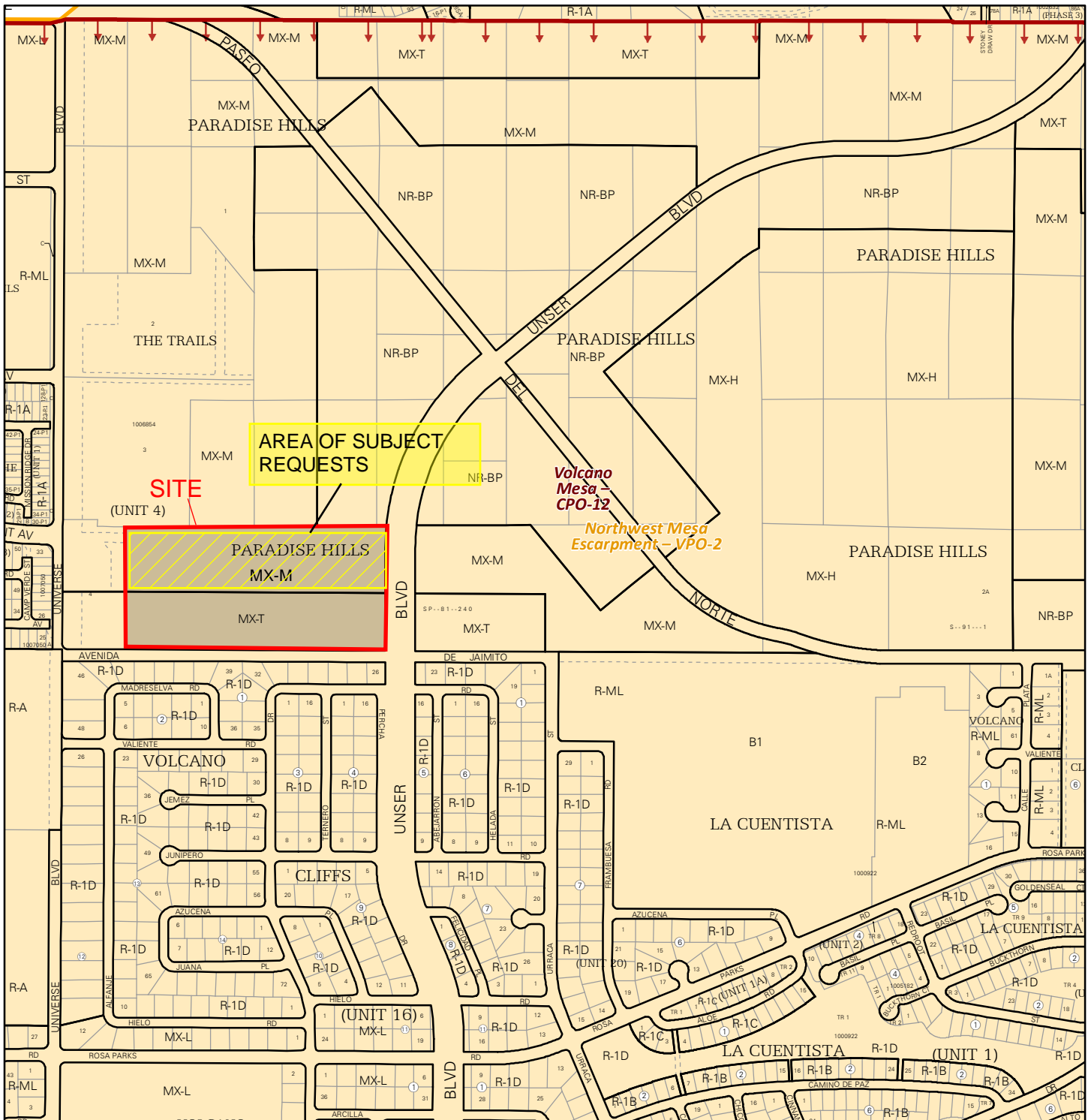
The Scoping Form must be submitted as part of a Traffic Circulation Layout submittal, DRB application for site plan approval, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

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

Site Plan/Traffic Scoping Checklist

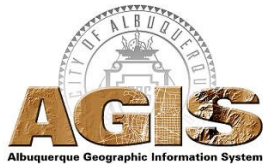
Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

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

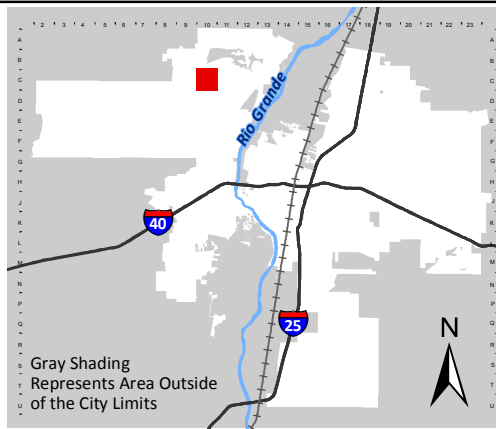


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

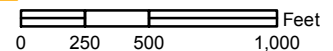


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
C-10-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





April 4, 2024 – Updated April 29, 2024

Mr. Jonathan Hollinger, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

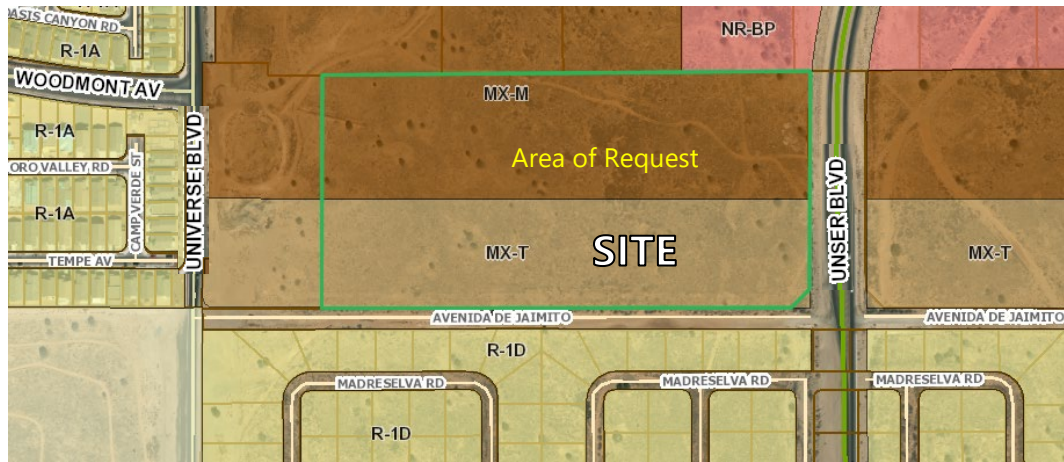
(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

RE: Request for a Zone Map Amendment from MX-M to MX-T

Dear Mr. Hollinger

On behalf of the Applicant, JLM Living, the purpose of this letter is to request a Zone Map Amendment (zone change) on the northern portion of the property located at the northwest corner of Unser Boulevard and Avenida de Jaimito. The subject property is legally described as "Tract 1 (westerly portion) summary plat 68.75 acres tracts & 66.15 acre tract Paradise Hills (excluding parts out to right-of-way) containing 18.9 acres.

The property contains an east to west floating zone line. The northern portion of the property is zoned Mixed-use Medium (MX-M) and Mixed-use Transition (MX-T). This Zoning Map Amendment request only pertains to the northern portion of the property.



Subject Property.

PRINCIPALS

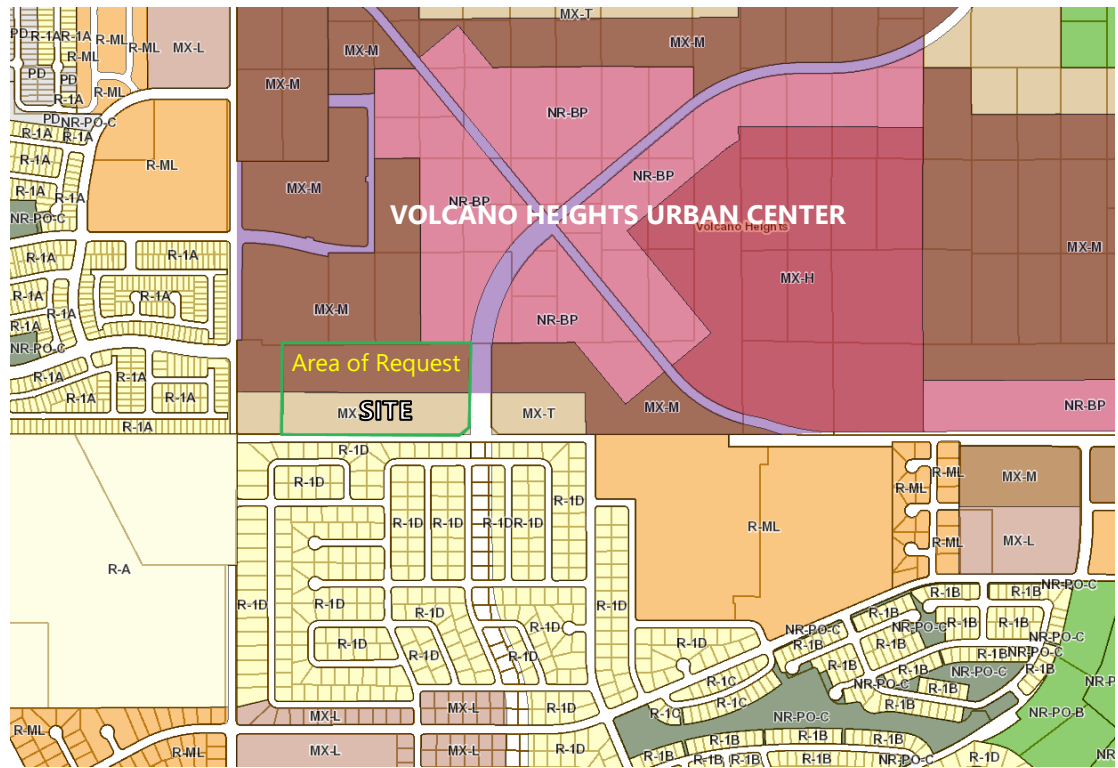
James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATE

Ken Ronig, ASLA

EXISTING CONDITIONS

The subject property consists of approximately 18.9 acres. The site contains a floating zone line. The northern portion of the site is zoned MX-M, and the southern portion of the site is zoned MX-T. The northern portion of the site, for which the zone change is being requested, is also within the Volcano Heights Urban Center and is approximately 10.8 acres.



Area Context - Volcano Heights Urban Center and surrounding residential.

The property is in an Area of Change, as designated by the ABC Comprehensive Plan. The property is within two IDO overlays; Volcano Mesa – Character Protection Overlay Zone (CPO)-13 and the Northwest Mesa Escarpment – View Protection Overlay (VPO)-2.

The site is located west of Unser Boulevard and north of Avenida de Jaimito and is currently vacant. Woodmont Avenue (designated as a Major Collector) is anticipated to extend from west of Universe Boulevard along the northern perimeter of the site, providing access to Unser Boulevard. Unser Boulevard is classified an Urban Principal Arterial and is a limited access roadway as designated by the Mid-Region Council of Governments (MRCOG). Unser is also designated a Commuter Corridor by the ABC Comprehensive Plan. Bike lanes are proposed for Woodmont Avenue, Universe Boulevard, and Unser Boulevard, which the development of this project will contribute to. Unser Boulevard also includes a proposed Paved Multi-Use Trail on the east side of the street.

REQUEST

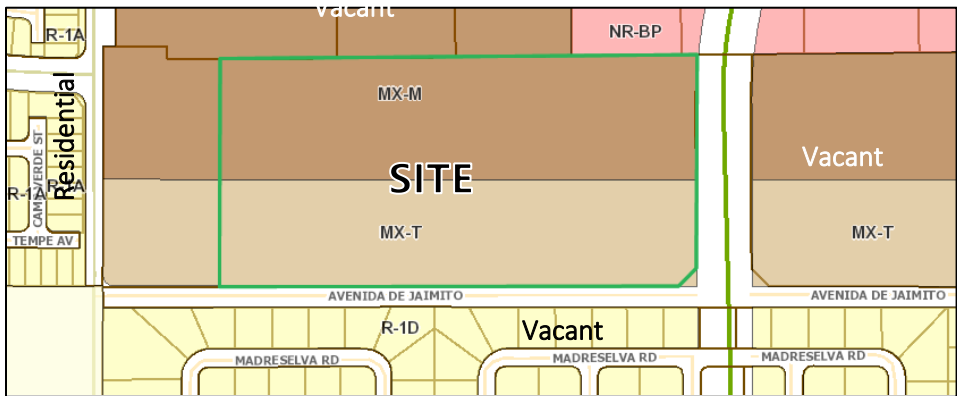
In August 2023, the Applicant received Pre-application Review Team (PRT) notes for the subject property, where Planning Department staff recommended a rezone of the site to correct the floating zone line. Split zoning is problematic for the development of the site, as each zone contains development standards, requirements, and permissions.

The most logical path is to rezone the property as MX-M or MX-T based on the current zoning of the site and of surrounding properties. After reviewing the character of the area, the Applicant is requesting to downzone the northern portion of the site from MX-M to MX-T. The Zoning Map Amendment request corrects the split zoning, provides a consistent zoning pattern to the surrounding area, and will allow development at the appropriate scale and intensity extending the logical transition between the single-family residential to the south and the NR-BP zoning to the north.

Surrounding Zoning and Land Use

The area around the subject property is zoned MX-M, NR-BP, R-1D, MX-M, and MX-T and the land is currently vacant. Properties to the west and east also contain split zoning of MX-M and MX-T.

TABLE 1: ZONING AND LAND USE		
Direction	Zoning	Land Use
North	NR-BP / MX-M	Vacant
South	R-1D	Vacant
East	MX-M / MX-T	Vacant
West	MX-M / MX-T	Vacant



Surrounding Zoning and Land Use.

ZONE MAP AMENDMENT CRITERIA

The following is an explanation of how the request meets the specific criteria for a Zone Map Amendment approval:

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 as adopted by the City.



Applicant Response: The proposed zone change is consistent with the health, safety, and general welfare of the City as shown in the following review of the Comprehensive Plan Goals and Policies.

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

Applicant Response: The requested zone change will further this goal by enhancing, protecting and preserving the community near the Volcan Heights Urban Center. It will enhance the area by facilitating development at a gateway to the Urban Center with a transitional use that will also support the future higher intensity development. Extending the transitional uses into the Urban Center will protect the residential to the south by permitting uses that are of an appropriate scale for a site within an Area of Change adjacent to an Area of Consistency. Development allowed within the MX-T zone will preserve the area's low-density, two-story character as well as complementing higher intensity uses in the future developed in Urban Center by extending the transition of slightly higher-density, two-story development at an appropriate location.

Community Identity 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 requested zone change from MX-M to MX-T will further the above policy by allowing for development at an appropriate scale and at a location that is adjacent to single-family development. The subject property is at the perimeter of the Volcano Heights Urban Center, an area that necessitates a substantive transitional development to protect surrounding low-density residential from future higher-intensity non-residential uses within the Urban Center.

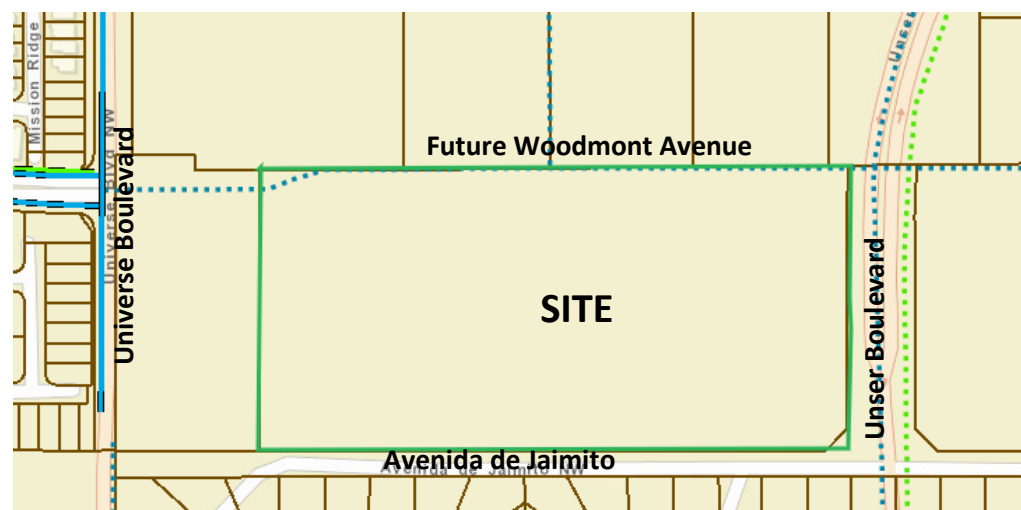
According to the IDO, the purpose of the MX-T Zone District *is to provide a transition between residential neighborhoods and more intense commercial areas.* The MX-T zone allows a mix of uses at neighborhood scale, which will provide efficient transition into the Urban Center. The Dimensional Standards for MX-T provide the appropriate scale for the area. For example, allowable uses in the MX-T zone are lower intensity such as single-family residential, small-scale or neighborhood commercial, and limited industrial uses. The MX-M zone allows much higher intensity uses (*please see Table 2 for the Allowable Uses in the MX-T and MX-M zones*). The dimensional standards for the MX-T zone also limit the scale and intensity. For example, the MX-T zone maximum height is limited to 42 feet (30 feet with a 12-foot for UC Workforce Housing Bonus). The MX-M zone allows buildings up to 72 feet (48 feet maximum with 12-foot UC Structured Parking Bonus and UC Workforce Housing Bonus).

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

Applicant Response: The requested zone change will further this goal as it will facilitate development in the Volcano Heights Urban Center and along the Unser Boulevard Commuter Corridor, which are anticipated to draw large scale development and provide crucial connectivity to the surrounding area. Currently, the only development within the Volcano Heights Urban Center is to the north of the subject property on Universe Boulevard. Development of the subject property will be the first within the Urban Center along Unser Boulevard, a prime corridor for future growth. It will spur future development by initiating two story, medium density housing that will extend the MX-T transition into the high intensity development of the Urban Center.

The development of the subject property will also contribute to the planned improvements related to the City of Albuquerque’s Unser Widening Project, which will widen Unser Boulevard from two lanes to four. The site development will include sidewalks and landscaping along Unser Boulevard.

In addition to Unser Boulevard, the subject property will support the establishment of the alignment, dedication of right-of-way, and installation of the future Woodmont Avenue, which will run adjacent to the subject property to the north. Woodmont Avenue is anticipated to be developed as a connection from Universe Boulevard to Unser Boulevard and onto Paseo Del Norte with a proposed bike lane. Woodmont Avenue is identified in by the Mid Region Council of Governments (MRCOG) in the 2016 *Roadway Access modification Policies for the Albuquerque Metropolitan Planning Area with Inventory of Roadway Access Limitations Report*, as a dedicated street intersection with Unser Boulevard.



Future Transportation Improvements.



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

Applicant Response: The requested zone change furthers the above policy by supporting growth at the edge of the Volcano Heights Urban Center and along the Unser Boulevard Corridor, facilitating a sustainable land use development pattern in this area. Split zoning is a detriment to the development of this site and thereby the Urban Center. The removal of the floating lot line on the property will facilitate logical development of the site with low to moderate intensity uses which will catalyze higher intensity development within the Urban Center. While this request does not affect the boundary of the Urban Center, the zone change will create a logical boundary at the future Woodmont Avenue, which will be parallel to the northern property line.

The Unser Boulevard Corridor is a Comprehensive Plan designated Commuter Corridor. The development of this property with MX-T permitted uses will contribute to corridor improvements by facilitating development of the site. The required street construction will create multi-modal connections from the existing developments to the west of the subject property to Unser Boulevard and into the Urban Center to the east.

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

Applicant Response: The requested zone change furthers the above policy and will direct growth to the Volcano Heights Urban Center, the Unser Boulevard Corridor, and use the standards for adjacent Development Areas to maintain the appropriate density and scale of development. The subject property is in an Area of Change, and it is adjacent to an Area of Consistency. For this reason, the most advantageous zone for the entirety of the site is MX-T. The MX-T zone on this site will advance the purpose of the zone district precisely. It will establish the zoning for development at an appropriate scale and density at a site within the Urban Center and at Unser Boulevard corridor, an Urban Principal Arterial.

Policy 5.1.4 Urban Centers: Create highly accessible and walkable Urban Centers that provide a range of employment opportunities and higher-density housing options.

Applicant Response: The requested zone change furthers the above policy because the primary land uses for the MX-T zone are *lower-density residential, small-scale multi-family, office, institutional, and pedestrian-oriented commercial uses*. These types of land uses are ideal for creating a walkable urban environment. The smaller scale of development can advance a pedestrian-oriented streetscape that leads into the higher-intensity core of the Urban Center.

Land Use 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 requested zone change furthers the above policy by directing growth to an Area of Change and reinforcing the character and intensity of the surrounding area. The MX-T zone Dimensional Standards limits building heights to 42 feet with Urban Center bonuses. The MX-M zone Dimensional Standards allow buildings up to 72 feet with the Urban Center bonuses. This would create a stark difference between the residential to the south.

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

Applicant Response: The proposed zone change to MX-T will support this policy by encouraging development within the Volcano Heights Urban Center. The change will allow development at an appropriate density and intensity at the edge of the Urban Center, which will catalyze growth into the more intensely zoned properties within the core of the Urban Center. Although the MX-T zone permits development at a lower intensity than the MX-M zone, it will allow an appropriate density, two story development into the Urban Center where change is desired and new housing is encouraged.

Transportation Goal 6.1 Land Use – Transportation Integration: Plan, develop, operate, and maintain a transportation system to support the planned character of existing and future land uses.

Applicant Response: The requested zone change furthers the above goal because the development of the property will include the planning and implementation of the transportation system in this developing area of the City. The transportation connection anticipated with the extension of Woodmont Avenue is currently undefined. The planning and development of the subject property made possible by this rezoning, will help to establish the alignment and right of way. The character of the existing and future land uses will be supported with the extension and connection of Woodmont Avenue to Unser Boulevard. With the addition of proposed bicycle and pedestrian amenities, a comprehensive street network will support the future development of the Urban Center as a bustling hub of various activities serving the Westside of the City.

Policy 6.1.8 Commuter Corridors: Prioritizes automobile travel in street design and improvements by allowing higher traffic speeds, managing access for autos and pedestrians, and improving safety for pedestrians at signalized intersections.

Applicant Response: The requested zone change furthers this policy for Commuter Corridors improving access for autos and pedestrians and improving

safety for pedestrians at signalized intersections. The City's planned widening projects for both Unser Boulevard and Paseo del Norte will be assisted either financially and/or with required improvements need to secure and manage access and safety. Ultimately, the improvements along Unser Boulevard, a Commuter Corridor, will include sidewalks, landscaping, and a multi-use trail. Woodmont Avenue is also anticipated to be improved by the development of the site and will include a bike lane, sidewalks, and a planned connection to Unser Boulevard and will provide connectivity from the existing neighborhoods west of Universe Boulevard.

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

Applicant Response: The requested zone change to MX-T furthers this goal because the MX-T zone permits a range of housing types that can be developed at a variety of price levels to ensure more balanced housing options for the City's Westside. The MX-T zone allows all types of residential development in the IDO including apartments, single-family, and cluster development. Residential development within the MX-T zone can facilitate the development of a higher density build to rent community that increases the density above that of many residential zones and product types, providing the ideal transition into the higher intensity Urban Center from the adjacent low-density neighborhoods.

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

Applicant Response: The zone change to MX-T furthers this goal by allowing development of medium density rental housing in an appropriate place with adequate services and amenities that are available in the area currently, near Paseo del Norte, Unser and Universe Boulevards, a robust trail system with schools and parks nearby, while extending the transition to the future Urban Center.

6-7(G)(3)(b) If the subject property is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone 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.

Applicant Response: This policy does not apply as this property is not in an area of Consistency.

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



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

Applicant Response: The subject property is located wholly in an Area of Change. The existing zoning is inappropriate because of Criteria #1 and Criteria #3 above. The floating line created two different zones on the subject property and appears to have been an error when applied. The zone line runs through the center of the site, creating difficulty in developing the site to comply with IDO Development Standards. A zone change to MX-T for the northern portion for the site will correct the mixed zoning for the property and allow for an extended transition into the non-residential Urban Center north of Woodmont Avenue.

In response to Criteria #3, the MX-T zone is most advantageous for the community because it will allow development at the appropriate scale and intensity between the R1-D zoned single-family large lot residential subdivision to the south and the high intensity NR-BP and MX-M zones to the north. It will further the ABC Comprehensive Plan as noted in the earlier responses.

6-7(G)(3)(d) The requested zoning does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 14-16-4-3 associated with that use will adequately mitigate those harmful impacts.

Applicant Response: The requested zoning does not include permissive use that would be harmful to adjacent property, the neighborhoods, or the community as it is a lower intensity transition zone. Table 2 outlines the differences in uses between the MX-T zone and the MX-M zone.

TABLE 2: USE COMPARISON BETWEEN MX-T and MX-M		
Allowable Use	MX-T	MX-M
Dwelling, single-family detached	P	-
Dwelling, cluster development	P	-
Dwelling, cottage development	P	-
Dwelling, two-family detached (duplex)	P	-
Dormitory	C	P
Group home, medium	C	P
Group home, large	-	P
Overnight shelter	-	C
Sports field	CV	P
Kennel	-	C
Veterinary hospital	C	P
Other pet services	C	P
Auditorium or theater	A	P
Bar	C	P
Catering service	-	P
Mobile food truck	-	P
Nightclub	-	P
Restaurant	C	P
Tap room or tasing room	C	P
Other indoor entertainment	C	P
Bed and breakfast	P	-
Campground or recreational vehicle park	-	C
Car wash	-	P
Light vehicle fueling station	-	P
Light vehicle repair	-	P
Light vehicle sales and rental	-	P
Parking structure	CA	P
Blood services facility	-	C
Club or event facility	C	P
Mortuary	-	P
Personal and business services, large	-	P
Self-storage	-	C
Bakery goods or confectionery shop	C	P
Farmers' market	T	P
General retail, medium	-	P
General retail, large	-	C
Grocery store	-	P
Liquor retail	C	A
Nicotine retail	CA	A
Pawn shop	-	C
Helipad	-	CA
Park and ride lot	C	P

TABLE 2: USE COMPARISON BETWEEN MX-T and MX-M (continued)		
Allowable Use	MX-T	MX-M
Transit facility	C	P
Artisan manufacturing	C	P
Cannabis cultivation	C	P
Cannabis-derived products manufacturing	C	P
Outdoor storage	-	C
Warehousing	-	C
Wholesaling and distribution center	-	C
Drive-through or drive-up facility	-	A
Family home day care	A	-
Outdoor animal run	-	CA
Outdoor dining area	CA	A
Second kitchen indwelling	A	-
Circus	-	T
Garage or yard sale	T	-

As shown in Table 2, the uses allowed in the MX-T zone are less intense and can be less harmful to the surrounding community compared to the permissive uses in the MX-M zone. Land uses that can have adverse impacts to the community such as nightclub, overnight shelter, vehicle fueling and maintenance, car wash, outdoor storage, warehousing, wholesaling and distribution, and medium and large general retail, are permitted in the MX-M zone but not in the MX-T zone. Several other uses are permissive in the MX-M zone, but only allowed conditionally in the MX-T zone, such as dormitory, medium group homes, veterinary hospital/pet services, bar/taproom/restaurants, club, parking structure, bakery, liquor or nicotine retail, transit facility, artisan manufacturing, cannabis cultivation and manufacturing, and outdoor dining. Development of the conditional land uses in the MX-T zone will require a special exception application and public hearing which may discourage future development of the site due to the additional processes required. It should also be noted that the MX-T allows several low to medium density housing products that are not permitted in the MX-M zone including single family detached, duplex, cottage, and cluster housing and both zones allow multifamily residential.

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

1. Have adequate capacity to serve the development made possible by the change of zone.
2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.

3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement (IIA).
4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City-approved Development Agreement between the City and the applicant.

Applicant Response: This request for a zone change meets Criteria #4, City's infrastructure and public improvements will have adequate capacity when the applicant fulfills its obligations through a City-approved Development Agreement between the City and the Applicant. The Applicant is currently in discussions with the City Engineer on future improvements to streets, sidewalks, and trails are anticipated for Unser Boulevard, Avenida de Jaimito, and Woodmont Avenue. The Applicant is in discussions with City Engineering on options to create an efficient traffic circulation and to support the City's Unser Widening Project. Options to extend Woodmont Avenue to Unser Boulevard to allow entrance and exit to the site are being discussed and are ongoing. The Applicant has agreed to work with the City and negotiate a Development Agreement that will benefit the public and the future development of the site. Development on the site will require a site plan-administrative to the DFT, which will provide a review of the infrastructure requirements prior to approval.

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

Applicant Response: The zoning map amendment is not based on the property's location on a major street. The zone change is requested to develop a property to its fullest potential by providing a use that is similar in intensity to surrounding uses and that offers a solid transition to the Urban Center.

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

Applicant Response: The Applicant's justification is not based on the cost of land or economic considerations. The zone change is requested to stabilize zoning on the site and allow development that is advantageous to the community.

6-7(G)(3)(h) The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone") unless the requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least 1 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 Response: The requested zoning to MX-T is not a spot zone. There are MX-T zoned properties located to the west and east of the subject property.

CONCLUSION

Based upon the facts presented, we respectfully request approval of this Zoning Map Amendment from MX-M to MX-T.

Sincerely,

James K. Strozier, FAICP
Principal

STAFF INFORMATION

April 22, 2024

TO: Jim Strozier
Consensus Planning

FROM: William A. Foster, IV, Planner
City of Albuquerque Planning Department

TEL: (505) 924-3329

RE: PR-2023-009652, Unser Boulevard and Avenida de Jaimito, NW 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 11 AM on April 29, 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. It is my understanding that this request for a zone change from MX-M to MX-T to eliminate a floating zone line on the northern portion of the site. Is this correct? Please tell us how many acres of the site you will be changing the zoning on.
- C. This is what I have for the legal description:
 - a. Tract 1 (westerly portion) Summary Plat 68.75 Acre Tract and a 66.15 Acre Tract Paradise Hills (excludes a portion out to the R/W), located at the northwest corner of Unser Blvd and Avenida de Jaimito, approximately 20 acres.
- D. Criterion A of the applicant's justification letter lacks sufficient goals and policies to justify the request. In particular, please focus on adding goals that would be furthered by the zone change.

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 May is on the 16th. Final staff reports will be available about one week prior, on May 9th.
- 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. Neighborhood notification appears complete. Is it true that no NA's requested a meeting?
- B. It appears that the applicant has provided mailed notice of the application to all property owners within 100-feet. In the future, please limit pictures of envelopes to 6 per picture to ensure easier verification by EPC staff.
- C. Are you aware of any support or opposition for the request? Please let me know if you receive any 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 May 1, 2024 to Friday June 14, 2024.

4) Project Letter (overview review):

- A. The project letter is off to a good start, though I have revisions to some sections of narrative and several of the responses to Criterion. Specifically, responses to Criterion A – more goals are needed.
- B. Under the “Request” section of the letter, it states that the zone change to remedy the floating zone line would create a logical transition zone, but by extending the MX-T zoning across the site the applicant is not providing a transition, there is already a transition from residential to MX-T to MX-M to NR-BP. If you'd like to state that you are extending the transitional zone, this would be better.

5) Justification Criteria, goals & policies (detailed review):

- 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. Transportation Improvements: Although discussing public infrastructure/improvements is required in response to Criterion E, speaking to future development is not applicable to a zone change request. Are you trying to state that the zone change could contribute to future transportation improvements through development made possible? Please clear this up in the letter.
- C. 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.

Criterion A: Lacking stated goal response.

- Responses about the MX-T zone district read as if the MX-T zone district is being incorporated into the site and not “extended.” Please expand on Policy 4.1.2 to tell us how the zone change would protect the identity and cohesiveness of the neighborhoods. The policy is not about a transition zone.
- Policy 5.1.1 – The response does not mention the corridor.
- Policy 5.1.4 Response is only partially furthered. The policy speaks about higher density housing options and the response speaks to low density. Please expand or revise.
 - Under Policy 5.1.4 Application states this land use are ideal for creating a walkable urban environment. How does that apply to this particular property? Also, “smaller scale of development can advance a pedestrian-oriented streetscape” stated by applicant, but is this true across all uses?
- There is no response given to policy 5.6.2

Criterion B: No Commentary

Criterion C: No Commentary

Criterion D: Address conditional possibility of concern/mitigation.

Criterion E: Why not number 3? What happens if future improvements are not made? It seems that the response is in regards to number 3 not number 4.

- Use some of the information provided about transportation improvements here.
- What are the discussions with the City Engineer? Please provide evidence or explain in the letter.

Criterion F: Edit “develop a property” to “develop subject property”

Criterion G: No Commentary

Criterion H: No Commentary

NOTIFICATION

99999 AVENIDA DE JAIMITO NW_Neighborhood Meeting Inquiry Sheet Submission

Office of Neighborhood Coordination <onc@cabq.gov>

Tue 2/27/2024 11:42 AM

To:Charlene Johnson <Johnson@consensusplanning.com>

1 attachments (437 KB)

IDOZoneAtlasPage_C-10-Z (1).pdf;

PLEASE NOTE:

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

Dear Applicant:

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

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	
Paradise Hills Civic Association	phcassoc@gmail.com	Elizabeth	Haley	elizabethkayhaley@gmail.com	6005 Chaparral Circle NW	Albuquerque	NM	87114	
Paradise Hills Civic Association	phcassoc@gmail.com	Kym	Fleck	kym.fleck@gmail.com	10216 La Paz Dr NW	Albuquerque	NM	87114	
Westside Coalition of Neighborhood Associations	wscona0@gmail.com	Elizabeth	Haley	elizabethkayhaley@gmail.com	6005 Chaparral Circle NW	Albuquerque	NM	87114	
Westside Coalition of Neighborhood Associations	wscona0@gmail.com	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	

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,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>

Sent: Tuesday, February 27, 2024 10:45 AM

To: Office of Neighborhood Coordination <johnson@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

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

Neighborhood Meeting Inquiry For:

Environmental Planning Commission

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

Contact Name

Charlene Johnson

Telephone Number

5057649801

Email Address

johnson@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 8th St. NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

TR 1 (W'LY PORT) SUMMARY PLAT 68.75 ACRE TR & 66.15 ACRE TRPARADISE HILLS (EXCL PORTS OUT TO R/W) CONT 18.9341 AC

Physical address of subject site:

99999 AVENIDA DE JAIMITO NW

Subject site cross streets:

Unser and Avenida de Jaimito

Other subject site identifiers:

This site is located on the following zone atlas page:

C-10-Z

Captcha

x



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



PART I - PROCESS
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:
Application Type: Zone Map Amendment and Conditional Use
Decision-making Body: Environmental Planning Commission (EPC)/Zoning Hearing Examiner (ZHE)
Pre-Application meeting required: [checked] Yes [] No
Neighborhood meeting required: [] Yes [] No If requested by NA.
Mailed Notice required: [checked] Yes [] No
Electronic Mail required: [checked] Yes [] No
Is this a Site Plan Application: [] Yes [checked] No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application: ALBUQUERQUE NM 87114
Name of property owner: BEDROCK INVESTORS LIMITED C/O GERALD GOLD
Name of applicant: JLM Living (Applicant) / Consensus Planning Inc (Agent).
Date, time, and place of public meeting or hearing, if applicable: To be determined.
Address, phone number, or website for additional information:
johnson@consensusplanning.com or (505) 764-9801
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[checked] Zone Atlas page indicating subject property.
[checked] Drawings, elevations, or other illustrations of this request.
[] Summary of pre-submittal neighborhood meeting, if applicable N/A
[checked] 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.

[Handwritten Signature] (Applicant signature) March 14, 2024 (Date)

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



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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

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

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

Conceptual site plan provided.

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

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

Date of Request*: March 14, 2024

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)*: See attached Public Notice Inquiry

Name of NA Representative*: See attached Public Notice Inquiry

Email Address* or Mailing Address* of NA Representative¹: See attached Public Notice Inquiry

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: johnson@consensusplanning.com

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

Meeting Date / Time / Location:

To be determined.

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

1. Subject Property Address* Albuquerque NM 87114
Location Description Northwest corner of Avenida de Jaimito and Unser Boulevard
2. Property Owner* Bedrock Investors
3. Agent/Applicant* [if applicable] Consensus Planning, Inc. / JLM Living
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)

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

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

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

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

Summary of project/request^{3*}:

Zone Map Amendment from MX-M to MX-T on the northern portion of the site.

Conditional Use to allow multi-family ground floor residential within the Volcano Heights Urban Center.

5. This type of application will be decided by^{*}: City Staff
- OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council

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

Please contact Jim Strozier, cp@consensusplanning.com or Charlene Johnson, johnson@consensusplanning.com or (505) 764-9801

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

1. Zone Atlas Page(s)^{5*} C-10-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
 - Deviation(s) Variance(s) Waiver(s)

Explanation:

None requested.

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

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

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

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

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

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

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

Conceptual site plan provided.

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] 18.9 acres
- b. IDO Zone District MX-M (north) / MX-T (south)
- c. Overlay Zone(s) [if applicable] Volcano Mesa CPO-13 and Northwest Mesa Escarpment VPO-2
- d. Center or Corridor Area [if applicable] Volcano Heights Urban Center

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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



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



PART I - PROCESS
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:
Application Type: Zone Map Amendment and Conditional Use
Decision-making Body: Environmental Planning Commission (EPC)/Zoning Hearing Examiner (ZHE)
Pre-Application meeting required: [checked] Yes [] No
Neighborhood meeting required: [] Yes [] No If requested by NA.
Mailed Notice required: [checked] Yes [] No
Electronic Mail required: [checked] Yes [] No
Is this a Site Plan Application: [] Yes [checked] No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application: ALBUQUERQUE NM 87114
Name of property owner: BEDROCK INVESTORS LIMITED C/O GERALD GOLD
Name of applicant: JLM Living (Applicant) / Consensus Planning Inc (Agent).
Date, time, and place of public meeting or hearing, if applicable: To be determined.
Address, phone number, or website for additional information:
johnson@consensusplanning.com or (505) 764-9801
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[checked] Zone Atlas page indicating subject property.
[checked] Drawings, elevations, or other illustrations of this request.
[] Summary of pre-submittal neighborhood meeting, if applicable N/A
[checked] 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.

[Handwritten Signature] (Applicant signature) April 2, 2024 (Date)

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



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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

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

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

Conceptual site plan provided.

[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*: April 2, 2024

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)*: See attached Public Notice Inquiry

Name of NA Representative*: See attached Public Notice Inquiry

Email Address* or Mailing Address* of NA Representative¹: See attached Public Notice Inquiry

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

1. Subject Property Address* Albuquerque, NM
Location Description Northwest corner of Unser and Avenida de Jaimito
2. Property Owner* Bedrock Investors (Property Owner)
3. Agent/Applicant* [if applicable] Consensus Planning, Inc./ JLM Living, Inc. (Applicant)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 Zoning Map Amendment
 Other: Conditional Use Request

Summary of project/request²:

Zoning Map Amendment for the northern portion of the property from MX-M to MX-T.

Conditional Use to allow ground floor dwelling units for a multi-family development within the Volcano Heights Urban Center.

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) Zoning Hearing Examiner (ZHE)

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

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

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

Date/Time*: May 16, 2024 EPC / May 21, 2024 ZHE

Location*³: Both hearings will be held via Zoom. Please see below to access meeting link.

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

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

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

Please contact Jim Strozier, cp@consensusplanning.com or Charlene Johnson, johnson@consensusplanning.com or

(505) 764-9801

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

1. Zone Atlas Page(s)*⁵ C-10-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:
 - Deviation(s)
 - Variance(s)
 - Waiver(s)

Explanation*:

None

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:

None requested by Neighborhood Associations.

³ Physical address or Zoom link

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

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

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

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 18.9 acres
 2. IDO Zone District MX-M and MX-T
 3. Overlay Zone(s) [if applicable] Volcano Mesa CPO-13 and Northwest Mesa Escarpment VPO-2
 4. Center or Corridor Area [if applicable] Volcano Heights Urban Center
- 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: _____ [Other Neighborhood Associations, if any]

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

From: [Ayoni Oyenuga](#)
To: elizabethkayhaley@gmail.com; kym.fleck@gmail.com; aboard111@gmail.com
Cc: [Jim Strozier](#); [Charlene Johnson](#)
Subject: Application Notice
Date: Tuesday, April 2, 2024 10:07:00 AM
Attachments: [Application Notification Packet.pdf](#)

Dear Neighbors,

This email is to notify you that Consensus Planning submitted two applications on behalf of JLM Living, for the property located at the northwest corner of Unser and Avenida de Jaimito (please see attached Zone Atlas). The legal description of the property is *Tract 1 (westerly portion) Summary Plat 68.75 Acre Tract & 66.15 Acre Tract Paradise Hills (Excluding portions out to right-of-way) containing 18.9341 acres.*

The site contains a floating zone line, with MX-M on the north and MX-T on the south. The northern portion of the site is also within the Volcano Heights Urban Center, while the southern half is not. The applications will consist of the following requests:

1. Zone Map Amendment from the Environmental Planning Commission (EPC) for the northern portion of the site to downzone from MX-M to MX-T, which will stabilize the zoning on the property and allow for a low-density, multi-family development.
2. Conditional Use Approval from the Zoning Hearing Examiner (ZHE) to allow multi-family ground-floor residential within the Volcano Heights Urban Center per *Integrated Development Ordinance (IDO) 4-3(B)(8)(i)*. The proposed development will contain a mix of cottage style single-family units and carriage style multi-family units (please see conceptual site plan).

These applications will be heard on the following dates:

1. **Zone Map Amendment - Thursday, May 16, 2024, starting at 8:30 AM.**
Zoom link: <https://cabq.zoom.us/j/2269592859>
2. **Conditional Use - Tuesday, May 21, 2024, starting at 9:00 AM.** Zoom link: <https://cabq.zoom.us/j/3677604541>

Please feel free to contact Charlene Johnson at johnson@consensusplanning.com or Jim Strozier at cp@consensusplanning.com if you have any questions or would like more information.

Attached: Application Notification Packet

Ayoni Oyenuga

Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102

Ayoni Oyenuga

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@consensusplanning.com>
To: elizabethkayhaley@gmail.com; kym.fleck@gmail.com; aboard111@gmail.com
Sent: Tuesday, April 2, 2024 10:07 AM
Subject: Relayed: Application Notice

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

[elizabethkayhaley@gmail.com \(elizabethkayhaley@gmail.com\)](mailto:elizabethkayhaley@gmail.com)

[kym.fleck@gmail.com \(kym.fleck@gmail.com\)](mailto:kym.fleck@gmail.com)

[aboard111@gmail.com \(aboard111@gmail.com\)](mailto:aboard111@gmail.com)

Subject: Application Notice




Application
Notice

Fw: Pre-Application Meeting Request_Unser and Avenida de Jaimito

Charlene Johnson <Johnson@consensusplanning.com>

Mon 3/18/2024 9:54 AM

To: elizabethkayhaley@gmail.com <elizabethkayhaley@gmail.com>; kym.fleck@gmail.com <kym.fleck@gmail.com>;
aboard111@gmail.com <aboard111@gmail.com>
Cc: Jim Strozier <cp@consensusplanning.com>

 1 attachments (4 MB)

Pre-Applicaton Neighborhood Notification Packet.pdf;

Good morning,

This email was sent last week to the Neighborhood Association email addresses and one bounced back. Information about the project is below and attached. Please let us know if you have any questions or would like to meet.

Thank you,

Charlene Johnson, AICP
Senior Planner
Consensus Planning, Inc.
302 Eighth Street, NW
Albuquerque, NM 87102
Phone: 505 764-9801

From: Charlene Johnson

Sent: Thursday, March 14, 2024 6:00 PM

To: phcassoc@gmail.com <phcassoc@gmail.com>; wscona0@gmail.com <wscona0@gmail.com>

Cc: Jim Strozier <cp@consensusplanning.com>

Subject: Pre-Application Meeting Request_Unser and Avenida de Jaimito

Dear Neighbors,

This email is to notify you that Consensus Planning is preparing two applications on behalf of JLM Living, for the property located at the northwest corner of Unser and Avenida de Jaimito (please see attached Zone Atlas). The legal description of the property is *Tract 1 (westerly portion) Summary Plat 68.75 Acre Tract & 66.15 Acre Tract Paradise Hills (Excluding portions out to right-of-way) containing 18.9341 acres.*

The site contains a floating zone line, with MX-M on the north and MX-T on the south. The northern portion of the site is also within the Volcano Heights Urban Center, while the southern half is not. The applications will consist of the following requests:

1. Zone Map Amendment from the Environmental Planning Commission (EPC) for the northern portion of the site to downzone from MX-M to MX-T, which will stabilize the zoning on the property and allow for a low-density, multi-family development.
2. Conditional Use Approval from the Zoning Hearing Examiner (ZHE) to allow multi-family ground-floor residential within the Volcano Heights Urban Center per *Integrated Development Ordinance (IDO) 4-3(B)(8)(i)*. The proposed development will contain a mix

of cottage style single-family units and carriage style multi-family units (please see conceptual site plan).

In accordance with the IDO requirements, we are providing you with an opportunity to discuss these requests prior to the applications being submitted.

If you would like to request a meeting or would like more information, please respond to this email or contact Jim Strozier at cp@consensusplanning.com. Per the IDO, you have 15 days, or until April 1, 2024, to request a meeting.

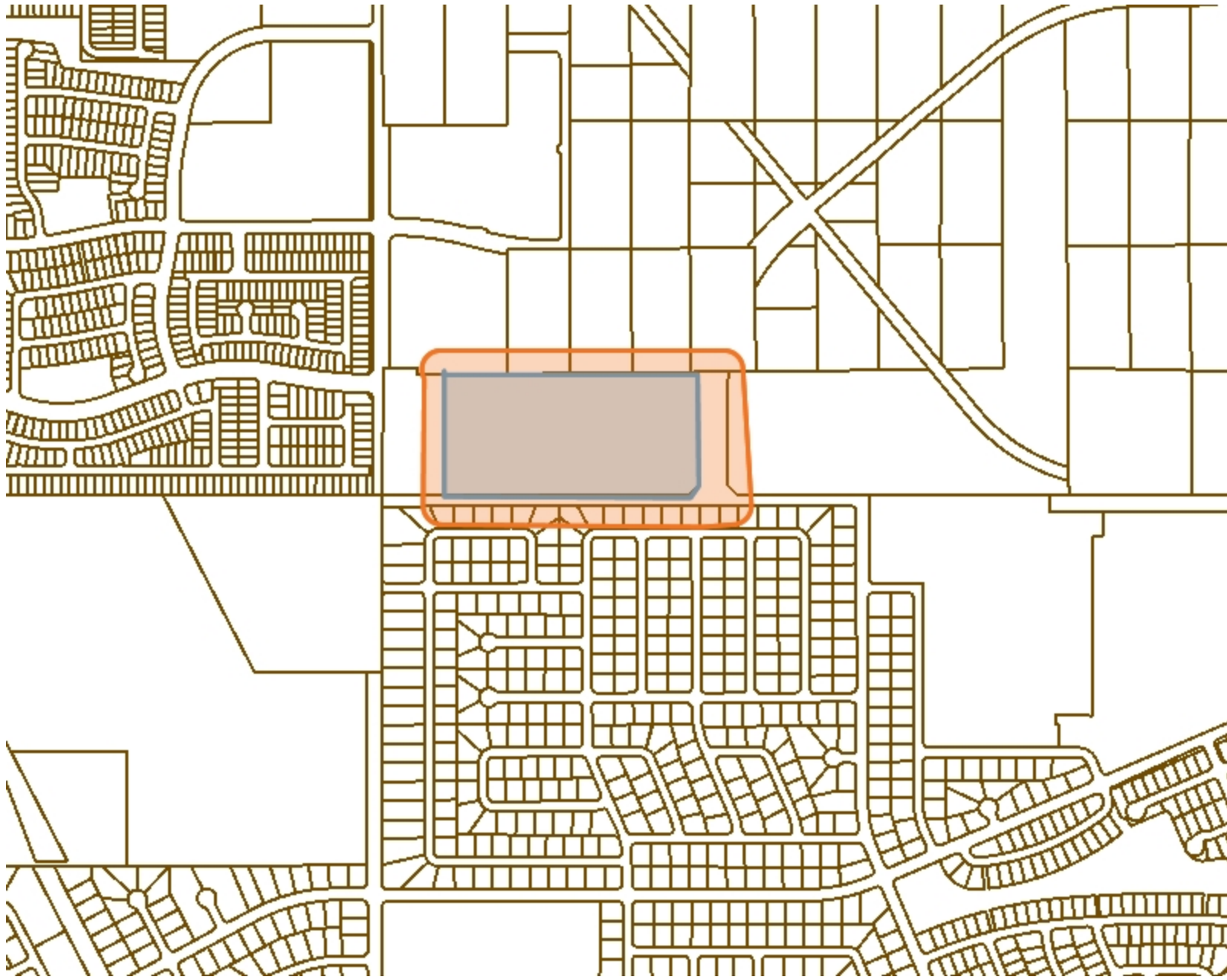
Attached: Pre-Application Notification Packet

Sincerely,

Charlene Johnson, AICP
Senior Planner
Consensus Planning, Inc.
302 Eighth Street, NW
Albuquerque, NM 87102
Phone: 505 764-9801



100-foot Buffer Unser and Avenida de Jaimito



Legend

-  Bernalillo County Parcels
- Municipal Limits**
-  Corrales
-  Edgewood
-  Los Ranchos
-  Rio Rancho
-  Tijeras
-  UNINCORPORATED

Notes

1,559 0 779 1,559 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
3/25/2024 © City of Albuquerque

1: 9,352

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

100-foot Buffer Map Property Owner	Owner Address	Owner Address 2
LOMELI AUGUSTIN TRUSTEE LOMELI FAMILY TRUST	123 N SALINAS ST	SANTA BARBARA CA 93103-2827
MILLER BETTY	1560 CEDAR CREST DR	FORNEY TX 75126-1397
JASTRAM JONATHAN R & JANET R	5400 ARABIAN DR NW	ALBUQUERQUE NM 87120
CARRIAGA DAVID E & BEATRICE E & STEVE D	6452 EDITH BLVD NE	ALBUQUERQUE NM 87107-5917
CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-2248
TRAILS TRACT 4 LLC	8201 GOLF COURSE RD NW SUITE D3-338	ALBUQUERQUE NM 87120-5842
LOMELI AUGUSTIN TRUSTEE LOMELI FAMILY TRUST	123 N SALINAS ST	SANTA BARBARA CA 93103-2827
PACHECO SILVANO M & HUIZAR LIZETH	612 KENTUCKY ST SE	ALBUQUERQUE NM 87108-3837
MCT DEVELOPMENT INC	7451 PAN AMERICAN FWY NE	ALBUQUERQUE NM 87109
RACHELSON HERBERT TRUSTEE RACHELSON TR	573 EVERGREEN LN	TAOS NM 87571-6434
CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-2248
CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-2248
ROMERO EZEQUIEL P	2538 RAMIREZ RD SW	ALBUQUERQUE NM 87105-4150
CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-2248
ROMERO EZEQUIEL P	2538 RAMIREZ RD SW	ALBUQUERQUE NM 87105-4150
TURRI MICHAEL V & JOHNESE M TRUSTEES TURRI LVT	HC 70 BOX 38	OCATE NM 87734-9705
J & A CRUZ HOLDINGS LLC	3616 SAN YGNACIO RD SW	ALBUQUERQUE NM 87121-3400
JALSWAL KRISHNA & ANJU C	11720 PINO AVE NE	ALBUQUERQUE NM 87122
CARRIAGA DAVID E & BEATRICE E & STEVE D	6452 EDITH BLVD NE	ALBUQUERQUE NM 87107-5917
CROWLEY PAUL J ETUX	15 OLD WESTON RD	WAYLAND MA 01778-2123
STOREY GILBERT JR & BARBARA	8819 MENDOCINO CT NE	ALBUQUERQUE NM 87122
LUJAN MICHAEL L & LISA M	8804 CORALITA CT NE	ALBUQUERQUE NM 87122-1211
BEDROCK INVESTORS LIMITED C/O GERALD GOLD	1509 HARVARD CT NE	ALBUQUERQUE NM 87106-3712
RANSOM RICHARD E TRUSTEES RICHARD & CECILIA RANSOM RVT	PO BOX 7457	ALBUQUERQUE NM 87194-7457
ONTIVEROS ADRIAN JESUS	6232 MESQUITE DR NW	ALBUQUERQUE NM 87120-2583
BEDROCK INVESTORS LIMITED C/O GERALD GOLD	1509 HARVARD CT NE	ALBUQUERQUE NM 87106-3712
SONATA TRAILS LLC	8201 GOLF COURSE RD NW SUITE D3-338	ALBUQUERQUE NM 87120-5842

[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*: April 2, 2024

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* Albuquerque, NM
Location Description Northwest corner of Unser and Avenida de Jaimito
2. Property Owner* Bedrock Investors (Property Owner)
3. Agent/Applicant* [if applicable] Consensus Planning, Inc./ JLM Living, Inc. (Applicant)
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 Zoning Map Amendment
 Other: Conditional Use

Summary of project/request¹*:

Zoning Map Amendment for the northern portion of the property from MX-M to MX-T.

Conditional Use to allow ground floor dwelling units for a multi-family development within the Volcano Heights Urban Center.

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) Zoning Hearing Examiner (ZHE)

Date/Time*: May 16, 2024 EPC / May 21, 2024 ZHE

Location*²: Both hearings will be held via Zoom. Please see below to access meeting link.

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}:

Please contact Jim Strozier, cp@consensusplanning.com or Charlene Johnson, johnson@consensusplanning.com or

(505) 764-9801

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

1. Zone Atlas Page(s)^{*4} C-10-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project^{*}:

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

Explanation^{*}:

None

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:

None requested by Neighborhood Associations.

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] 18.9 acres
 2. IDO Zone District MX-M and MX-T
 3. Overlay Zone(s) [if applicable] Volcano Mesa CPO-13 and Northwest Mesa Escarpment VPO-2
 4. Center or Corridor Area [if applicable] Volcano Heights Urban Center
- 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

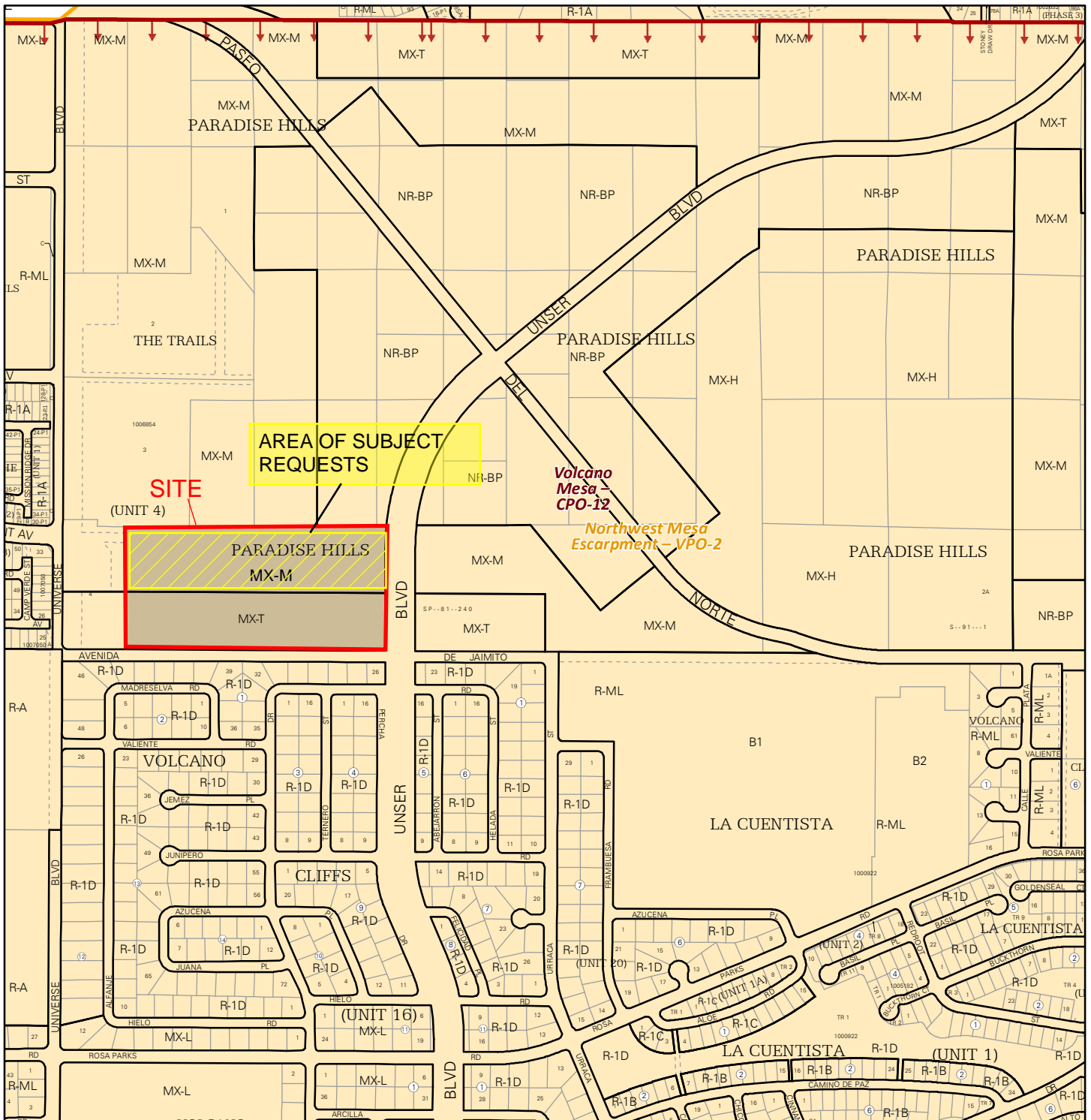
Integrated Development Ordinance (IDO):

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

IDO Interactive Map

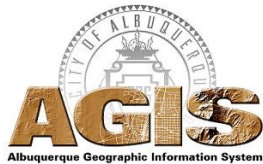
<https://tinyurl.com/IDOzoningmap>

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

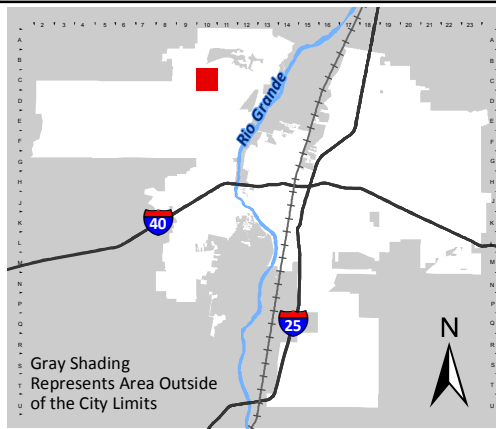


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

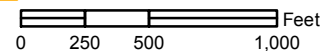


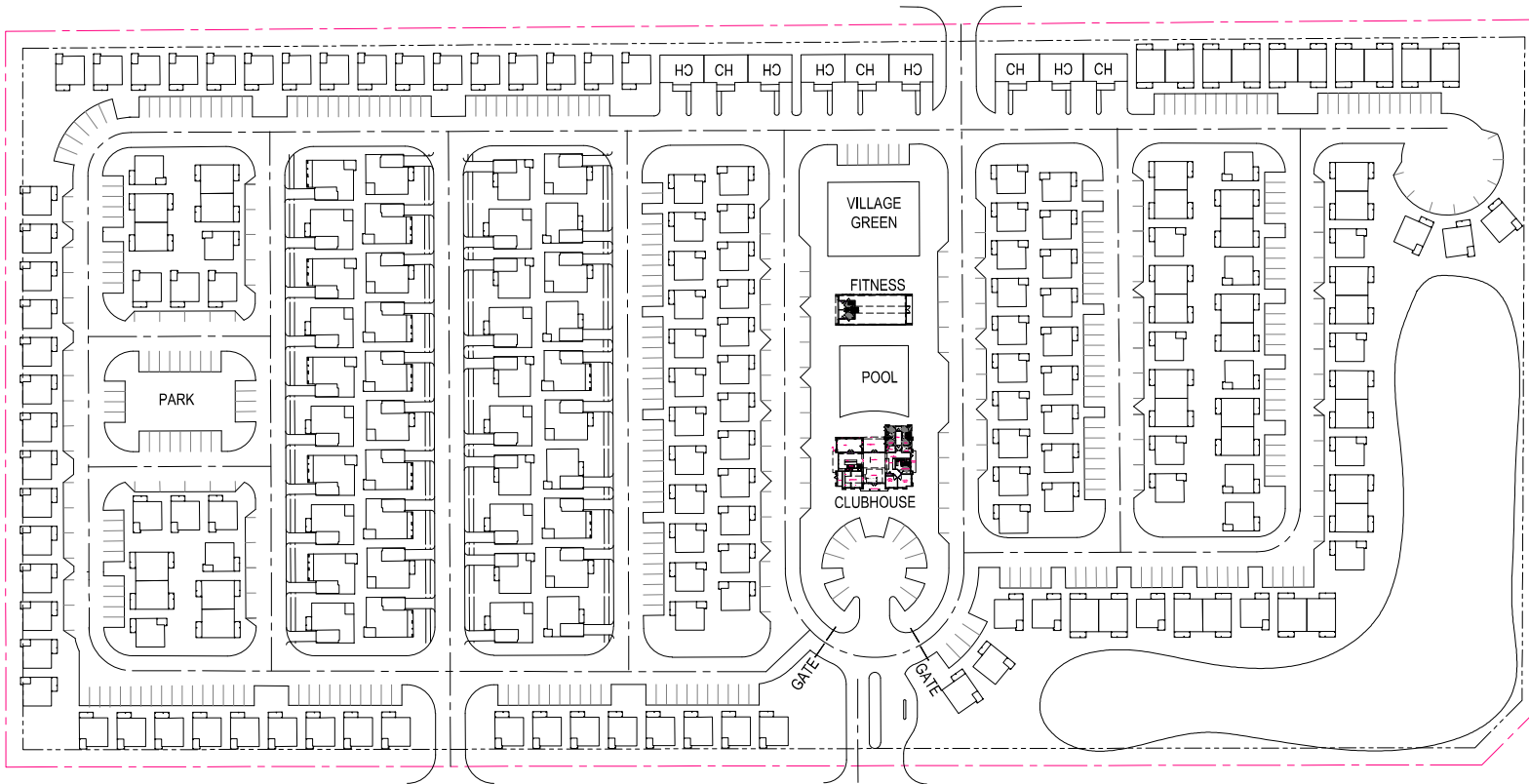
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
C-10-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





JLM Living - Albuquerque

UNIT TABULATIONS											3/13/24
UNIT TYPE	UNIT DESCRIPTION	UNIT AREA(SF)	PATIO AREA	GARAGE	TOTAL UNIT AREA	UNIT COUNT	TOTAL AC AREA	TOTAL UNIT FRAMING AREA	UNIT PERCENTAGE	UNIT % BREAKDOWN	
A1	1 BEDROOM/1 BATH	875	141	0	816	0	0	0	0.00%	29%	
A2	1 BEDROOM/1 BATH	725	150	0	875	0	0	0	0.00%		
A3	1 BEDROOM/1 BATH	815	142	241	1,198	0	0	0	0.00%		
A4	1 BEDROOM/1 BATH	752	122	243	1,097	9	9,789	9,873	4.00%		
A5	1 BEDROOM/1 BATH	715	141	0	854	44	31,373	37,576	16.64%		
A6	1 BEDROOM/1 BATH	845	149	237	1,231	0	0	0	0.00%		
A7	1 BEDROOM/1 BATH (Garage)	884	153	0	1,137	9	8,855	10,233	4.02%		
B1	2 BEDROOM/2 BATH	936	137	242	1,313	18	18,843	23,034	8.04%	67%	
B2	2 BEDROOM/2 BATH	1,014	226	0	1,220	0	0	0	0.00%		
B3	2 BEDROOM/2.5 BATH (2 story)	1,154	224	226	1,604	0	0	0	0.00%		
B4	2 BEDROOM/2.5 BATH (2 story)	1,196	84	0	1,240	122	141,537	151,290	54.48%		
B5	2 BEDROOM/2 BATH (Garage)	1,137	181	0	1,258	9	10,233	11,692	4.02%		
C1	3 BEDROOM/2.5 BATH (2 story)	1,600	211	245	2,056	13	20,787	28,650	8.80%	6%	
C2	3 BEDROOM/2.5 BATH (2 story)	1,487	174	274	1,935	0	0	0	0.00%		
C3	3 BEDROOM/2.5 BATH (2 story)	1,644	155	386	2,185	0	0	0	0.00%		
TOTALS						224	255,998	276,808	108.69%	100%	
UNIT AVERAGE NET SF :										1,053.11	

*NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE AC SPACE. IT DOES NOT INCLUDE PATIOS.

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JLM LIVING
ALBUQUERQUE, NEW MEXICO

Issue Dates:

Drawn By: MP
Checked by: BM

Sheet
ARCH SITE
Albuquerque
V3

Project No.

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



PACHECO SILVANO M & HUIZAR LIZETH
612 KENTUCKY ST SE
ALBUQUERQUE NM 87108-3837

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



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ALBUQUERQUE NM 87121-3400

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



SONATA TRAILS LLC
8201 GOLF COURSE RD NW SUITE D3-338
ALBUQUERQUE NM 87120-5842

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



LOMELI AUGUSTIN TRUSTEE LOMELI
FAMILY TRUST
123 N SALINAS ST
SANTA BARBARA CA 93103-2827

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



CROWLEY PAUL J ETUX
15 OLD WESTON RD
WAYLAND MA 01778-2123

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



RANSOM RICHARD E TRUSTEES
RICHARD & CECILIA RANSOM RVT
PO BOX 7457
ALBUQUERQUE NM 87194-7457

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



CARRIAGA DAVID E & BEATRICE E &
STEVE D
6452 EDITH BLVD NE
ALBUQUERQUE NM 87107-5917

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



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GERALD GOLD
1509 HARVARD CT NE
ALBUQUERQUE NM 87106-3712

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Albuquerque, NM 87102



STOREY GILBERT JR & BARBARA
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ALBUQUERQUE NM 87120-5842

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



ROMERO EZEQUIEL P
2538 RAMIREZ RD SW
ALBUQUERQUE NM 87105-4150

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



ROMERO EZEQUIEL P
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Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102



CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

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



JALSWAL KRISHNA & ANJU C
11720 PINO AVE NE
ALBUQUERQUE NM 87122

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

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ZIP 87102 \$ 000.64⁰
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0006057985 APR 02 2024

LUJAN MICHAEL L & LISA M
8804 CORALITA CT NE
ALBUQUERQUE NM 87122-1211

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

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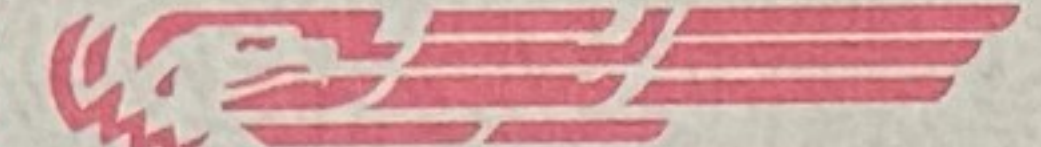
MILLER BETTY
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FORNEY TX 75126-1397

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Albuquerque, NM 87102

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ALBUQUERQUE NM 87120-2583

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302 8th Street NW
Albuquerque, NM 87102

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02 7H
0006057985 APR 02 2024

TURRI MICHAEL V & JOHNESE M
TRUSTEES TURRI LVT
HC 70 BOX 38
OCATE NM 87734-9705

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

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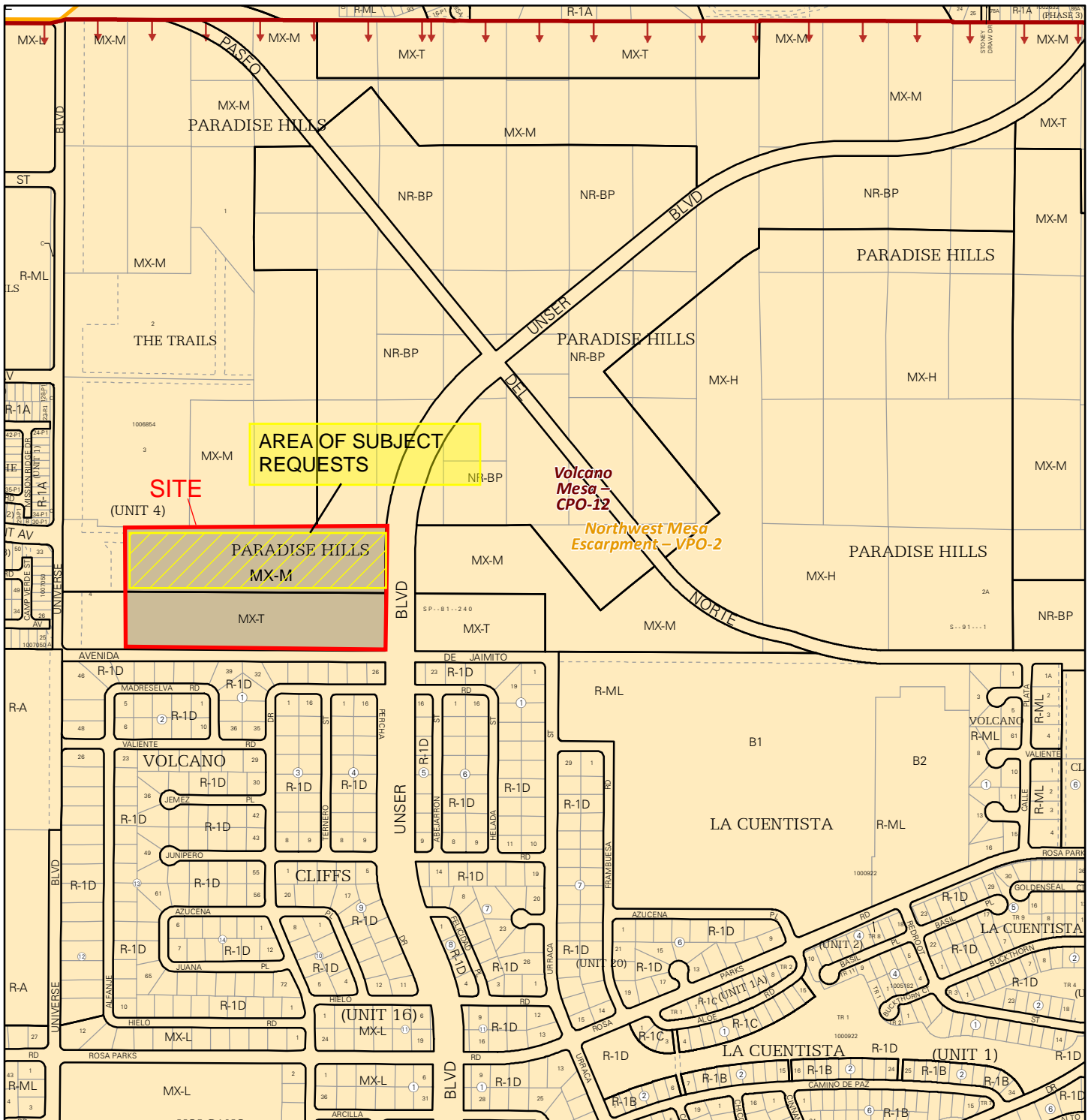


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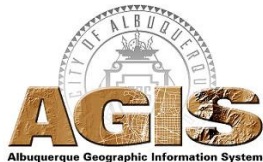
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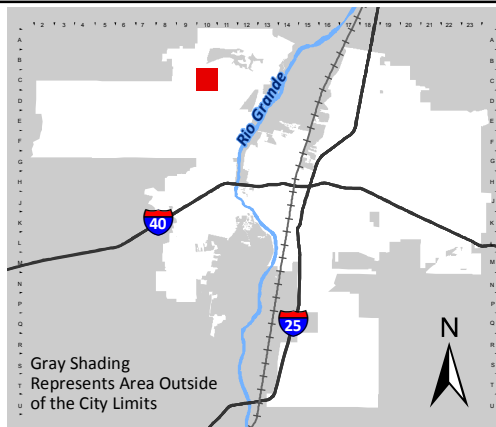


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
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C-10-Z

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- Petroglyph National Monument
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