



# Environmental Planning Commission

**Agenda Number: 3**  
**Project #: 2024-010457**  
**Case #: RZ-2024-00042**  
**Hearing Date: September 19, 2024**

## Staff Report

<b>Agent</b>	Consensus Planning, Inc
<b>Applicant</b>	Rio Grande Food Project
<b>Request</b>	Request for a Zoning Map Amendment from R-1B to MX-L
<b>Legal Description</b>	Lot C-2, Block J, Northern Heights
<b>Location</b>	600 Coors Blvd. NW
<b>Size</b>	Approximately 1.3 Acres
<b>Existing Zoning</b>	R-1B
<b>Proposed Zoning</b>	MX-L

### Staff Recommendation

APPROVAL of Project # 2024-010457 / RZ-2024-00042 based on the Findings 1-16 Found on pages 22 -27 in this report.

Staff Planner  
Jude Miller

### Summary of Analysis

The request is for a Zoning Map Amendment from R-1B to MX-L for Lot C-2, Block J, Northern Heights located at 600 Coors Blvd NW, between Daytona Road NW and Fortuna Road NW (the "subject site"). The applicant wants to change the subject site's zoning to MX-L in order to construct a new facility for the Rio Grande Food Project, currently operating out of the church located on adjacent lot, C-1. The subject site is in an Area of Consistency.

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

The affected neighborhood organizations are the Los Volcanes Neighborhood Association (NA), West Mesa NA, and the South West Alliance of Neighborhoods (SWAN). Property owners within 100 feet of the subject site were also notified as required.

Staff recommends approval.

### Map



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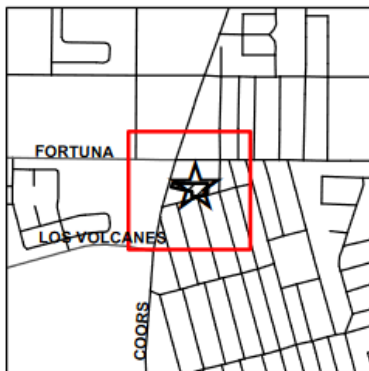
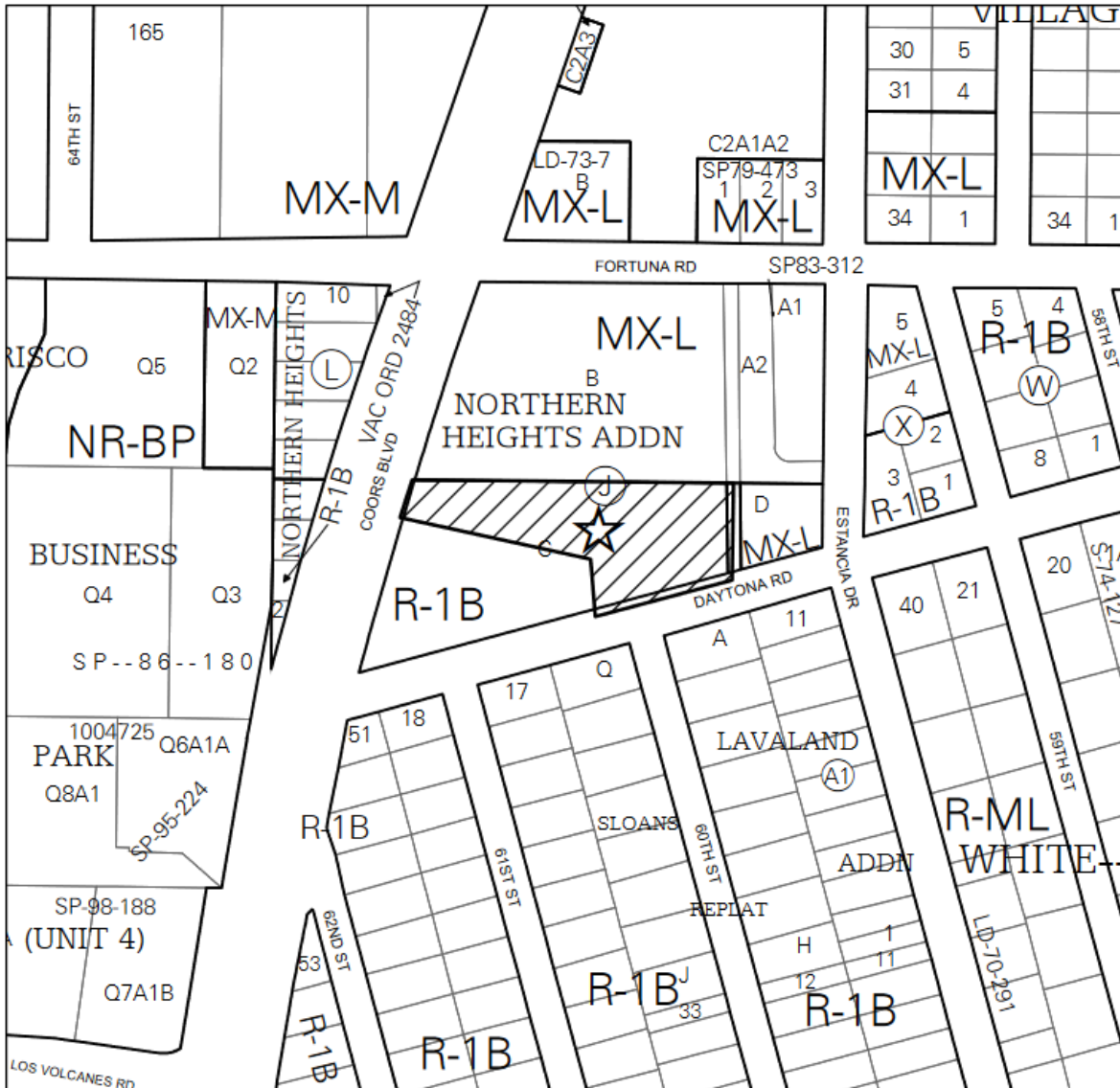
## I. Maps

### Aerial Map





**IDO Zoning Map**



**IDO ZONING MAP**

Note: Gray shading indicates County.

1 inch = 200 feet

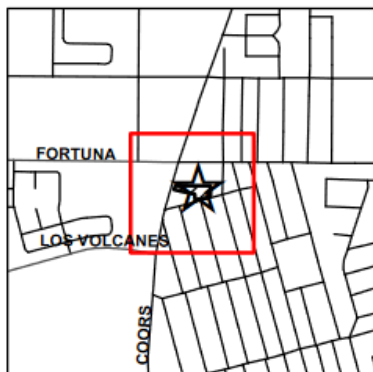
Hearing Date:  
9/19/2024

Project Number:  
PR-2024-010457

Case Numbers:  
RZ-2024-00042

Zone Atlas Page:  
J-11

**Land Use Map**



**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 = 200 feet

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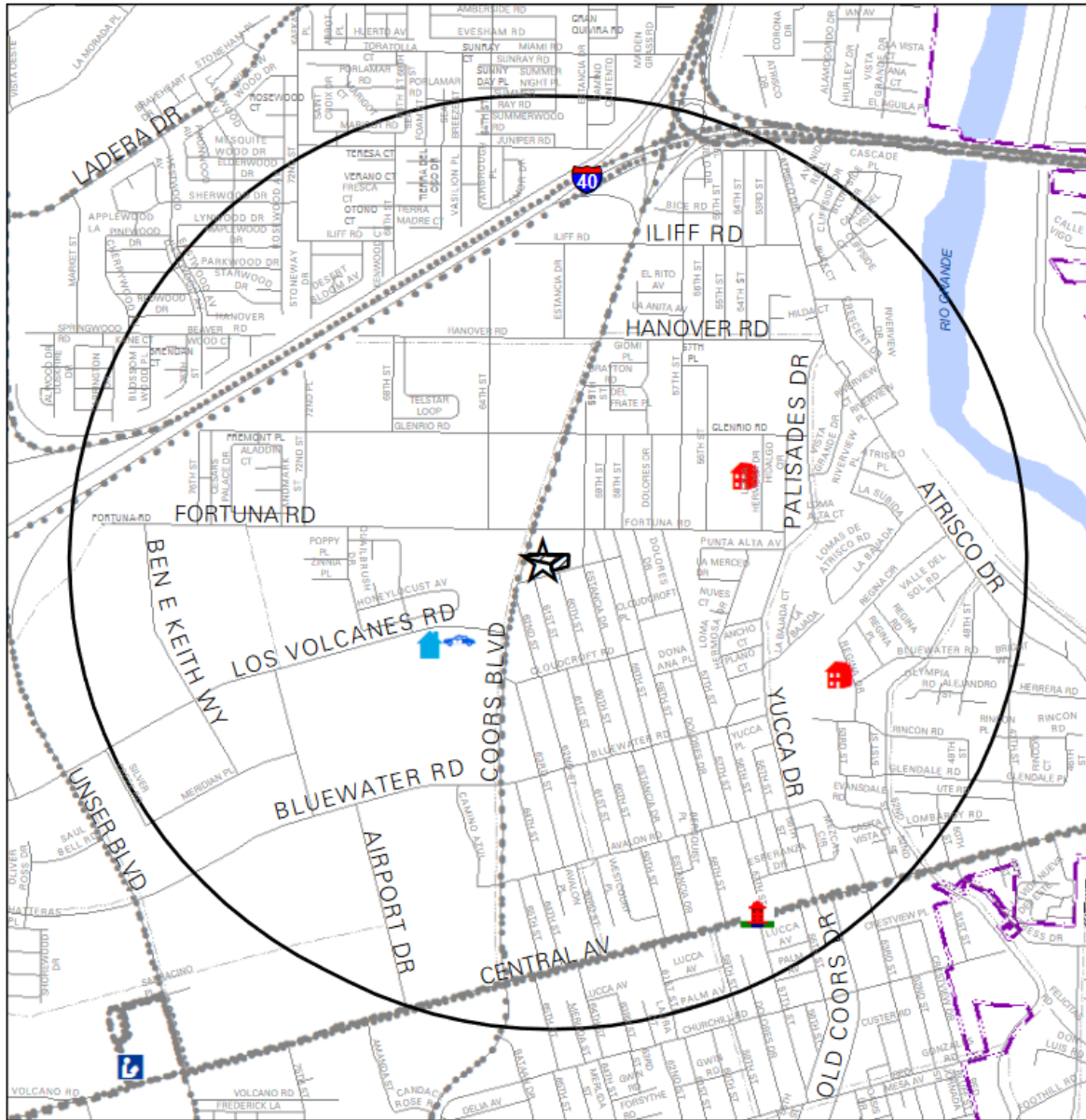
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RZ-2024-00042

Zone Atlas Page:  
J-11





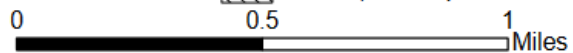
**Public Facilities / Community Services**



**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     |

Project Number: PR-2024-010457



**II. Introduction**

	<i>IDO Zoning</i>	<i>Comprehensive Plan Development Area</i>	<i>Existing Land Use</i>
<i>Subject Site</i>	R-1B	Area of Consistency	Vacant
<i>North</i>	MX-L	Area of Change	Commercial Retail
<i>South</i>	R-1B	Area of Consistency	Low-density Residential
<i>East</i>	MX-L	Area of Consistency	Vacant
<i>West</i>	R-1B	Area of Consistency	Vacant/ Religious Institution

***Request***

The request is for a Zoning Map Amendment (zone change) for an approximately 1.3-acre property at 600 Coors Blvd. NW, legally described as Lot C-2, Block J, Northern Heights (“subject site”).

The applicant is requesting a zoning map amendment (i.e. zone change) from R-1B to MX-L to facilitate the construction of a new building for the Rio Grande Food Project. The Rio Grande Food Project is currently operating out of the existing church that is located on the property abutting the site to the west. The subject site was previously part of a larger lot that was recently subdivided into two separate lots, and the Rio Grande Food Project is looking to purchase the subject site from the church in order to build a new facility for their operations. The Rio Grande Food Project wishes to rezone this parcel to MX-L to match the zoning to the North and East of the site for the permissive allowable use of a grocery store, the closest use listed in [Table 4-2-1: Allowable Uses](#).

The affected neighborhood organizations are the Los Volcanes Neighborhood Association (NA), West Mesa NA, and the South West Alliance of Neighborhoods (SWAN). Property owners within 100 feet of the subject site were also notified as required.

***EPC Role***

The EPC is the final decision-making body for this case because the subject site is within an Area of Consistency and is less than 10 acres ([IDO §14-16-6-7\(G\)\(1\)\(a\)2](#)). The request is a quasi-judicial matter.

***History/Background***

The R-1B zoning for the subject site was established at the effective date (May 17, 2018) of the Integrated Development Ordinance (IDO) based upon prior zoning and land use designations (R-1 – Residential). On April 28, 1965 the original lot was created through a re-plat after a vacation of 60<sup>th</sup> and 61<sup>st</sup> Streets as part of project number V-508. The replat was approved on July 7, 1965 under project number S-1401. On January 12, 1970, the

alley that once abutted the eastern border of the subject site was vacated as part of project number V-69-32.

Case history for the area includes case numbers 1002259 and 1008668. Case #1002259 (02-DRB-01515) was for a minor subdivision action filed by Rio Grande Presbyterian Church on October 9, 2002. The minor subdivision was to divide the R-1 land into two lots in order to sell them. They proposed to divide the land with equal frontage on Estancia Drive NW. The request was filed on October 9, 2002.

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

The subject site was recently subdivided from the property containing the church directly to the west (Project #PR-2024-010457, SD-2024-00103). The Rio Grande Food Bank is in the process of purchasing the newly platted lot C-2, the subject site, with the intention of building a new facility for its organization.

### ***Context***

The subject site is currently vacant and is in an Area of Consistency. The surrounding area is characterized by a variety of land uses. North of the subject site is a daycare and a small shopping center. To the south are single-family and multi-family residences, and to the west is the Rio Grande Presbyterian Church that is zoned R-1B. East of the subject site is a vacant lot zoned MX-L. The subject site abuts Coors Blvd., a Major Transit Corridor, to the west.

The subject property is not within the areas that trigger the Pre-submittal Tribal Meeting pursuant to IDO §14-16-6-4(B) or tribal referral pursuant to IDO §14-16-6-4(I).

### ***Roadway System***

The [Long Range Roadway System \(2040 LRRS\) map](#), produced by the Mid-Region Council of Governments (MRCOG), includes existing roadways and future recommended roadways along with their regional role.

The LRRS designates Coors Blvd. to the west of the subject site as an existing Regional Principal Arterial. The LRRS designates Fortuna Rd. as an existing Major Collector street. The LRRS Facilities Map does not show adjacent roadways as an interstate freeway or as having limited access and does not designate roadways adjacent or through the subject site as either a Primary Freight Corridor or a roadway with Truck Restrictions.

### ***Bikeways / Trails***

The [Long Range Bikeway System \(LRBS\) map](#), produced by MRCOG, identifies existing and proposed trails. The LRBS shows a proposed protected bike lane on Coors Blvd. abutting



the west side of the site. The LRBS shows a proposed bike boulevard along Fortuna Rd., one block north of the subject site.

### ***Transit***

ABQ Ride Route #155 runs north-south along Coors Blvd. and offers service Monday through Friday, peak frequency of around 40 minutes, and a reduced schedule on Saturdays and Sundays. The route begins at Northwestern Transit Center at Coors Blvd. and Ellison Rd. and ends at Coors & Gun Club. The nearest transit stop is on Coors Blvd.

## ***III. Analysis of City Plans and Ordinances***

### ***Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)***

The subject site is located in an Area of Consistency as designated by the Comprehensive Plan, which has policies to protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

#### ***Comprehensive Plan Designations***

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

The subject site is not within a ¼ mile of any of the three designated urban centers and is located within the Southwest Mesa Community Planning Area (CPA).

#### ***Applicable Goals & Policies***

Applicable Goals and policies that were selected by the applicant are listed below. Staff analysis follows indented below the stated goal or policy. Goals and/or policies added by Staff are denoted with an asterisk (\*).

#### **CHAPTER 4: COMMUNITY IDENTITY**

**\*GOAL 4.1 CHARACTER: Enhance, protect, and preserve distinct communities.**

The request would contribute to enhancing, protecting, and preserving the community by allowing for the development of a vacant lot near residential neighborhoods. The request would also expand the area's mix of uses to neighborhoods that are mostly zoned R-1B. MX-L zoning is found north of the subject site at Le Petite Academy (Daycare) and Volcano Plaza (Shopping Center). The lot directly to the east of the subject site is also zoned MX-L. A future site plan for development of the property would be subject to IDO requirements.

Neighborhood edges ([§14-16-5-9](#)), landscape buffering and screening ([§14-16-5-6](#)), and mixed-use low intensity dimensional standards ([§14-16-5-1](#)) would have to be followed in order to protect and preserve the distinct community of the Southwest Mesa CPA. **The request furthers Goal 4.1 – Character.**

\*POLICY 4.1.2 DISTINCT COMMUNITIES: Protect the identity and cohesiveness of the neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The request would help activate a site that has remained vacant due to its existing zoning of R-1B and will serve the surrounding area, which is largely single-family residential. The request will not greatly impact the area but will facilitate a transition to permissive uses for retail and commercial development that are intended to be neighborhood-scale. The purpose of MX-L zoning is to provide for neighborhood-scale convenience shopping needs, primarily at the corners of collector intersections. The zone change aligns with an existing zone district north of the subject site. If the applicant decides not to construct a new facility for the Rio Grande Food Project, future development under MX-L would be subject to applicable IDO standards that generally serve to protect and preserve the identity and design of the neighborhood. **The request furthers Policy 4.1.2 – Identity and Design.**

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

The request would allow the Rio Grande Food Project, which is already operating out of the church on the lot directly to the west, to construct a new facility on the subject site with the intent of better serving its clientele and the surrounding community. In the event that the applicant does not construct a new facility, the zone change from R-1B to MX-L would facilitate the development of a use more appropriate for the site that could serve the surrounding neighborhood. Daytona Rd. currently serves as a separation between the commercial uses that dominate the block where the subject site is located and the residential neighborhood to the south. **The request furthers Policy 4.1.4 – Neighborhoods.**

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

The zone change to MX-L could facilitate the development of an undeveloped vacant lot and allow for a greater variety and intensity of uses along Coors Boulevard, a major transit corridor, helping to fulfill the goals of regional growth, employment density, and infill development. **The request furthers Goal 5.1.**

POLICY 5.1.10 MAJOR TRANSIT CORRIDORS: Foster corridors that prioritize high-frequency transit services with pedestrian-oriented development.

The request would encourage development at the subject site, which is located along a major transit corridor. The applicant intends to use the rezoned lot to construct a new facility for the Rio Grande Food Project, a land use similar to a grocery store for the people it serves, which would benefit from being adjacent to the transit corridor. **The request furthers Policy 5.1.10 – Major Transit Corridors.**

**GOAL 5.2: COMPLETE COMMUNITIES:** Foster communities where residents can live, work, learn, shop, and play together.

The request would facilitate the development of the subject site, providing additional opportunities for residents to work and shop in the area. The request would foster complete communities where residents can live and work together, as the proposed food pantry would be within walking distance of residential neighborhoods and a quarter of a mile from transit stops on Coors Blvd. for ABQ Ride Route #155. **The request furthers Goal 5.2 – Complete Communities.**

**GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS:** Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The request would help facilitate the development of a lot that has historically remained vacant by allowing development that aligns with the properties abutting it to the north and east. **The request furthers Goal 5.3 – Efficient Development Patterns.**

**POLICY 5.3.1 INFILL DEVELOPMENT:** Support additional growth in areas with existing infrastructure and public facilities.

The subject site abuts the Coors Blvd. Major Transit Corridor and has access to utilities and other existing public infrastructure. **The request furthers Policy 5.3.1 – Infill Development.**

**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 in an Area of Consistency, but the abutting lots directly to the north are in an Area of Change. Additionally, the subject site abuts a Major Transit Corridor, where more development is desired. Since the surrounding lots to the north and east are currently zoned MX-L, the majority of new permissive uses on the subject site would not be harmful to the residential area to the south, which is separated from the subject site and surrounding MX-L zoned properties by Daytona Rd. **The request furthers Goal 5.6 – City Development Areas.**

**POLICY 5.6.3 AREAS OF CONSISTENCY:** Protect and enhance the character of single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.



The subject site is surrounded by MX-L zoning to the north and east. The lot to the west is zoned R-1B but is the site of a church, a non-residential use. Changing the zoning to MX-L will allow for development that is more consistent with the development on the same block. Daytona Rd., to the south of the subject site, already serves as a division between the residential neighborhood to the south and the predominantly MX-L zoned properties on the block containing the subject site.

**The request furthers Policy 5.6.3 – Areas of Consistency.**

GOAL 7.3 SENSE OF PLACE: Reinforce sense of place through context sensitive design of development and streetscapes.

The request is for a zone change from R-1B to MX-L. Although the IDO includes provisions to ensure that any future development follows general guidelines to promote compatibility with the surroundings, the request is not a site plan, so it is not possible to discern specific design aspects. **The request does not further Goal 7.3 – Sense of Place.**

POLICY 7.3.4 INFILL: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

The subject site, currently zoned R-1B, has remained undeveloped but is surrounded by MX-L zoned lots to the north and east. The requested zone change to MX-L could promote development that is more compatible with the existing development on the same block. Since this is not a site plan, it is not possible to know how future development will interact with surrounding properties. **The request partially furthers Policy 7.3.4 – Infill.**

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

The request to change the zoning from R-1B to MX-L would allow for a greater range of uses on the subject site. The proposed use for the Rio Grande Food Project would provide a food resource to the community and transit riders on the Coors Blvd. Major Transit Corridor, utilizing a vacant lot that has remained undeveloped. **The request furthers Policy 9.3.1 – Centers and Corridors.**

### ***Integrated Development Ordinance (IDO)***

#### *IDO Zoning*

The subject site is currently zoned R-1B (Residential-Single Family Zone District – Medium Lot), [§14-16-2-3\(B\)](#) that was assigned upon the adoption of the IDO, effective May 17, 2018. The purpose of the R-1 zone district is to provide for neighborhoods of single-family homes with a variety of lot sizes and dimensions. When applied in

developed areas, an additional purpose is to require that redevelopment reinforce the established character of the existing neighborhood. Primary land uses include single-family homes on individual lots, with limited civic and institutional uses to serve the surrounding area. Allowable uses are shown in [Table 4-2-1](#) of the IDO.

### *Proposed Zoning*

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

It is important to note that properties to the north of the subject site are zoned MX-L and are in Areas of Change. The lot directly to the east of the subject site was recently re-zoned to MX-L from R-1B and is in an Area of Consistency.

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

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

The Rio Grande Food Project wishes to rezone this parcel to MX-L to match the zoning to the North and East of the site for the permissive allowable use of a grocery store, the closest use listed in [Table 4-2-1: Allowable Uses](#). A grocery store use is not allowed under the existing R-1B zone designation.

### *Overlay Zones*

The subject site is within the Coors Boulevard Character Protection Overlay zone, CPO-2 ([IDO 16-16-3-4\(C\)](#)). The purpose of the Character Protection Overlay (CPO) zone is to preserve areas with distinctive characteristics that are worthy of conservation but may lack sufficient significance to qualify as Historic Protection Overlay (HPO) zones. The following regulations apply to development in the MX-L zone within the CPO-2: setbacks, building height, grading, and signs.

*Definitions*

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.

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

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

Center and Corridor Definitions:

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

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

Grocery Store: An establishment that sells a wide variety of goods organized in departments, including but not limited to fresh produce, meat and dairy, canned and packaged food items, small household goods, and similar items, with more than 50 percent of the gross floor area devoted to the sale of food products for home preparation and consumption.

Religious Institution: A structure or place where worship, ceremonies, rituals, and education pertaining to a particular system of beliefs are held, together with its accessory buildings, that is operated, maintained, and controlled under the direction of a religious group. Incidental activities include, but are not limited to, school and recreational facilities, parking, caretaker's housing, religious leader's housing, philanthropic or humanitarian activities, and group living facilities such as convents or monasteries.

Vacation: The act that rescinds all or part of a recorded subdivision plat including legal dedications and grants of easements.

***IV. Zoning Map Amendment (Zone Change)***

Pursuant to IDO [§14-16-6-7\(G\)\(3\)](#), Review and Decision Criteria, "An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria."

There are several criteria that must be met, and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

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

*Applicant's Summarized Response: The proposed zone change is consistent with the health, safety, and general welfare of the City by furthering and not being in conflict with a preponderance of City's goals and policies.*

Staff Response: Consistency with the City's health, safety, morals, and general welfare is demonstrated by showing that a request furthers applicable Comprehensive Plan goals and policies and does not significantly conflict with them. The applicant's policy-based responses adequately demonstrate that the request clearly facilitates a preponderance of applicable goals and policies in the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, morals, and general welfare.

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

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

*Applicant Response: The subject site is located entirely within an Area of Consistency; the zone change to MX-L will clearly reinforce the established character of the area through development standards addressing setbacks, building height and massing, landscaping, grading, outdoor lighting, architectural design, and signs as required by the Coors Boulevard CPO-2 and the more stringent standards for non-residential development, and would be more advantageous to the community, which is a mix*

*of Areas of Consistency and Areas of Change. The subject property is within the Southwest Mesa CPA, which is a noted food desert that the Applicant is currently helping to address. The existing R-1B zoning is inappropriate because the small size of the subject property adjacent to the Rio Grande Presbyterian Church renders low density, single-family residential development unfeasible under the R-1B minimum lot size of 5,000 square feet. Additionally, the neighborhood character has increasingly changed over time to allow for neighborhood-scale convenience needs that necessitate relevant infill to accommodate the community. Thus, a different zone district is more advantageous to the community as articulated by the Comp Plan. The zone change will provide a more consistent pattern of land use, development density, and intensity. The R-1B zone may allow for institutional uses, but exists as a spot zone along Coors Boulevard, and is vacant and likely to stay that way with the existing zoning. The zone change will address the inappropriate R-1B zone in this location and is consistent with the existing zoning pattern and intensity of uses allowed along the east side of Coors Boulevard from Iliff Road to the south side of Fortuna Road, north of the subject property. The MX-L zone is more consistent with generally desired uses along a Major Transit Corridor that provides transit services, proposed bike lanes, and sidewalks.*

Staff Response: The subject site is located entirely within an Area of Consistency, where significant growth is typically undesirable and where any new development or redevelopment must be consistent with the established character of the surrounding context. The applicant argues that the existing zoning is inappropriate because it meets Criteria 3 due to the lot's location along a Major Transit Corridor and its adjacency to other commercial properties that are also zoned MX-L.

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 response to Criterion B is sufficient.**

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

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.
3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of



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

*Applicant Response: The subject site is located entirely in an Area of Consistency.*

Staff Response: The subject site is located wholly in an Area of Consistency, as designated by the Comp Plan. **Therefore, the applicant's response for Criterion C is sufficient.**

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

*Applicant Response: With the exception of car wash, cannabis related uses, light vehicle repair, and animal related uses, such as veterinary hospital and other pet services, none of the permissive or conditional uses in the MX-L would be harmful to the neighborhood or community. The Applicant's proposed use of food pantry (grocery store) is limited to a maximum building size of 30,000 square feet in the MX-L zone. While liquor retail is allowed as an accessory use to a grocery store, it would not be allowed in this location given its location abutting a religious institution. It should be noted that the EPC approved the zone change from R-1B to MX-L for the 0.4-acre property abutting the subject property to the east for the purpose of relocating a light vehicle repair shop and was found to further the Comprehensive Plan goals and policies.*

*Table 2 below provides a comparison of the differences in permissive uses between R-1B and MX-L. Cannabis, car wash, light vehicle repair, veterinary hospital uses are subject to Use-Specific standards, which are designed to mitigate any harmful impacts. For car wash, the USS includes separation from residential zones and lots containing residential use in any mixed-use zone. For cannabis retail, the USS contains a myriad of requirements that protect adjacent or nearby sensitive uses, such as school, day care, and other cannabis retail within 660 feet. Cannabis cultivation and manufacturing are also subject to strict USSs, including being conducted within a fully enclosed building. Veterinary hospital is a permissive use but prohibits the treatment of large animals.*

<b>TABLE 2: PERMISSIVE USE COMPARISON - R-1B VS. MX-L</b>		
<b>Use</b>	<b>R-1B</b>	<b>MX-L</b>
<b>RESIDENTIAL USES</b>		
Dwelling, single-family detached	P	-
Dwelling, cluster development	P	-
Dwelling, cottage development	P	-
Dwelling, two-family detached	P	-
Dwelling, townhouse	-	P
Dwelling, live-work	-	P
Dwelling, multi-family	-	P
Assisted living facility or nursing home	-	P
Community residential facility, large	-	P
Dormitory	-	P
Group home, small and medium	-	P
<b>CIVIC AND INSTITUTIONAL USES</b>		
Adult or child day care facility	-	P
Elementary or middle school	C	P
High School	C	P
Museum	-	P
Vocational school	-	P
<b>COMMERCIAL USES</b>		
Veterinary hospital	-	P
Other pet services	-	P
Health club or gym	-	P
Mobile food truck court	-	P
Restaurant	-	P
Other indoor entertainment	-	P
Hotel or motel	-	P
Car wash	-	P
Light vehicle repair	-	P
Paid parking lot	-	P
Parking structure	-	P
Bank	-	P
Club or event facility	-	P
Commercial services	-	P
Medical or dental clinic	-	P
Office	-	P
Personal and business services, small	-	P
Research or testing facility	-	P
Art gallery	CV	P
Bakery goods or confectionery shop	-	P
Cannabis retail	-	P
Farmers market	-	P
General retail, small	-	P
Grocery store	-	P
<b>INDUSTRIAL USES</b>		
Artisan manufacturing	-	P
Cannabis cultivation	-	P
Cannabis-derived products manufacturing	-	P
Freestanding WTF	-	P

*The subject property shares a lot line with a religious institution, a use that carries restrictions for certain impactful uses. The allowance of a food pantry (grocery store) does not carry additional separation requirements from a religious institution. USSs for Adult Entertainment or Adult Retail, Methadone Centers, and Syringe Exchange Facilities are prohibited within 500 feet, 330 feet, and 500 feet respectively in any direction of a religious institution. Cannabis retail and cannabis cultivation are prohibited within 300 feet of a day care facility, which is adjacent to the north of the subject property. Cannabis-derived products manufacturing requires a conditional use when within 300 feet of a day care facility. It should also be noted that if the Applicant's proposed use continued to operate in association with the church, it would be permissive and a zone change would not be necessary.*

Staff Response: The subject site abuts existing MX-L lots to the north and east. The majority of new permissive uses on the subject site would not be harmful to the residential areas of the surrounding neighborhood located across the streets to the south and east. Additionally, the church property directly to the west and a daycare facility to the northeast will further limit uses that may be considered harmful to the neighborhood. **The response to Criterion D is sufficient.**

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

1. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
2. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.
3. 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: *Given the Rio Grande Presbyterian Church is currently in operation on the parcel from which the subject property was created, the zone change request will meet Criteria 1 since there is existing capacity to extend infrastructure services to the new lot and the surrounding area is fully developed. No off-site improvements are anticipated with the eventual development of the subject property.*

Staff Response: The subject site is currently served by infrastructure, which will have adequate capacity once the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement. Any future development on the subject site, which is currently vacant and being rezoned, will be required to adhere

to all obligations and standards under the IDO, the DPM, and/or an Infrastructure Improvements Agreement. **The response to Criterion E is sufficient.**

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

*Applicant Response: The justification for the zone change is not completely or partially based on the property's location along Coors Boulevard. The food pantry is currently operating out of the Rio Grande Presbyterian Church, which is selling this property to the Applicant, and that is the primary reason for requesting the zone change in this location. The zone change will facilitate additional commercial services in an area that has been determined to be a food desert and with unmet commercial service needs. While the subject property is within the Coors Boulevard Major Transit Corridor, the Rio Grande Presbyterian Church takes up the majority of the Coors Boulevard frontage and only the community garden will be in the area facing Coors. Access to the subject property will be from Daytona Road, a local street.*

*Staff Response: The subject site is alongside a Major Transit Corridor, which bolsters the justification for the more intense zone; however, it is staff's understanding that the reason for the rezoning is to facilitate the construction of a new facility for the Rio Grande Food Project, which is currently operating out of the church on the neighboring lot to the west. Additionally, the subject site abuts Coors Blvd. to the west and lies between a vacant lot, recently rezoned to MX-L to the east, the church to the west, and a small shopping center to the north. Given that there are no existing residential uses on this block, the request to change the existing R-1B zone is appropriate. **The response to Criterion F is sufficient.***

**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 zone change is not based completely or predominantly on the cost of land or economic consideration but rather on the opportunity to remain at the existing location adjacent to the church and within the community that the use currently serves.*

*Staff Response: The applicant's reasoning for the rezoning of the subject site is to facilitate the construction of a new facility for the Rio Grande Food Pantry on a newly platted lot adjacent to the church's site with which they have been closely associated. However, the applicant has adequately demonstrated that the request clearly facilitates a preponderance of applicable Comprehensive Plan goals and policies independently of its intended use. **The response to Criterion G is sufficient.***

**6-7(G)(3)(h)** The zone change does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e., create a "spot zone") or to a

strip of land along a street (i.e., create a "strip zone") unless the change will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:

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

*Applicant Response: This request for a zone change from R-1B to MX-L does not create a spot zone on the subject property because the abutting properties to the north and east are also zoned MX-L.*

*Staff Response: Staff agrees that the proposed zone change does not create a "spot zone" or a "strip zone." The request is to change the zoning of the subject site from the R-1B zone to MX-L. As shown in the zone map, the lots directly to the north and east of the subject site currently have an MX-L zone designation. **The response to Criterion H is sufficient.***

## ***V. Agency & Neighborhood Concerns***

### ***Reviewing Agencies***

Most reviewing agencies either did not send a response, or stated that they had no comments. The City of Albuquerque Long Range Planning team and PNM were the only agency to leave a detailed comment. PNM's comment states that any new construction needs to abide by the procedures of PNM easements. Long Range Planning provided comment in favor of the zone change. Please see page 29 for further details on Agency Comments. The subject property is not within the areas that trigger tribal referral pursuant to IDO §14-16-6-4(I).

### ***Neighborhood/Public***

The affected neighborhood organizations are the Los Volcanes Neighborhood Association (NA), West Mesa NA, and the South West Alliance of Neighborhoods (SWAN). Property owners within 100 feet of the subject site were also notified as required. The subject property is not within the areas that trigger the Pre-submittal Tribal Meeting pursuant to IDO §14-16-6-4(B).

No neighborhood or facilitated meeting has been held. Staff is unaware of any neighborhood support or opposition.



## ***VI. Conclusion***

The request is for a Zoning Map Amendment (zone change) for an approximately 1.3-acre property at 600 Coors Blvd. NW, legally described as Lot C-2, Block J, Northern Heights (“subject site”).

The applicant is requesting a zoning map amendment (i.e., zone change) from R-1B to MX-L to facilitate the construction of a new building for the Rio Grande Food Project on the lot adjacent to the church where it has previously served the surrounding community.

The subject site is located in an Area of Consistency as designated by the Comprehensive Plan, which has policies to protect and enhance the character of existing single-family neighborhoods. The applicant has referenced Comprehensive Plan goals and policies to justify the zone change and to reinforce that this change will not adversely affect the area.

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

**Staff recommends approval.**

***Findings, Zoning Map Amendment (i.e., Zone Change)***

Project #: 2024-010457 / RZ: 2024-00042

1. The request is for a Zoning Map Amendment (zone change) for an approximately 1.3-acre property at 600 Coors Blvd. NW, legally described as Lot C-2, Block J, Northern Heights ("subject site"). The applicant is requesting a zoning map amendment (i.e. zone change) from R-1B to MX-L.
2. The R-1B zoning for the subject site was established at the effective date (May 17, 2018) of the Integrated Development Ordinance (IDO) based upon prior zoning and land use designations (R-1 – Residential). On April 28, 1965 the original lot was created through a re-plat after a vacation of 60<sup>th</sup> and 61<sup>st</sup> Streets as part of project number V-508. The replat was approved on July 7, 1965 under project number S-1401. On January 12, 1970, the alley that once abutted the eastern border of the subject site was vacated as part of project number V-69-32.
3. Case history for the area includes case numbers 1002259 and 1008668. Case #1002259 (02-DRB-01515) was for a minor subdivision action filed by Rio Grande Presbyterian Church on October 9, 2002. The minor subdivision was to divide the R-1 land into two lots in order to sell them. They proposed to divide the land with equal frontage on Estancia Drive NW. The request was filed on October 9, 2002.
4. Project #1008668 was filed by the Rio Grande Presbyterian Church on February 2, 2011. The request was for the addition of a 600 square foot, on-site storage area for the Rio Grande Food Project that was housed in the church and had exceeded capacity.
5. The subject site was recently subdivided from the property containing the church directly to the west (Project #PR-2024-010457, SD-2024-00103). The Rio Grande Food Bank is in the process of purchasing the newly platted lot C-2, the subject site, with the intention of building a new facility for their organization.
6. There is no indication that a site plan exists for the subject site, so future development will need a Site Plan – Administrative that meets all applicable standards in the IDO pursuant to the MX-L zone district. If developed as a food pantry as noted by the applicant, the grocery store use is the closest matching land use in Table 4-2-1 pursuant to §14-16-4-1(B), which is permissive in MX-L but subject to a size limit of 30,000 square feet [§14-16-4-3(D)(38)].
7. The EPC is hearing this case because the subject site is less than 10 acres in an Area of Consistency as designated by the Comprehensive Plan (IDO §14-16-6-7(G)).
8. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.

9. The request furthers the following applicable Policies from the Comprehensive Plan Chapter 4 – Community Identity

A. GOAL 4.1 CHARACTER: Enhance, protect, and preserve distinct communities.

The request would contribute to enhancing, protecting, and preserving the community by allowing for the development of a vacant lot near residential neighborhoods. The request would also expand the area's mix of uses to neighborhoods that are mostly zoned R-1B. MX-L zoning is found north of the subject site at Le Petite Academy (Daycare) and Volcano Plaza (Shopping Center). A future site plan for development of the property would be subject to IDO requirements. Neighborhood edges (§14-16-5-9), landscape buffering and screening (§14-16-5-6), and mixed-use low intensity dimensional standards (§14-16-5-1) would have to be followed in order to protect and preserve the distinct community of the Southwest Mesa CPA.

B. POLICY 4.1.2 DISTINCT COMMUNITIES: Protect the identity and cohesiveness of the neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The request would help activate a site that has remained vacant due to its existing zoning of R-1B and will serve the surrounding area, which is largely single-family residential. The request will not greatly impact the area but will facilitate a transition to permissive uses for retail and commercial development that are intended to be neighborhood-scale. The purpose of MX-L zoning is to provide for neighborhood-scale convenience shopping needs, primarily at the corners of collector intersections. The zone change aligns with an existing zone district north of the subject site. If the applicant decides not to construct a new facility for the Rio Grande Food Project, future development under MX-L would be subject to applicable IDO standards that generally serve to protect and preserve the identity and design of the neighborhood.

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

The request would allow the Rio Grande Food Project, which is already operating out of the church on the lot directly to the west, to construct a new facility on the subject site with the intent of better serving its clientele and the surrounding community. In the event that the applicant does not construct a new facility, the zone change from R-1B to MX-L would facilitate the development of a use more appropriate for the site that could serve the surrounding neighborhood. Daytona Rd. currently serves as a separation between the commercial uses that dominate the block where the subject site is located and the residential neighborhood to the south.

10. The request furthers the following applicable Policies from the Comprehensive Plan Chapter 5 – Land Use

- A. GOAL 5.1 Centers and Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The zone change to MX-L could facilitate the development of an undeveloped vacant lot and allow for a greater variety and intensity of uses along Coors Boulevard, a major transit corridor, helping to fulfill the goals of regional growth, employment density, and infill development.

- B. POLICY 5.1.10 MAJOR TRANSIT CORRIDORS: Foster corridors that prioritize high-frequency transit services with pedestrian-oriented development.

The request would encourage development at the subject site, which is located along a major transit corridor. The applicant intends to use the rezoned lot to construct a new facility for the Rio Grande Food Project, a land use similar to a grocery store for the people it serves, which would benefit from being adjacent to the transit corridor. The request furthers Policy 5.1.10 – Major Transit Corridors.

- C. GOAL 5.2: COMPLETE COMMUNITIES: Foster communities where residents can live, work, learn, shop, and play together.

The request would facilitate the development of the subject site, providing additional opportunities for residents to work and shop in the area. The request would foster complete communities where residents can live and work together, as the proposed food pantry would be within walking distance of residential neighborhoods and a quarter of a mile from transit stops on Coors Blvd. for ABQ Ride Route #155.

- D. GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The request would help facilitate the development of a lot that has historically remained vacant by allowing development that aligns with the properties abutting it to the north and east.

- E. POLICY 5.3.1 INFILL DEVELOPMENT: Support additional growth in areas with existing infrastructure and public facilities.

The subject site abuts the Coors Blvd. Major Transit Corridor and has access to utilities and other existing public infrastructure.

- F. 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 in an Area of Consistency, but the abutting lots directly to the north are in an Area of Change. Additionally, the subject site abuts a Major Transit Corridor, where more development is desired. Since the surrounding lots to the north and east are currently zoned MX-L, the majority of new permissive uses on the subject site would not be harmful to the residential area to the south, which is separated from the subject site and surrounding MX-L zoned properties by Daytona Rd.

- G. POLICY 5.6.3 AREAS OF CONSISTENCY: Protect and enhance the character of single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

The subject site is surrounded by MX-L zoning to the north and east. The lot to the west is zoned R-1B but is the site of a church, a non-residential use. Changing the zoning to MX-L will allow for development that is more consistent with the development on the same block. Daytona Rd, to the south of the subject site, already serves as a division between the residential neighborhood to the south and the predominantly MX-L zoned properties on the block containing the subject site.

11. The request furthers the following applicable Policies from the Comprehensive Plan Chapter 7 – Urban Design

- A. POLICY 7.3.4 INFILL: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

The subject site, currently zoned R-1B, has remained undeveloped but is surrounded by MX-L zoned lots to the north and east. The requested zone change to MX-L could promote development that is more compatible with the existing development on the same block. Since this is not a site plan, it is not possible to know how future development will interact with surrounding properties.

12. The request furthers the following applicable Policies from the Comprehensive Plan Chapter 9 – Housing

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

The request to change the zoning from R-1B to MX-L would allow for a greater range of uses on the subject site. The proposed use for the Rio Grande Food Project would provide a food resource to the community and transit riders on the



Coors Blvd Major Transit Corridor, utilizing a vacant lot that has remained undeveloped.

13. Pursuant to [§14-16-6-7\(G\)\(3\)](#) of the Integrated Development Ordinance, Review and Decision Criteria, "An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria."

6-7(G)(3)(a) Consistency with the City's health, safety, morals, and general welfare is demonstrated by showing that a request furthers applicable Comprehensive Plan goals and policies and does not significantly conflict with them. The applicant's policy-based responses adequately demonstrate that the request clearly facilitates a preponderance of applicable goals and policies in the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, morals, and general welfare.

6-7(G)(3)(b) The subject site is located entirely within an Area of Consistency, where significant growth is typically undesirable and where any new development or redevelopment must be consistent with the established character of the surrounding context. The applicant argues that the existing zoning is inappropriate because it meets Criteria 3 due to the lot's location along a Major Transit Corridor and its adjacency to other commercial properties that are also zoned MX-L.

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.

6-7(G)(3)(c) The subject site is located wholly in an Area of Consistency, as designated by the Comp Plan.

6-7(G)(3)(d) The subject site abuts existing MX-L lots to the north and east. The majority of new permissive uses on the subject site would not be harmful to the residential areas of the surrounding neighborhood located across the streets to the south and east. Additionally, the church property directly to the west and a daycare facility to the northeast will further limit uses that may be considered harmful to the neighborhood.

6-7(G)(3)(e) The subject site is currently served by infrastructure, which will have adequate capacity once the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement. Any future development on the subject site, which is currently vacant and being rezoned, will be required to adhere to all obligations and standards under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.

- 6-7(G)(3)(f) The subject site is alongside a Major Transit Corridor, which bolsters the justification for the more intense zone; however, it is staff's understanding that the reason for the rezoning is to facilitate the construction of a new facility for the Rio Grande Food Project, which is currently operating out of the church on the neighboring lot to the west. Additionally, the subject site abuts Coors Blvd. to the west and lies between a vacant lot, recently rezoned to MX-L to the east, the church to the west, and a small shopping center to the north. Given that there are no existing residential uses on this block, the request to change the existing R-1B zone is appropriate.
- 6-7(G)(3)(g) The applicant's reasoning for the rezoning of the subject site is to facilitate the construction of a new facility for the Rio Grande Food Pantry on a newly platted lot adjacent to the church's site with which they have been closely associated. However, the applicant has adequately demonstrated that the request clearly facilitates a preponderance of applicable Comprehensive Plan goals and policies independently of its intended use.
- 6-7(G)(3)(h) The proposed zone change does not create a "spot zone" or a "strip zone." The request is to change the zoning of the subject site from the R-1B zone to MX-L. As shown in the zone map, the lots directly to the north and east of the subject site currently have an MX-L zone designation.
14. The affected neighborhood organizations are the Los Volcanes Neighborhood Association (NA), West Mesa NA, and the South West Alliance of Neighborhoods (SWAN). Property owners within 100 feet of the subject site were also notified as required.
15. Staff has not received any agency comments in opposition to the request.
16. Staff has not received public comments in support or opposition to the request.

***Recommendation***

APPROVAL of Project #: 2024-010457 / RZ #: 2024-00042, a request for a Zoning Map Amendment from R-1B to MX-L for all or portion of Lot C-2 Block J Northern Heights, based on the preceding Findings.

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*Jude Miller*

Planner

Notice of Decision cc list:

Jaqueline Fishman, [Fishman@consensusplanning.com](mailto:Fishman@consensusplanning.com)

Rio Grande Food Project, [ari@rgfp.org](mailto:ari@rgfp.org)

Los Volcanes NA, Ted Trujillo, [nedcarla@live.com](mailto:nedcarla@live.com)

Los Volcanes NA, Doug Cooper, [douglascooper@hotmail.com](mailto:douglascooper@hotmail.com)

South West Alliance of Neighborhoods (SWAN Coalition), Geraldine Ulibarri, [gerulibbarri1@gmail.com](mailto:gerulibbarri1@gmail.com)

South West Alliance of Neighborhoods (SWAN Coalition), Lorenzo Otero, [housealbchrome@gmail.com](mailto:housealbchrome@gmail.com)

West Mesa NA, Michael Quintana, [westmesa63@gmail.com](mailto:westmesa63@gmail.com)

West Mesa NA, Lorenzo Otero, [housealbchrome@gmail.com](mailto:housealbchrome@gmail.com)

Legal, [acon@cabq.gov](mailto:acon@cabq.gov)

EPC file

## ***Agency Comments***

### **PLANNING DEPARTMENT**

#### ***Long Range Planning***

The subject site is located within the Southwest Mesa Community Planning Area, a designated Area of Change, and within the Coors Boulevard Character Protection Overlay Zone (CPO-2) that includes development buffers along Coors Boulevard, increased setback requirements, building height restrictions and other design guidelines intended to mitigate harmful impacts. Additionally, if the zoning map amendment is approved, it would serve to stabilize the zoning pattern for the area between Coors Blvd. and Estancia Drive. The applicant has also included an analysis of applicable Comprehensive Plan policies from Chapter 5 – Land Use, Chapter 7 – Urban Design, and Chapter 9 – Housing. Due to the existing MX-L lots abutting the subject site, the majority of new permissive uses on the subject site would not be harmful to surrounding properties. Additionally, if the zoning map amendment is approved, it would serve to stabilize the zoning pattern for the area between Coors Blvd. and Estancia Drive.

### **OTHER CITY OF ALBUQUERQUE DEPARTMENTS / OFFICES**

#### ***Solid Waste Department***

No comment at this time.

### **OTHER AGENCIES**

#### ***Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)***

AMAFCA has no adverse comments to the zone change.

#### ***Albuquerque Public Schools (APS)***

No Comment

#### ***Bernalillo County***

No adverse Comments

#### ***Public Service Company of New Mexico (PNM)***

There are PNM facilities and/or easements along Daytona Rd. and the east side of the site.

It is the applicant's obligation to determine if existing utility easements or rights-of-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.



A) PHOTOGRAPHS



**Figure 1:** 3D birds eye views provided by Google Earth from 2022, looking North, showing the overall site.



**Figure 2:** Looking east toward the subject site from Coors Blvd.



**Figure 3:** View looking west toward the subject site from the vacated alleyway on the eastern side of the site.





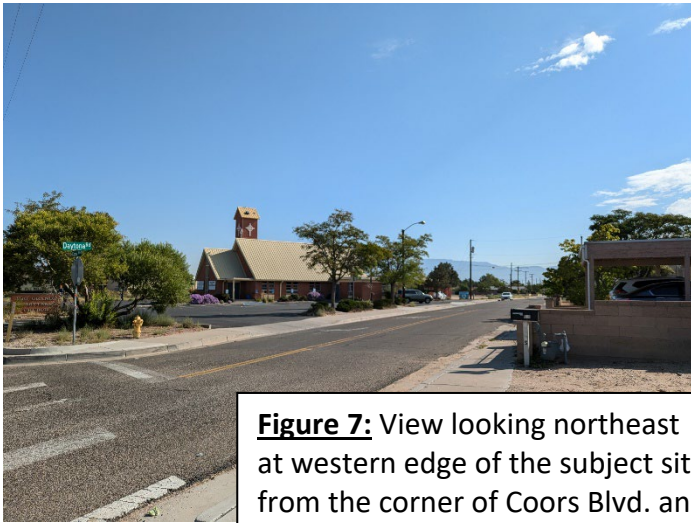
**Figure 4:** Looking northwest toward the subject site from Daytona Rd.



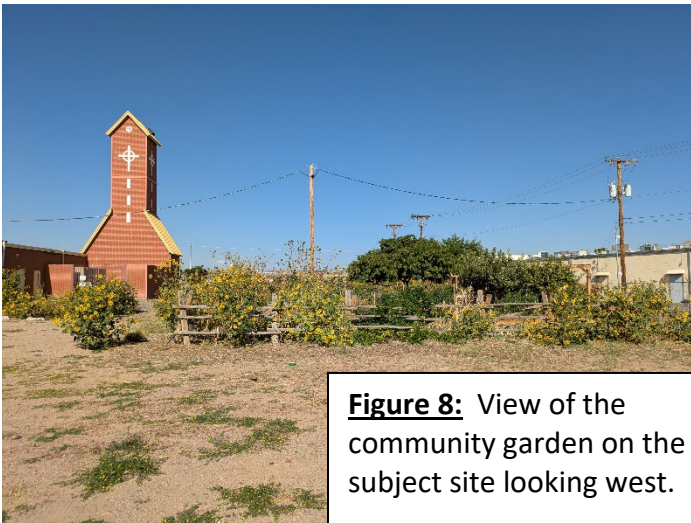
**Figure 5:** View looking south down Coors Blvd. toward the western border of the subject site.



**Figure 6:** View looking north from 60<sup>th</sup> St. toward the subject site.



**Figure 7:** View looking northeast at western edge of the subject site from the corner of Coors Blvd. and Daytona Rd.



**Figure 8:** View of the community garden on the subject site looking west.



**Figure 9:** View looking eastward down Daytona Rd. toward the subject site.





**Figure 10**

**Figure 10-12:** Required sign postings at the site:  
(1) sign on Coors Blvd. NW.  
(1) sign on the eastern alley abutting the site.  
(1) sign on Daytona Rd. NW.



**Figure 11**



**Figure 12**

## B) HISTORY



PLANNING DEPARTMENT  
DEVELOPMENT SERVICES DIVISION  
600 2nd Street NW, Ground Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3946

## OFFICIAL NOTIFICATION OF DECISION

Rio Grande Food Project  
P.O. Box 7174  
Albuquerque, NM 87174

**Project# PR-2024-010457**  
**Application#**  
**SD-2024-00103 – PRELIMINARY/FINAL PLAT**

### LEGAL DESCRIPTION:

For all or a portion of:

**LOT C, BLOCK J, NORTHERN HEIGHTS**  
zoned **R-1B**, located at **600 COORS BLVD**  
**NW between DAYTONA RD NW and**  
**FORTUNA RD NW** containing  
approximately **2.4077** acre(s). **(J-11)**

On June 26, 2024, the Development Hearing Officer (DHO) held a public meeting concerning the above referenced application and approved the request, with conditions of approval, based on the following Findings:

1. This is a request to subdivide an existing lot and a portion of a vacated alley into two lots (Lot C-1, Block J, Northern Heights at 1.183-acres in size, and Lot C-2 at 1.2881-acres in size), grants easements as depicted on the Plat, and dedicates 54 square feet of right-of-way to the City of Albuquerque.
2. The subject property is zoned R-1B (Residential – Single-Family Zone District). Future development must be consistent with the underlying zone district and IDO/DPM requirements.
3. Per Table 6-1-1 of the IDO, public notice requirements for the application have been satisfied by the Applicant prior to this submittal.
4. Signatures from the property owner(s), utility companies, City Surveyor, Surveyor, AMAFCA are provided on the Plat.

5. Per 6-6(K)(3) of the IDO, Review and Decision Criteria, an application for a Subdivision of Land – Minor shall be approved if it complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property. The application meets these criteria once all conditions of approval are met (identified below).

### Conditions of Approval

---

- a. The date of the DHO approval must be recorded on the Final Plat.
- b. Prior to final sign-off of the Plat, the AGIS office must approve the DXF file and proof of approval must be provided.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **JULY 15<sup>TH</sup>, 2024**. The date of the DHO's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to [PLNDRS@CABQ.GOV](mailto:PLNDRS@CABQ.GOV) (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) and request that staff send you a link via Smartfile to upload the files to. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,



[Robert L. Lucero, Jr. \(Jun 28, 2024 17:29 MDT\)](#)

Robert L. Lucero, Jr.  
Development Hearing Officer

RLL/jr







# PR-2024-010057\_June\_26\_2024\_Notice\_of\_De cision

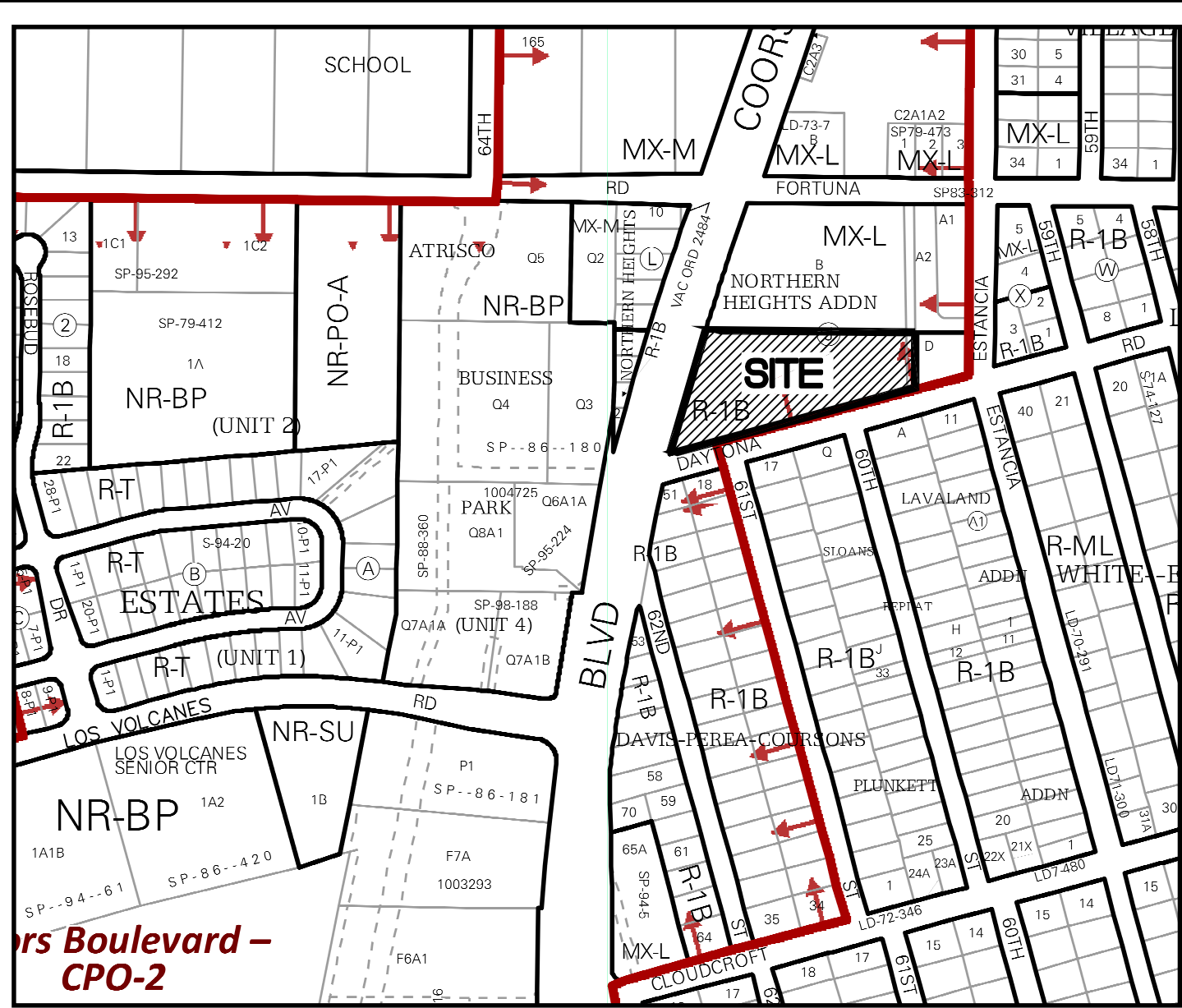
Final Audit Report

2024-06-28

Created:	2024-06-28
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAL_LfWqCCc-yTQ_gq3XHnRAbKLQn5Qxf1

## "PR-2024-010057\_June\_26\_2024\_Notice\_of\_Decision" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)  
2024-06-28 - 11:13:45 PM GMT
-  Document emailed to robert@luceroLawpc.com for signature  
2024-06-28 - 11:14:00 PM GMT
-  Email viewed by robert@luceroLawpc.com  
2024-06-28 - 11:28:28 PM GMT
-  Signer robert@luceroLawpc.com entered name at signing as Robert L. Lucero, Jr.  
2024-06-28 - 11:29:32 PM GMT
-  Document e-signed by Robert L. Lucero, Jr. (robert@luceroLawpc.com)  
Signature Date: 2024-06-28 - 11:29:34 PM GMT - Time Source: server
-  Agreement completed.  
2024-06-28 - 11:29:34 PM GMT



Vicinity Map - Zone Atlas J-11-Z

N.T.S.

**Notes**

1. FIELD SURVEY PERFORMED IN FEBRUARY 2024.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS . . . . .
5. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON \_\_\_\_\_, 20\_\_\_\_.
6. THIS EXISTING PUBLIC WATER AND/OR SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT. IMPROVEMENT OR UPSIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.

**Documents**

1. PLAT OF SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 8, 1965, IN BOOK B4, PAGE 52.
2. QUITCLAIM DEED FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 26, 1979, IN BOOK D98A, PAGE 926, DOC. NO. 7955757.
3. MEMORANDUM OF LEASE FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 15, 2017, AS DOC. NO. 2017057840.
4. CITY COMMISSION ORDINANCE NO. "33-1973" (V-69-32), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 3, 1973, IN BOOK MISC. 306, PAGE 103, AS DOC. NO. 43923.
5. BOUNDARY SURVEY PLAT FOR TRACTS A-2, B AND A PORTION OF VACATED ALLEY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 18, 1995, IN BOOK 95C, PAGE 154, DOC. NO. 95106612.

**Solar Collection Note**

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

**Indexing Information**

Projected Section 14, Township 10 North, Range 2 East, N.M.P.M. within the Town of Alameda Grant  
 Subdivision: Northern Heights Subdivision  
 Owner: Rio Grande Presbyterian Church  
 UPC #: 101105802720432503

**Purpose of Plat**

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE. . . . . 2.4077 ACRES  
 ZONE ATLAS PAGE NO. . . . . J-11-Z  
 NUMBER OF EXISTING LOTS. . . . . 1  
 NUMBER OF LOTS CREATED. . . . . 2  
 MILES OF FULL-WIDTH STREETS. . . . . 0.0000 MILES  
 MILES OF HALF-WIDTH STREETS. . . . . 0.0000 MILES  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. . . . . 0.0012 ACRES  
 DATE OF SURVEY. . . . . FEBRUARY 2024

**Legal Description**

LOT LETTERED "C", BLOCK LETTERED "J", OF NORTHERN HEIGHTS, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 8, 1965, IN PLAT BOOK B4, FOLIO 52.

AND THE SOUTHERLY PORTION OF A 20 FOOT ALLEY VACATED PER CITY ORDINANCE NO. "33-1973" (V-69-32), FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 3, 1973, IN BOOK MISC. 306, PG. 103, AS DOCUMENT NO. 43923.

BEING MORE PARTICULARLY DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHWEST CORNER OF SAID LOT "C", POINT LYING ON THE EASTERLY RIGHT OF WAY OF COORS BOULEVARD NW, BEING MARKED BY A 5/8" REBAR, WHENCE A TIE TO ACS MONUMENT "20-J11", BEARS N 58°50'47" E, A DISTANCE OF 4,115.02 FEET;

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID RIGHT OF WAY, S 89°23'47" E, A DISTANCE OF 459.62 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, POINT LYING ON THE EASTERLY BOUNDARY OF SAID VACATED ALLEY AND BEING THE NORTHWEST CORNER OF LOT "D", BLOCK LETTERED "J", OF NORTHERN HEIGHTS, AS SHOWN ON SAID PLAT, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, COINCIDING WITH SAID EASTERLY BOUNDARY OF VACATED ALLEY, S 00°34'56" W, A DISTANCE OF 140.25 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE SOUTHEAST CORNER OF SAID VACATED ALLEY AND THE SOUTHWEST CORNER OF SAID LOT "D", POINT LYING ON THE NORTHERLY RIGHT OF WAY OF DAYTONA ROAD NW, BEING MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, COINCIDING WITH SAID RIGHT OF WAY, S 75°01'13" W, A DISTANCE OF 558.81 FEET, TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT "C", POINT LYING ON THE EASTERLY RIGHT OF WAY OF COORS BOULEVARD NW, BEING MARKED BY A CHISELED "X";

THENCE, COINCIDING WITH SAID EASTERLY COORS RIGHT OF WAY, 300.85 FEET ALONG A CURVE TO THE RIGHT, BEING NON-TANGENT FROM PREVIOUS COURSE, HAVING A RADIUS OF 5,669.58 FEET, A DELTA OF 03°02'25", AND A CHORD BEARING N 15°45'00" E, A DISTANCE OF 300.82 FEET TO THE POINT OF BEGINNING, CONTAINING 2.4077 ACRES (104,879 SQ. FT.), MORE OR LESS.

**Flood Notes**

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0327J, DATED NOVEMBER 4, 2016.

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC # 101105802720432503

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for  
 Lots C-1 and C-2, Block J  
 Northern Heights  
 Being Comprised of  
 Lot "C" and Southerly Portion of  
 A Vacated Alley, Block J  
 Northern Heights**

City of Albuquerque, Bernalillo County, New Mexico  
 March 2024

**Project Number:** PR-2024-010457

**Application Number:** SD-2024-00103

**Plat Approvals:**

- Daniel Aragon 4/12/24  
PNM Electric Services
- Natalia Antonio Apr 4, 2024  
Natalia Antonio (Apr 4, 2024 08:53 MDT)
- Qwest Corp. d/b/a CenturyLink QC Apr 12, 2024  
Stephen M. Asp (Apr 12, 2024 11:15 MDT)
- New Mexico Gas Company Apr 9, 2024  
Mike Mortus (New Mexico (Apr 9, 2024 11:03 MDT))
- Comcast

**City Approvals:**

Loren N. Risenhoover P.S. 4/2/2024  
City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

AP Apr 4, 2024

AMAFCA

Hydrology

Code Enforcement

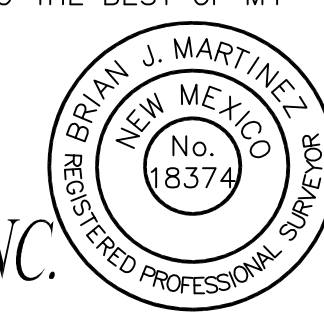
Planning Department

City Engineer

**Surveyor's Certificate**

I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Brian J. Martinez 4/15/24  
BRIAN J. MARTINEZ Date  
N.M.R.P.S. No. 18374



**CSI-CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896 - 3050 Fax (505) 891 - 0244  
 cartesianbrian@gmail.com



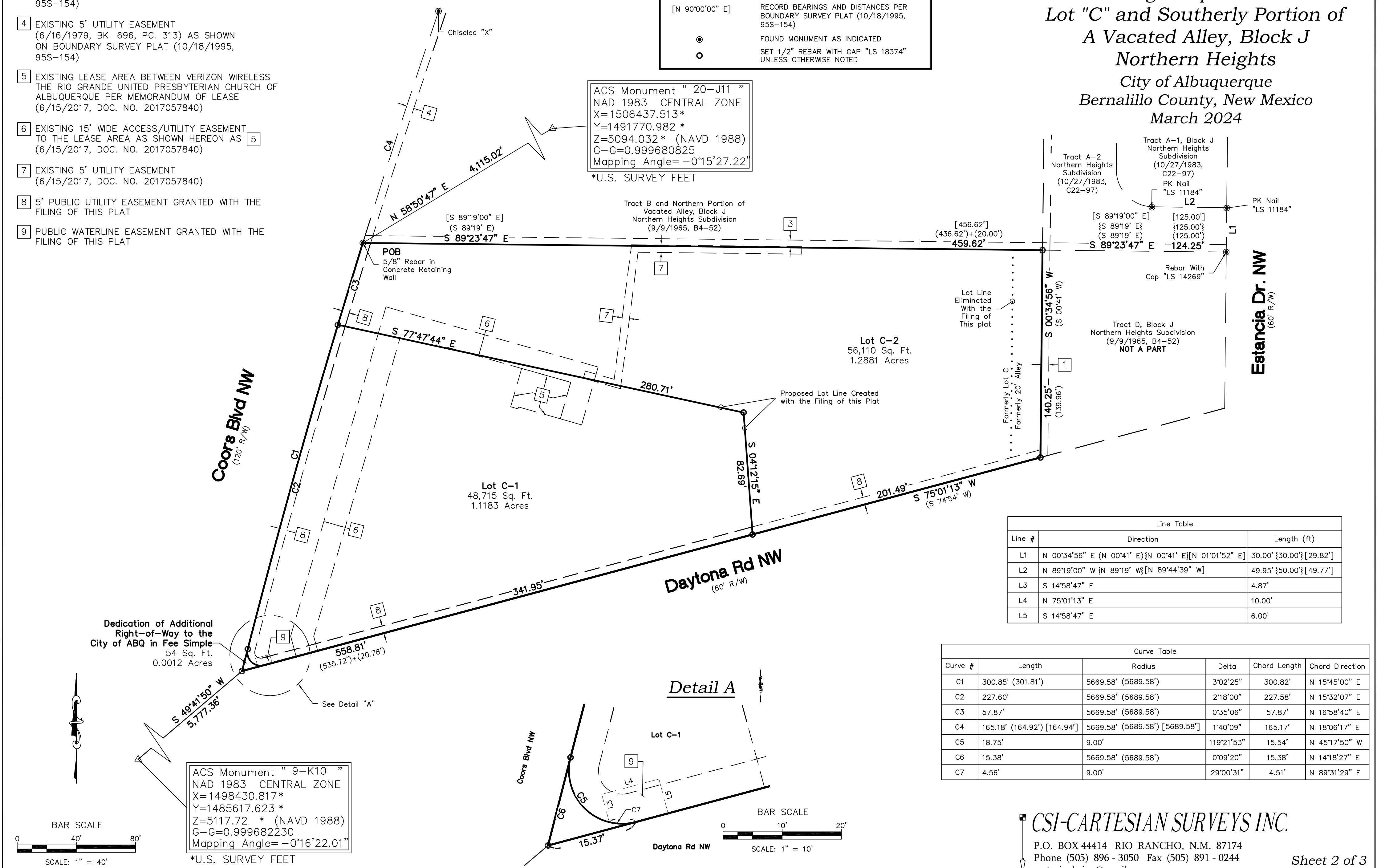
**Easement Notes**

- 1 EXISTING 5' UTILITY EASEMENT (9/9/1965, B4-52)
- 2 INTENTIONALLY OMITTED
- 3 APPARENT 5' UTILITY EASEMENT AS SHOWN ON BOUNDARY SURVEY PLAT (10/18/1995, 95S-154)
- 4 EXISTING 5' UTILITY EASEMENT (6/16/1979, BK. 696, PG. 313) AS SHOWN ON BOUNDARY SURVEY PLAT (10/18/1995, 95S-154)
- 5 EXISTING LEASE AREA BETWEEN VERIZON WIRELESS THE RIO GRANDE UNITED PRESBYTERIAN CHURCH OF ALBUQUERQUE PER MEMORANDUM OF LEASE (6/15/2017, DOC. NO. 2017057840)
- 6 EXISTING 15' WIDE ACCESS/UTILITY EASEMENT TO THE LEASE AREA AS SHOWN HEREON AS 5
- 7 EXISTING 5' UTILITY EASEMENT (6/15/2017, DOC. NO. 2017057840)
- 8 5' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 9 PUBLIC WATERLINE EASEMENT GRANTED WITH THE FILING OF THIS PLAT

**Legend**

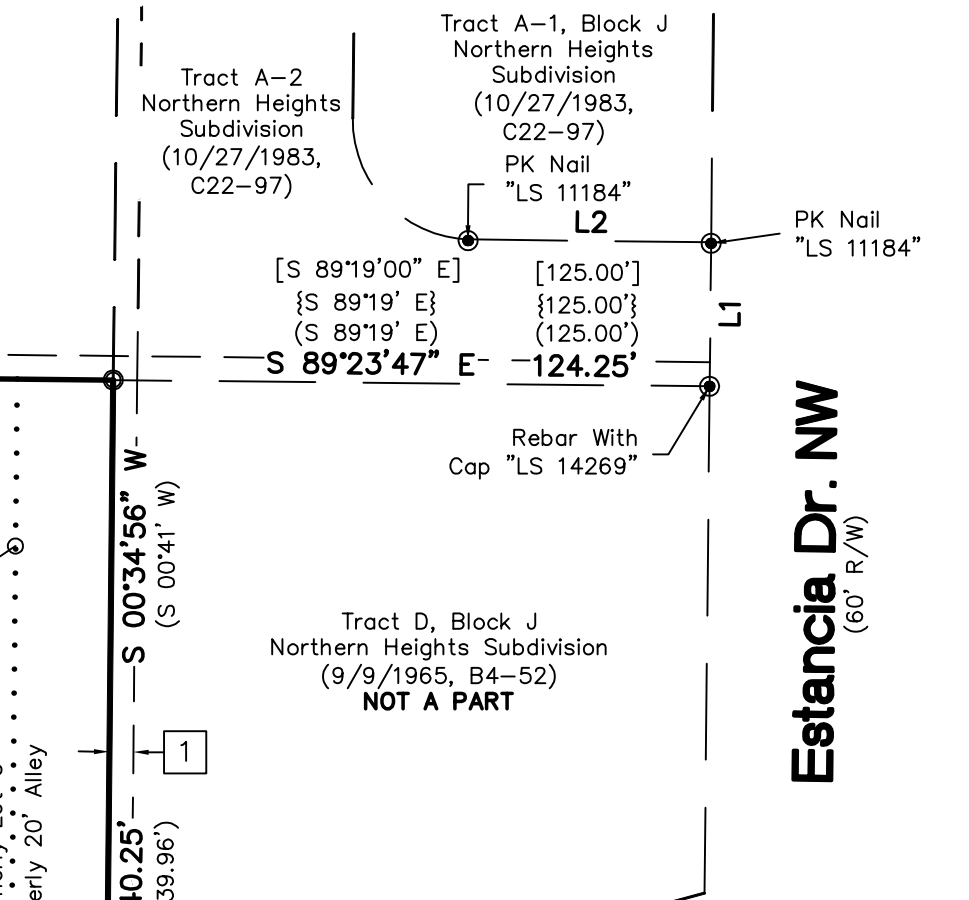
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (9/9/1965, B4-52)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (10/27/1983, C22-47)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER BOUNDARY SURVEY PLAT (10/18/1995, 95S-154)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

**Plat for  
Lots C-1 and C-2, Block J  
Northern Heights  
Being Comprised of  
Lot "C" and Southerly Portion of  
A Vacated Alley, Block J  
Northern Heights  
City of Albuquerque  
Bernalillo County, New Mexico  
March 2024**



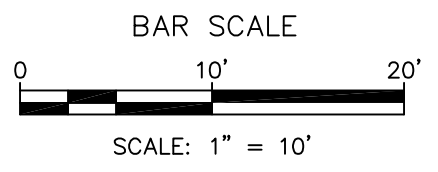
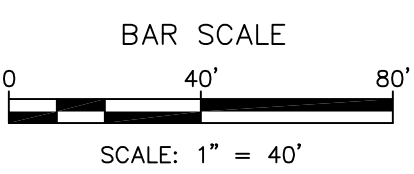
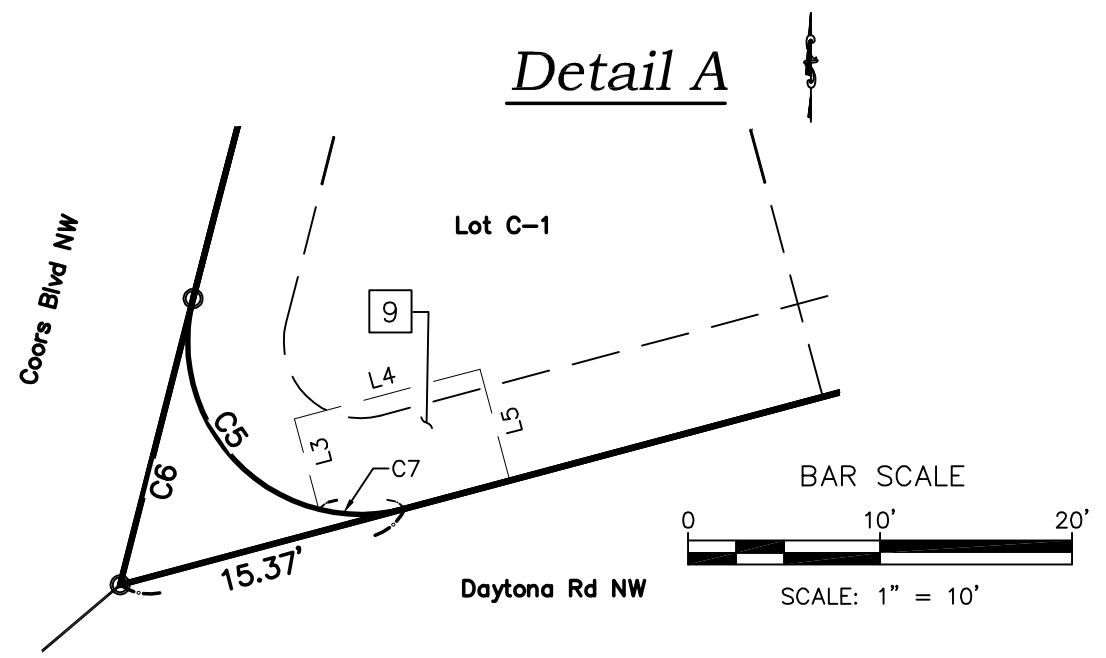
ACS Monument " 20-J11 "  
NAD 1983 CENTRAL ZONE  
X=1506437.513 \*  
Y=1491770.982 \*  
Z=5094.032 \* (NAVD 1988)  
G-G=0.999680825  
Mapping Angle=-0°15'27.22"  
\*U.S. SURVEY FEET

ACS Monument " 9-K10 "  
NAD 1983 CENTRAL ZONE  
X=1498430.817 \*  
Y=1485617.623 \*  
Z=5117.72 \* (NAVD 1988)  
G-G=0.999682230  
Mapping Angle=-0°16'22.01"  
\*U.S. SURVEY FEET



Line #	Direction	Length (ft)
L1	N 00°34'56" E (N 00°41' E) {N 00°41' E} {N 01°01'52" E}	30.00' {30.00'} {29.82'}
L2	N 89°19'00" W {N 89°19' W} {N 89°44'39" W}	49.95' {50.00'} {49.77'}
L3	S 14°58'47" E	4.87'
L4	N 75°01'13" E	10.00'
L5	S 14°58'47" E	6.00'

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	300.85' (301.81')	5669.58' (5689.58')	3°02'25"	300.82'	N 15°45'00" E
C2	227.60'	5669.58' (5689.58')	2°18'00"	227.58'	N 15°32'07" E
C3	57.87'	5669.58' (5689.58')	0°35'06"	57.87'	N 16°58'40" E
C4	165.18' (164.92') [164.94']	5669.58' (5689.58') [5689.58']	1°40'09"	165.17'	N 18°06'17" E
C5	18.75'	9.00'	119°21'53"	15.54'	N 45°17'50" W
C6	15.38'	5669.58' (5689.58')	0°09'20"	15.38'	N 14°18'27" E
C7	4.56'	9.00'	29°00'31"	4.51'	N 89°31'29" E



**CSI-CARTESIAN SURVEYS INC.**  
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**Plat for  
Lots C-1 and C-2, Block J  
Northern Heights  
Being Comprised of  
Lot "C" and Southerly Portion of  
A Vacated Alley, Block J  
Northern Heights  
City of Albuquerque  
Bernalillo County, New Mexico  
March 2024**

**Public Utility Easements**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**Disclaimer**

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

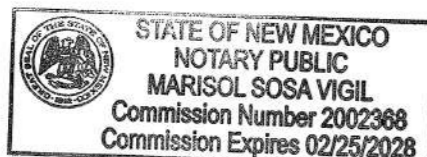
**Free Consent and Dedication**

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN COORS BOULEVARD NW AND DAYTONA ROAD NW TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

Marsha Bedell \_\_\_\_\_ June 20, 2024  
MARSHA BEDELL, CLERK OF SESSION DATE  
RIO GRANDE PRESBYTERIAN CHURCH

STATE OF NEW MEXICO }  
COUNTY OF } SS



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 20, 2024  
BY: MARSHA BEDELL, CLERK OF SESSION, RIO GRANDE PRESBYTERIAN CHURCH

By: Marisol Sosa Vigil  
NOTARY PUBLIC

MY COMMISSION EXPIRES 02/25/2028

**CSI-CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896 - 3050 Fax (505) 891 - 0244  
cartesianbrian@gmail.com

## C) APPLICATION INFORMATION





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

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

**APPLICATION INFORMATION**

Applicant: Rio Grande Food Project		Phone: 505-239-3869
Address: PO Box 7174		Email: ari@rgfp.org
City: Albuquerque	State: NM	Zip: 87194
Professional/Agent (if any): Consensus Planning, Inc		Phone: 505-764-9801
Address: 302 8th Street NW		Email: fishman@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Contract purchaser		List all owners: Rio Grande Presbyterian Church

**BRIEF DESCRIPTION OF REQUEST**

Request for a Zone Map Amendment from R-1B to MX-L

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

Lot or Tract No.: Lot C	Block: Block J	Unit:
Subdivision/Addition: Northern Heights	MRGCD Map No.:	UPC Code: 101105802720432503
Zone Atlas Page(s): J11	Existing Zoning: R-1B	Proposed Zoning: MX-L
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 2.2

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 600 Coors Blvd NW	Between: Coors Blvd NW	and: Daytona Rd NW
--	------------------------	--------------------

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

PR-2024-010457, SD-2024-00103

Signature:	Date: 8/6/2024
Printed Name: Jacqueline Fishman, AICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

**FOR OFFICIAL USE ONLY**

Case Numbers	Action	Fees	Case Numbers	Action	Fees

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

**Form Z: Policy Decisions**

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

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

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

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

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

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

N/A Traffic Impact Study (TIS) form (not required for Amendment to IDO Text) \*See Attached Email from City Traffic Engineer

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**

N/A 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

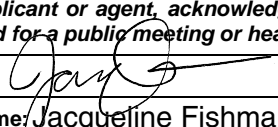

**ANNEXATION OF LAND**

\_\_\_ 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: 8/6/2024
Printed Name: Jacqueline Fishman, AICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	

July 25, 2024

City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Re: Property Owner Letter of Authorization

To Whom It May Concern,

The purpose of this letter is to authorize Consensus Planning, Inc. to act as agents for the Rio Grande Food Project for all meetings, applications, public hearings, and other formal representation associated with the review and approval for a Zone Map Amendment and related documents. The property at 600 COORS BLVD NW ALBUQUERQUE NM 87121 has been approved for subdivision and is currently owned by the Rio Grande Presbyterian Church until purchased by the Rio Grande Food Project for future expansion.

Sincerely,



Signature



Printed Name/Title

RE: TIS for EPC Application - Rio Grande Food Project ZMA -TSF not required

Cherne, Curtis <CCherne@cabq.gov>

Thu 8/1/2024 12:27 PM

To:Alyssa Ortiz <Ortiz@consensusplanning.com>

Cc:Jim Strozier <cp@consensusplanning.com>

Alyssa,

Alyssa,

A Traffic Scoping Form is not required for a Zone Map Amendment.



**CURTIS CHERNE, P.E.**

senior engineer

o 505.924.3986

e [ccherne@cabq.gov](mailto:ccherne@cabq.gov)

[cabq.gov/planning](http://cabq.gov/planning)

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**From:** Alyssa Ortiz <Ortiz@consensusplanning.com>

**Sent:** Wednesday, July 24, 2024 2:33 PM

**To:** Cherne, Curtis <CCherne@cabq.gov>

**Subject:** TIS for EPC Application - Rio Grande Food Project ZMA

**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Hi Curtis,

Please find the attached TIS for an EPC- Zone Map Amendment. If there are any questions or anything else needed, please let me know.

Thank you,

**Alyssa Ortiz**

**Consensus Planning, Inc.**

302 Eighth Street NW

Albuquerque, NM 87102

Phone: 505.764.9801

Today is a great day to no longer require a Traffic Scoping Form for Zone Map Amendments

Cherne, Curtis <CCherne@cabq.gov>

Thu 8/1/2024 12:23 PM

To: Jim Strozier <cp@consensusplanning.com>; Alyssa Ortiz <Ortiz@consensusplanning.com>

Jim/Alyssa,

Good afternoon.

Making lots of headway on not requiring a Traffic Scoping Form (TSF) for Zone Map Amendment cases at EPC. Been working with Megan Jones and Michael Vos.

I think you will be fine with not having a TSF for a Zone Map Amendment.

If City Staff asks for a TSF you can tell them "Today is a great day to no longer require a Traffic Scoping Form for Zone Map Amendments".



**CURTIS CHERNE, P.E.**

senior engineer

o 505.924.3986

e [ccherne@cabq.gov](mailto:ccherne@cabq.gov)

[cabq.gov/planning](http://cabq.gov/planning)







August 28, 2024 (replaces August 6, 2024 letter)

Mr. Jonathan Hollinger, Chairman  
Environmental Planning Commission  
City of Albuquerque  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Re: Request for a Zone Map Amendment at 600 Coors Boulevard NW

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

Dear Mr. Chairman,

The purpose of this letter is to request a Zone Map Amendment on behalf of the Rio Grande Food Project. The subject site is located at 600 Coors Boulevard NW and is legally described as Lot C-2, Block J, Northern Heights. The subject site was recently subdivided from one lot to two lots to allow for the development of Lot C-2 separate from the existing church on Lot C-1.

The subject site is located east of Coors Boulevard and north of Daytona Road NW. The existing zoning is R-1B (Residential Single-Family) and the request is for a Zone Map Amendment to MX-L (Mixed-use Low Intensity) to allow for the development of the new Rio Grande Food Project food pantry building. Consensus Planning has had discussions with Michael Vos, Zoning Enforcement Office (ZEO), regarding how to categorize a food pantry because it is not a defined land use in the Integrated Development Ordinance (IDO). After consideration, the ZEO agreed with the Applicant that the food pantry can be considered a "grocery store" use, which is permissive under the MX-L zone.



Site context.

PRINCIPALS

James K. Strozier, FAICP  
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA



**SITE HISTORY**

The subject site, Lot C-2, was recently created through a subdivision of Lot C into two lots (PR-2024-010457, SD-2024-00103). The Rio Grande Food Project is currently operating out of the Rio Grande Presbyterian Church, which is the current property owner. The Applicant is in the process of purchasing Lot C-2 to construct a new building to better accommodate the food pantry services it currently provides to the community and surrounding neighborhoods.

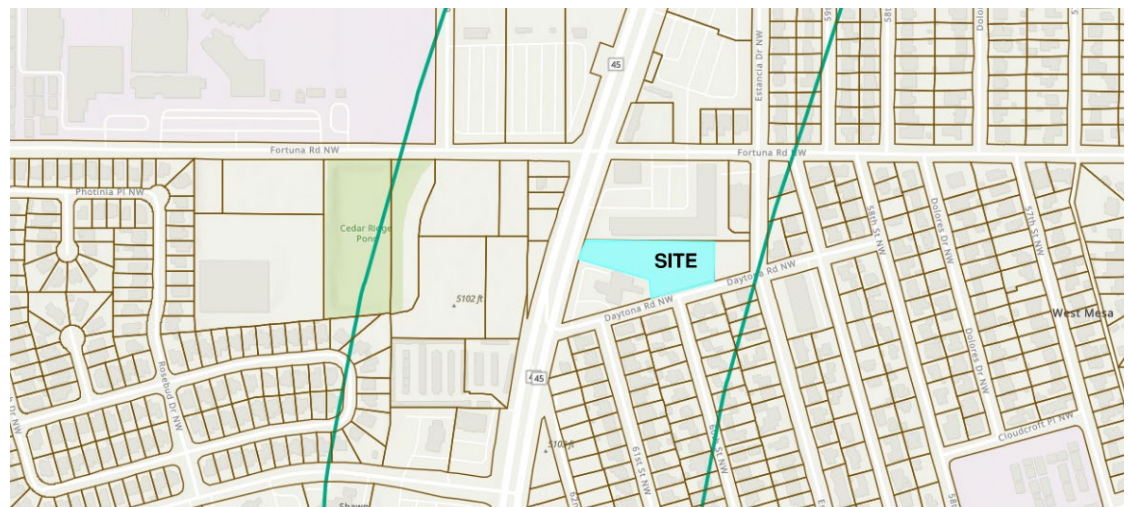
**EXISTING CONDITIONS**

Lot C-2 consists of approximately 1.3 acres and is zoned R-1B and vacant except for a community garden. The subject site is located along Coors Boulevard, a Regional Principal Arterial, within the Coors Boulevard Major Transit Corridor, and within an Area of Consistency. It is also located within the Coors Boulevard Character Protection Overlay (CPO-2) zone and the Southwest Mesa Community Planning Area (CPA).

The Southwest Mesa CPA focuses on the lack of fresh, healthy food distributed through farmer’s markets, grocery stores, and local restaurants that is accessible by all populations. The Rio Grande Food Project contributes to the reduction of food injustice in the Southwest Mesa CPA by helping to fill this gap and providing food to those who lack adequate household income.



*Subject site within Coors Boulevard CPO-2.*

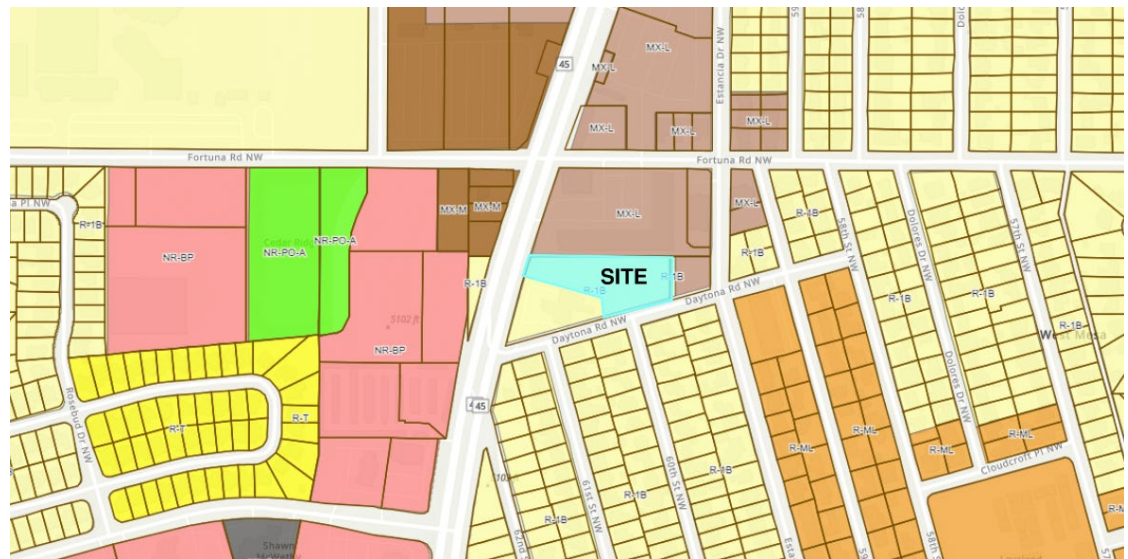


*Subject site within the Coors Boulevard Major Transit Corridor.*

**SURROUNDING ZONING AND LAND USE**

The properties around the subject site are zoned MX-L and R-1B and consist of established residential neighborhoods, a commercial shopping center, and a day care. Greater than half of the block between Daytona Road and Fortuna Road is zone MX-L and the existence of the R-1B zone at the intersection of Coors Boulevard and Daytona Road disrupts the consistent zoning pattern and intensity of uses allowed along this corridor.

TABLE 1: ADJACENT ZONING AND LAND USE		
DIRECTION	ZONING	LAND USE
North	MX-L	Commercial services, office
South	R-1B	Single-family residential
East	MX-L	Vacant, multi-family residential
West	R-1B	Coors Boulevard, vacant



*Existing zoning.*

**THE REQUEST**

The Applicant is requesting a zone change from R-1B to MX-L. Per the IDO, “The purpose of the MX-L zone district is to provide for neighborhood- scale convenience shopping needs, primarily at intersections of collector streets. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low density multi-family, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors.” The MX-L zone will allow for the development of a permanent food pantry that is already in operation within the Southwest Mesa CPA (which notes the lack of healthy food in this area of Albuquerque) and is located adjacent to a designated Major Transit Corridor, and within a mixed-use area comprised of commercial, office, institutional, and single-family and multi-family residential development.



## **ZONE MAP AMENDMENT – POLICY ANALYSIS**

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

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

***Applicant's Response:** The proposed zone change is consistent with the health, safety, and general welfare of the City by furthering and not being in conflict with a preponderance of City's goals and policies as detailed below:*

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

***Applicant Response:** The zone change to MX-L clearly facilitates Goal 4.1 to enhance, protect, and preserve the community by allowing for the development of a vacant, underutilized property abutting other MX-L zoned properties, near residential neighborhoods, and recently subdivided to create a separate lot to be developed by the Applicant. The zone change will expand the mix of uses to the residential properties that are mostly zoned R-1B. A Site Plan-Administrative is the next step in the development process for this property, which would be subject to development standards in the IDO and the Coors Boulevard CPO-2, including setbacks, building height and massing, landscaping, outdoor lighting, signs, Neighborhood Edges (14-16-5-9), Landscape Buffering and Screening (14-16-5-9), and Mixed-Use Low intensity dimensional standards (14-16-5-1), all which will ensure that this distinct community within the Southwest Mesa CPA will be enhanced, protected, and preserved.*

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

***Applicant Response:** The zone change to MX-L clearly facilitates Policy 4.1.4 because it respects existing neighborhood values by allowing for the existing food pantry (grocery store) to transition to a permanent space in which to operate from, thereby continuing to serve the greater community needs and enhance, protect, and preserve the surrounding neighborhoods to the south and east of Estancia Drive. Daytona Road provides separation between the commercial and institutional uses that currently exist on the north side of the street from the low-density residential use on the south side.*

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

***Applicant Response:** The zone change to MX-L clearly facilitates Goal 5.1 because it will help Albuquerque grow as a community of strong Centers connected by a multi-modal network of Corridors since the subject site abuts Coors Boulevard, a designated Major Transit Corridor. The zone change to MX-L will allow for a greater variety and intensity of uses along Coors Boulevard to help fulfill the desire for regional growth, employment density, and infill development to occur in these areas. The zone change will provide new opportunities for nearby residents to work at the food pantry and "shop" closer to their homes potentially by walking rather than driving to the destination. The development of the permanent food pantry along Coors Boulevard will provide an accessible place to shop for food adjacent to the commercial shopping center to the north, which contains a*



*mix of commercial services, restaurants, and professional services, all within walking distance from surrounding neighborhoods.*

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

**Applicant Response:** *The zone change to MX-L clearly facilitates Policy 5.1.10 because it will bring development within the Coors Boulevard Major Transit Corridor and in proximity to a mixed residential neighborhood that contains sidewalks and other pedestrian amenities. The MX-L zone will provide a transition between development along the Major Transit Corridor and abutting single-family residential development to the south. The subject site fronts on two streets, including Coors Boulevard and Daytona Road, and close to Estancia Drive, all which have sidewalks and pedestrian crosswalks. Transit Route 155, a high frequency transit service, runs along Coors Boulevard at a peak and off-peak frequency of 33 minutes, Monday through Friday, 40 minutes on Saturday, and 45 minutes on Sunday. In addition, the subject site is within approximately 396 feet from the Coors Boulevard northbound bus stop and 713 from the southbound bus stop. The multi-modal transportation options within the area provide easy access to the subject site, which will help promote pedestrian-oriented development.*

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

**Applicant's Response:** *The zone change to MX-L clearly facilitates Goal 5.2 because it allows a more robust mix of uses that will support the quality of life in a community along Coors Boulevard where residents can live, work, learn, shop and play together, although the small size of the subject property limits some of the permissive uses in the MX-L zone. The existing R-1B zone limits permissive uses to single family residential with a minimum lot size of 5,000 square feet within the subject property abutting the Rio Grande Presbyterian Church and the commercial property to the north containing a mix of restaurants, two bakeries, a barber shop, massage parlor, post office, and professional offices. The zone change fosters and clearly facilitates the Comp Plan's goal for complete communities in this area along Coors Boulevard, between Daytona Road and Fortuna Road, because the future food pantry will be within walking distance of residential neighborhoods and within 396 feet from the Coors Boulevard northbound bus stop and 713 from the southbound bus stop.*

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

**Applicant Response:** *The zone change to MX-L clearly facilitates Policy 5.2.1 because it will expand the limited permissive land uses currently allowed under the existing R-1B zone to the uses allowed under the MX-L zone in an area that is appropriate for new non-residential development and with convenient vehicular, pedestrian, transit, and bike access from the surrounding neighborhoods. The Applicant is already operating a food pantry out of the Rio Grande Presbyterian Church property and is proposing to add a permanent food pantry that is conveniently accessible. The existing R-1B zone on a small, 1.3-acre, constrained and vacant property does not add to the mix of uses in this area.*



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

**Applicant Response:** *The zone change to MX-L clearly facilitates Goal 5.3 because it promotes a more efficient development pattern than what is possible under the existing R-1B zone and will maximize existing infrastructure and public facilities and services to support the public good by allowing for the development of a food pantry that will bring food and goods to the surrounding neighborhoods within a noted food desert. The subject property is currently owned by the Rio Grande Presbyterian Church and has stood vacant and saddled with inappropriate zoning in this location for years. There is an established zoning and development pattern of MX-L zoned properties along the east side of Coors Boulevard from Iliff Road to the property south of Fortuna Road and abutting the subject property. The zone change will allow the entire block between Daytona Road and Fortuna Road to have the same zoning and intensity of uses.*

*The abutting 0.40-acre property to the east was rezoned from R-1B to MX-L in 2021 (PR-2021-005200) to allow for the relocation of a light vehicle repair shop and demonstrated to be consistent with the goals and policies contained in the Comprehensive Plan. The zone change on the subject property is the next step in remedying the inconsistent and inappropriate zoning pattern that was established by the IDO for property sandwiched between the Rio Grande Presbyterian Church to the west and the La Petite Academy (day care) and commercial services to the north. There is no greater public good than expanding access to food by people who cannot otherwise afford the cost of healthy food for themselves and their families.*

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

**Applicant Response:** *The zone change to MX-L clearly facilitates Policy 5.3.1 because it will support additional growth and infill development on vacant property with access to existing infrastructure and public facilities. The subject property has access to existing infrastructure, including a Major Transit Corridor, storm drainage facilities, water and sewer, and other infrastructure systems. The zone change will support the development of the subject site and will maximize the use of existing infrastructure and public facilities within a generally developed residential neighborhood to the south and east of Estancia Drive.*

**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:** *While the subject property is in an Area of Consistency and abuts an Area of Change to the north, the zone change to MX-L clearly facilitates Goal 5.6 because the uses allowed in the MX-L zone will reinforce the character and intensity of the existing commercial service uses in the abutting properties to the north and remove any potential conflicts between low density residential development and institutional and commercial services. Existing uses in the area include a religious institution, restaurants, bakeries, a day care, commercial services, and single-family and multi-family development. Given the subject property's location within the Coors Boulevard Major Transit Corridor, the permissive uses in MX-L zone district will expand neighborhood-scale commercial services*





*within walkable distances that provide opportunities to needed goods and services. The zone change from R-1B to MX-L will complement and be consistent with the development character and intensity of the surrounding area, particularly the Coors Boulevard corridor, and allow for the development of a food pantry in an area considered to be a food desert within the Southwest Mesa CPA.*

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

**Applicant Response:** *The zone change from R-1B to MX-L clearly facilitates Policy 5.6.3 because it will provide a clear separation between the more intense uses allowed under the MX-L zone on the north side of Daytona Road and will protect and enhance the character of single-family neighborhoods on the south side of Daytona Road and areas outside of Centers and Corridors. The subject site location is entirely within an Area of Consistency, presumably because it was part of the Rio Grande Presbyterian Church property and had been zoned SU-1 for Church and Related Facilities and was converted to R-1B when the IDO was adopted in 2018. The subject site abuts MX-L zoning to the north (an Area of Change) and east (an Area of Consistency), which allows for commercial services that support the single-family neighborhoods to the south and east of Estancia Drive. The uses allowed under the existing R-1B zone on this 1.3-acre subject property do not fit well adjacent to Rio Grande Presbyterian Church, nor does it adequately protect or enhance the single-family neighborhoods and will likely stay vacant unless the zone change to MX-L is approved. The zone change to MX-L will ensure that future development will reinforce the character, scale, intensity, building height and massing, and setbacks of the surrounding context and Protected Lots to the south.*

**Goal 7.3 Sense of Place:** Reinforce sense of place through context sensitive design of development and streetscapes.

**Applicant's Response:** *The zone change to MX-L will clearly facilitate Goal 7.3 by allowing for an entitlement process that applies context-sensitive design of new development, thereby adding to an enhanced streetscape appropriate for this location along Coors Boulevard, an important West Side Major Transit Corridor. The subject site is located within the Coors Boulevard CPO-2, which provides development standards to be applied to a future Site Plan-Administrative that addresses setbacks from Coors Boulevard, building height and bulk, landscaping, grading, lighting, architectural design and details, and signs, ensuring future development will reinforce its sense of place.*

**Policy 7.3.4 Infill:** Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located.

**Applicant's Response:** *The zone change to MX-L will clearly facilitate Policy 7.3.4 by supporting infill development on a vacant property that currently detracts from the adjacent single family residential neighborhood to the south by the lack of activity and its current undeveloped state. A Site Plan-Administrative is the next step in the entitlement process for this property, which will ensure the design of the future building and site area conforms to the Coors Boulevard CPO-2 that contains development standards addressing setbacks, building height and bulk, grading, landscaping, outdoor lighting, architectural design and details, and signs. The zone change will allow a more robust range of uses, will support the enhancement of the built environment along Coors Boulevard.*



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

**Applicant Response:** *The zone change from R-1B to MX-L clearly facilitates Policy 9.3.1 because it provides the potential for higher density and mixed-use development along Coors Boulevard, a Major Transit Corridor. The zone change will add to the existing mix of uses in an area characterized by commercial services, institutional uses, and single-family and multi-family residential development. While the Applicant is proposing to build a permanent food pantry, if that project did not materialize, the MX-L zoning will remain consistent with this policy because it allows for higher density, multi-unit housing along Coors Boulevard.*

**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 Response:** *The subject site is located entirely within an Area of Consistency; the zone change to MX-L will clearly reinforce the established character of the area through development standards addressing setbacks, building height and massing, landscaping, grading, outdoor lighting, architectural design, and signs as required by the Coors Boulevard CPO-2 and the more stringent standards for non-residential development, and would be more advantageous to the community, which is a mix of Areas of Consistency and Areas of Change. The subject property is within the Southwest Mesa CPA, which is a noted food desert that the Applicant is currently helping to address. The existing R-1B zoning is inappropriate because the small size of the subject property adjacent to the Rio Grande Presbyterian Church renders low density, single-family residential development unfeasible under the R-1B minimum lot size of 5,000 square feet. Additionally, the neighborhood character has increasingly changed over time to allow for neighborhood-scale convenience needs that necessitate relevant infill to accommodate the community. Thus, a different zone district is more advantageous to the community as articulated by the Comp Plan. The zone change will provide a more consistent pattern of land use, development density, and intensity. The R-1B zone may allow for institutional uses, but exists as a spot zone along Coors Boulevard, and is vacant and likely to stay that way with the existing zoning. The zone change will address the inappropriate R-1B zone in this*



location and is consistent with the existing zoning pattern and intensity of uses allowed along the east side of Coors Boulevard from Iliff Road to the south side of Fortuna Road, north of the subject property. The MX-L zone is more consistent with generally desired uses along a Major Transit Corridor that provides transit services, proposed bike lanes, and sidewalks.

**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 Response:** *The subject site is located entirely in an Area of Consistency.*

**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.

**Applicant Response:** *With the exception of car wash, cannabis related uses, light vehicle repair, and animal related uses, such as veterinary hospital and other pet services, none of the permissive or conditional uses in the MX-L would be harmful to the neighborhood or community. The Applicant's proposed use of food pantry (grocery store) is limited to a maximum building size of 30,000 square feet in the MX-L zone. While liquor retail is allowed as an accessory use to a grocery store, it would not be allowed in this location given its location abutting a religious institution. It should be noted that the EPC approved the zone change from R-1B to MX-L for the 0.4-acre property abutting the subject property to the east for the purpose of relocating a light vehicle repair shop and was found to further the Comprehensive Plan goals and policies.*

*Table 2 below provides a comparison of the differences in permissive uses between R-1B and MX-L. Cannabis, car wash, light vehicle repair, veterinary hospital uses are subject to Use-Specific standards, which are designed to mitigate any harmful impacts. For car wash, the USS includes separation from residential zones and lots containing residential use in any mixed-use zone. For cannabis retail, the USS contains a myriad of requirements that protect adjacent or nearby sensitive uses, such as school, day care, and other cannabis retail within 660 feet. Cannabis cultivation and manufacturing are also subject to strict USSs, including being conducted within a fully enclosed building. Veterinary hospital is a permissive use but prohibits the treatment of large animals.*



TABLE 2: PERMISSIVE USE COMPARISON - R-1B VS. MX-L		
Use	R-1B	MX-L
<b>RESIDENTIAL USES</b>		
Dwelling, single-family detached	P	-
Dwelling, cluster development	P	-
Dwelling, cottage development	P	-
Dwelling, two-family detached	P	-
Dwelling, townhouse	-	P
Dwelling, live-work	-	P
Dwelling, multi-family	-	P
Assisted living facility or nursing home	-	P
Community residential facility, large	-	P
Dormitory	-	P
Group home, small and medium	-	P
<b>CIVIC AND INSTITUTIONAL USES</b>		
Adult or child day care facility	-	P
Elementary or middle school	C	P
High School	C	P
Museum	-	P
Vocational school	-	P
<b>COMMERCIAL USES</b>		
Veterinary hospital	-	P
Other pet services	-	P
Health club or gym	-	P
Mobile food truck court	-	P
Restaurant	-	P
Other indoor entertainment	-	P
Hotel or motel	-	P
Car wash	-	P
Light vehicle repair	-	P
Paid parking lot	-	P
Parking structure	-	P
Bank	-	P
Club or event facility	-	P
Commercial services	-	P
Medical or dental clinic	-	P
Office	-	P
Personal and business services, small	-	P
Research or testing facility	-	P
Art gallery	CV	P
Bakery goods or confectionery shop	-	P
Cannabis retail	-	P
Farmers market	-	P
General retail, small	-	P
Grocery store	-	P
<b>INDUSTRIAL USES</b>		
Artisan manufacturing	-	P
Cannabis cultivation	-	P
Cannabis-derived products manufacturing	-	P
Freestanding WTF	-	P

*The subject property shares a lot line with a religious institution, a use that carries restrictions for certain impactful uses. The allowance of a food pantry (grocery store) does not carry additional separation requirements from a religious institution. USSs for Adult Entertainment*

or Adult Retail, Methadone Centers, and Syringe Exchange Facilities are prohibited within 500 feet, 330 feet, and 500 feet respectively in any direction of a religious institution. Cannabis retail and cannabis cultivation are prohibited within 300 feet of a day care facility, which is adjacent to the north of the subject property. Cannabis-derived products manufacturing requires a conditional use when within 300 feet of a day care facility. It should also be noted that if the Applicant's proposed use continued to operate in association with the church, it would be permissive and a zone change would not be necessary.

**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:** *Given the Rio Grande Presbyterian Church is currently in operation on the parcel from which the subject property was created, the zone change request will meet Criteria 1 since there is existing capacity to extend infrastructure services to the new lot and the surrounding area is fully developed. No off-site improvements are anticipated with the eventual development of the subject property.*

**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 justification for the zone change is not completely or partially based on the property's location along Coors Boulevard. The food pantry is currently operating out of the Rio Grande Presbyterian Church, which is selling this property to the Applicant, and that is the primary reason for requesting the zone change in this location. The zone change will facilitate additional commercial services in an area that has been determined to be a food desert and with unmet commercial service needs. While the subject property is within the Coors Boulevard Major Transit Corridor, the Rio Grande Presbyterian Church takes up the majority of the Coors Boulevard frontage and only the community garden will be in the area facing Coors. Access to the subject property will be from Daytona Road, a local street.*

**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 zone change is not based completely or predominantly on the cost of land or economic consideration but rather on the opportunity to remain at the existing location adjacent to the church and within the community that the use currently serves.*



**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.

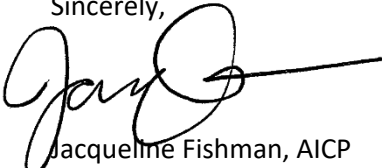
***Applicant Response:*** *This request for a zone change from R-1B to MX-L does not create a spot zone on the subject property because the abutting properties to the north and east are also zoned MX-L.*

**CONCLUSION**

The Applicant, Rio Grande Food Project, requests a Zone Map Amendment from R-1B zone to MX-L, which will further numerous Comprehensive Plan goals and policies regarding neighborhoods, centers and corridors, complete communities, land uses, efficient development patterns, infill development, city development areas, and sense of place. The zone change will provide a more logical, consistent, and predictable zoning and land use pattern and intensity of uses along the east side of Coors Boulevard, a designated Regional Principal Arterial and Major Transit Corridor. The subject property, once rezoned, will be in good alignment with the abutting MX-L zoned properties to the north and east in an area served by existing infrastructure and access to a multi-modal network.

Based on the information provided in this letter, the Applicant respectfully requests the EPC’s approval of a zone change from R-1B to MX-L.

Sincerely,



Jacqueline Fishman, AICP  
Principal

## D) STAFF INFORMATION

## Project Memo

DATE: August 30, 2024

TO: Jaqueline Fishman, Consensus Planning

FROM: Jude Miller, Planner

City of Albuquerque Planning Department

TEL: (505) 924-3345

RE: Project # PR-2024-010457 / RZ-2024-00042, 600 Coors Blvd. NW – Amendment to Zoning Map

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I have completed an initial review of the proposed Zoning Map Amendment. I would like to discuss the justification letter and project. I am available to answer questions about the process and requirements. Please provide the following:

⇒ Revised Justification letter (electronic) by:

**5 PM on Tuesday September 3, 2024**

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

**Supplemental revisions to this memo are being provided in blue bolded text.**

### 1) Introduction:

- A. Though, I've done my best for this review, additional items may arise as the case progresses. If so, we will inform you immediately.
- B. This is what I have for the legal description: all or a portion of:
  - All or portion of Lot C-2 Plat of block J Northern Heights, between Daytona Rd. NW and Fortuna Rd. NW, containing approximately 2 Acres.
  - The lot is located within an Area of Consistency
- C. It is my understanding that you have submitted a zoning map amendment request from R-1B to MX-L for the lot legally described in section B above.

### 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 is September 19, 2024. Final staff reports will be available one week prior, on September 12, 2024.
- C. Staff will forward agency comments to the applicant by September 4, 2024.

### 3) Notification & Neighborhood Issues:

*Notification requirements for a zone change are explained in Section 14-16-6-4(J), Public Notice (IDO, p. 422). The required notification consists of: i) an emailed letter to neighborhood representatives indicated by the ONC, ii) a mailed letter (first-class) to property owners within 100 feet of the subject site, and iii) yellow sign posting.*

- A. I have verified that all neighbors within 100 feet of the property have been notified according to the documentation of letters sent.
- B. **The sign posting agreement specifies the sign posting period as September 4, 2024 to October 4, 2024.** Please submit photos of the posted signs once they have been posted by September 4, 2024.
- C. Have any neighborhood representatives or members of the public contacted you with any comments?

### 4) Project Letter:

The justification letter needs some revisions to improve clarity and strengthen your request.

- a. The introduction and site history sections are well written and only need minor revisions. We need to ensure that we get the correct legal description of the lot. It looks like the subject site lot is lot C-2. There is also a minor typo (spelling of Coors) on page two when describing the Coors Boulevard CPO.
- b. Please make sure that your legal description is correct and refers to Lot C-2 and not Lot C.
- c. The legal description in the letters to the property owners refers to Lot C instead of the new lot C-2. Ensure that all references to the lot reference Lot C-2 instead of the original pre-subdivided Lot C.
- d. There is not a specific use for a food bank in the IDO allowable uses table. Please verify that the closest match in allowable use is a grocery store. In MX-L a grocery store is limited to establishments of no more than 30,000 square feet of gross floor area.
- e. The request section of your justification letter is lacking in detail. You have sufficiently described the change from R-1B to MX-L, this section is your opportunity to describe what the property owner intends to do with the site and why they need this zone change.
- f. When describing the potential uses that could be added to the site under the new zone, describe how the Rio Grande Food Project will fit in with the neighborhood.
- g. Avoid referencing goals that have to do with site plans. The change from R-1B to MX-L represents a major change in potential land use and expansion of permissive uses, so you need to explain how this request fits in with the existing conditions of the site and surroundings beyond the design regulations set forth by the IDO.



- h. There are some goals and policy justifications that need refining. It is good to discuss the zone change from a generic land use perspective, because the applicant's intended use may not come to fruition, but you can also include the intended use to reinforce the case.
- i. **When responding to criterion A-H, please respond to the criterion directly by using the same language.**

#### 5) Justification Criteria Goals and Policies:

You referenced 6 goals and 7 policies. The following areas of your justification for a Zoning Map Amendment (ZMA) need revision or replacement to help justify your request.

#### Section 6-7(G)(3)(a)

1. Please add to the Criterion A responses in a revised justification letter. Specifically, the task in a zone change justification is not to reply only to relevant policies but to also include responses to the applicable Goals from the Comprehensive Plan. It is important that these responses demonstrate how the request is relevant to or furthers each. Accordingly, please add responses to applicable Goals in the updated Justification Letter. Responding to the zone change criteria is more of a legal exercise than anything else. Please be as detailed as possible in your responses. It is critical to “hit the nail on the head” both conceptually and in terms of form. This can be done by:
  - Re-phrasing the requirement itself in the response by tailoring the response to match the wording of the Goal or Policy.
  - Furthering is shown by providing explanations using “because” statements.
  - Choosing only the pertinent option when needed to respond to a requirement.
2. Criteria A indicates that the changes should be consistent with “a **preponderance** of applicable Goals and Policies”. At this time, presented Goals and Policies only come from a single Chapter (i.e., Chapter 5: Land Use). There should be additional areas included to strengthen this response.
3. Try to refrain from using sub-policies unless there is an extremely specific reason related to the subject property. You can always wrap your response to a sub-policy into a response to a Policy.
4. **Because this request is for a zone change in an Area of Consistency, this test is of a higher standard. Your cited goals and policies must “clearly reinforce or strengthen” the comprehensive plan rather than simply “furthering”. See Criterion B.**

## Goal and Policy Analysis:

### Goal 5.1 – Centers and Corridors:

The applicant states that, “The zone change will provide new opportunities for nearby residents to work, shop, and play closer to their homes and potentially by walking rather than driving.”; however, it is also noted that the applicant is wanting to build a new building for the Rio Grande Food Project. How will this specific zone change help meet those goals?

### Goal 5.2 – Complete Communities:

This goal is most often associated with site plans. Can you elaborate on how the zone change to MX-L will further this goal?

### Policy 5.2.1 – Land Uses:

Try to refrain from using sub-policies unless there is an extremely specific reason related to the subject property. You can always wrap your response to a sub-policy into a response to a Policy.

### Goal 5.3 –Efficient Development Patterns:

How are efficient development patterns promoted by the requested ZMA? Please elaborate. Restating the goal exclusively doesn’t provide adequate justification.

### Goal 5.6 – City Development Areas:

Applicant says that this zone change will remove any potential conflicts, but it is not clear how this Zoning Map Amendment will help accomplish this goal. Please clarify. **Simply matching the zoning in the surrounding area is not enough to meet this criterion.**

### Policy 5.6.3 – Areas of Consistency:

This response is insufficient. You mention that this zone change will protect and enhance the existing neighborhood. It is not clear how this zone change will protect the mostly single-family area in an area of consistency from change.

### Goal 7.3 – Sense of Place:

This goal has to do with site plans, but this is Zoning Map Amendment. It is not clear how the new zone designation itself will help reinforce a sense of place in the area.

### Policy 7.3.4 – Infill:

Stating that the existing vacant lot detracts from the site is subjective. Please explain why more intense development along Coors Blvd. is desirable.

### Goal 9.3 – Density:

MX-L does potentially support more density and housing, but this request to change zoning for the Rio Grande Food Project does not state that its intent is to include housing on the site. Please revise the response to this goal or find other goals and policies that better align with this proposal.

Section 6-7(G)(3)(b)

This is a two-part request. Please answer the first part of Criterion B. Please show how new zone would clearly reinforce or strengthen the establish character of the surrounding area of consistency and would not permit development that is significantly from that character.

Section 6-7(G)(3)(d)

You can further describe how distances from the abutting church and nearby daycare facilities will affect allowable uses.

**Upon further review, it should be noted that some permissive uses are missing from your comparison table. Please ensure that any new permissive uses are included in your comparison table.**

**There are quite a few new uses that are now permissive, be sure to explain how potential harmful uses will be mitigated.**

Section 6-7(G)(3)(f)

Please revise. In addition to residential would this include the use the applicant is proposing?

Conclusion:

You have provided a thorough justification letter, but there several places where some adjustments are needed to ensure that the justification is clear and accurate. Be sure to adjust the content in the justification sections mentioned previously. It would be beneficial to elaborate on your Zone Map Amendment Request to help the commissioners understand why your client wants the zone change and how their development will fit in with the neighborhood while also describing how any possible development under an MX-L zone will not be harmful to the existing neighborhood. Your justification is especially important considering that the site you are asking to re-zone is located within an Area of Consistency.

E) PUBLIC NOTICE

## 600 Coors Boulevard NW \_Public Notice Inquiry Sheet Submission

Office of Neighborhood Coordination <onc@cabq.gov>

Thu 8/1/2024 11:26 AM

To:Alyssa Ortiz <Ortiz@consensusplanning.com>

1 attachments (483 KB)

IDOZoneAtlasPage\_J-11-Z.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
Los Volcanes NA		Ted	Trujillo	nedcarla@live.com	6601 Honeyloc Avenue NW
Los Volcanes NA		Doug	Cooper	douglascooper@hotmail.com	6800 Silkwood / NW
South West Alliance of Neighborhoods (SWAN Coalition)		Geraldine	Ulibarri	gerulibarri1@gmail.com	9009 Starboard
South West Alliance of Neighborhoods (SWAN Coalition)		Lorenzo	Otero	housealbchrome@gmail.com	1413 Hilda Ct N
West Mesa NA	westmesaneighborhoodassociation@googlegroups.com	Michael	Quintana	westmesa63@gmail.com	301 63rd Street
West Mesa NA	westmesaneighborhoodassociation@googlegroups.com	Lorenzo	Otero	housealbchrome@gmail.com	1413 Hilda Ct N

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](mailto: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](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 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](mailto:suzannaflores@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)

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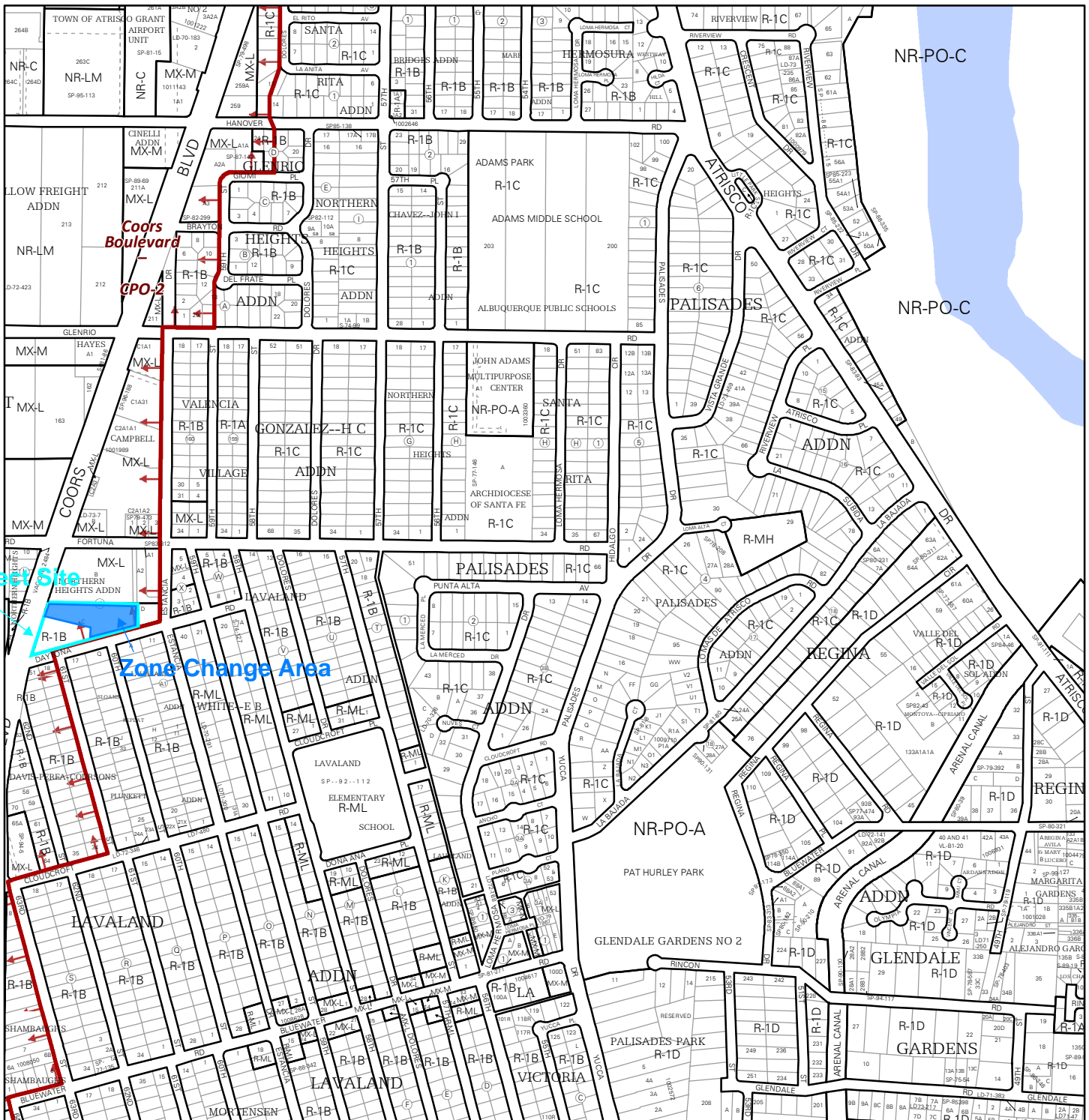
From: webmaster@cabq.gov <webmaster@cabq.gov>

Sent: Thursday, August 1, 2024 10:51 AM

To: Office of Neighborhood Coordination <ortiz@consensusplanning.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission



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).

Rio Grande

40 25

Gray Shading  
Represents Area Outside  
of the City Limits

Zone Atlas Page:  
**J-11-Z**

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

0 250 500 1,000 Feet





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:
Decision-making Body:
Pre-Application meeting required: [ ] Yes [ ] No
Neighborhood meeting required: [ ] Yes [ ] No
Mailed Notice required: [ ] Yes [ ] No
Electronic Mail required: [ ] Yes [ ] No
Is this a Site Plan Application: [ ] Yes [ ] No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application:
Name of property owner:
Name of applicant:
Date, time, and place of public meeting or hearing, if applicable:
Address, phone number, or website for additional information:
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[ ] Zone Atlas page indicating subject property.
[ ] Drawings, elevations, or other illustrations of this request.
[ ] Summary of pre-submittal neighborhood meeting, if applicable.
[ ] Summary of request, including explanations of deviations, variances, or waivers.
IMPORTANT:
PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO IDO §14-16-6-4(K).
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.

[Signature] (Applicant signature) \_\_\_\_\_ (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 §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 & LC APPLICATIONS ONLY**

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

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

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

## Public Notice of a Hearing in the City of Albuquerque for a Policy Decision

Date of Notice\*: \_\_\_\_\_

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [IDO §14-16-6-4\(K\)](#).<sup>1</sup>

- Emailed / mailed notice to Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.\*
- Mailed notice to Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address\* \_\_\_\_\_  
Location Description \_\_\_\_\_

2. Property Owner\* \_\_\_\_\_

3. Agent/Applicant [if applicable] \_\_\_\_\_

4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]  
 Zoning Map Amendment \_\_\_\_\_ (EPC or Council)  
 Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*:  
\_\_\_\_\_  
\_\_\_\_\_

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)

Hearing Date/Time\*: \_\_\_\_\_

Location\*<sup>3</sup>: \_\_\_\_\_  
(346) 248-7799 or (669) 444-9171 and entering Meeting ID: 898 4643 2824

<sup>1</sup> Please mark as relevant. See [IDO Table 6-1-1](#) for notice requirements.  
<sup>2</sup> Attach additional information, as needed to explain the project/request.  
<sup>3</sup> 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](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE signs.”

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

Preferred project contact name: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Online website or project page: \_\_\_\_\_

Attachments: \_\_\_\_\_

**Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>4</sup> \_\_\_\_\_

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Note: The meeting report is required to be provided in the application materials.]

**Additional Information from IDO Zoning Map<sup>5</sup>:**

1. Area of Property [typically in acres] \_\_\_\_\_

2. IDO Zone District \_\_\_\_\_

3. Overlay Zone(s) [if applicable] \_\_\_\_\_

4. Center or Corridor Area [if applicable] \_\_\_\_\_

5. Current Land Use(s) [vacant, if none] \_\_\_\_\_

**NOTE:** Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting up to 15 calendar days before the public hearing date. Contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3860 and select the option for “Boards, Commissions, and ZHE signs.”

**Integrated Development Ordinance (IDO):** <https://ido.abc-zone.com>

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

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

# Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

**Notificación de Acceso Lingüístico.**  
Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

**語言輔助通知。**我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

**Thông báo về cách Tiếp cận Ngôn ngữ.** Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

**Saad Hadahwiis'a O'oolkaah bee dah na'astsooz.** Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

**From:** [postmaster@outlook.com](mailto:postmaster@outlook.com)  
**To:** [douglascooper@hotmail.com](mailto:douglascooper@hotmail.com)  
**Subject:** Delivered: Application Notification - Zone Map Amendment Request  
**Date:** Tuesday, August 6, 2024 9:15:51 AM  
**Attachments:** [Application Notification - Zone Map Amendment Request.msg](#)

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Your message has been delivered to the following recipients:  
[douglascooper@hotmail.com](mailto:douglascooper@hotmail.com) <<mailto:douglascooper@hotmail.com>>  
Subject: Application Notification - Zone Map Amendment Request



**From:** [postmaster@outlook.com](mailto:postmaster@outlook.com)  
**To:** [nedcarla@live.com](mailto:nedcarla@live.com)  
**Subject:** Delivered: Application Notification - Zone Map Amendment Request  
**Date:** Tuesday, August 6, 2024 9:10:29 AM  
**Attachments:** [Application Notification - Zone Map Amendment Request.msg](#)

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Your message has been delivered to the following recipients:  
[nedcarla@live.com](mailto:nedcarla@live.com) <<mailto:nedcarla@live.com>>  
Subject: Application Notification - Zone Map Amendment Request

**From:** [Microsoft Outlook](#)  
**To:** [housealbchrome@gmail.com](mailto:housealbchrome@gmail.com)  
**Subject:** Delivered: Application Notification - Zone Map Amendment Request  
**Date:** Tuesday, August 6, 2024 9:10:00 AM  
**Attachments:** [Application Notification - Zone Map Amendment Request.msg](#)

---

Your message has been delivered to the following recipients:  
[housealbchrome@gmail.com](mailto:housealbchrome@gmail.com) ([Ortiz@consensusplanning.com](mailto:Ortiz@consensusplanning.com)) <<mailto:Ortiz@consensusplanning.com>>  
Subject: Application Notification - Zone Map Amendment Request

**From:** [Microsoft Outlook](#)  
**To:** [gerulibarril@gmail.com](mailto:gerulibarril@gmail.com); [housealbchrome@gmail.com](mailto:housealbchrome@gmail.com); [westmesa63@gmail.com](mailto:westmesa63@gmail.com)  
**Subject:** Relayed: Application Notification - Zone Map Amendment Request  
**Date:** Tuesday, August 6, 2024 9:10:01 AM  
**Attachments:** [Application Notification - Zone Map Amendment Request.msg](#)

---

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:  
[gerulibarril@gmail.com](mailto:gerulibarril@gmail.com) ([gerulibarril@gmail.com](mailto:gerulibarril@gmail.com)) <<mailto:gerulibarril@gmail.com>>  
[housealbchrome@gmail.com](mailto:housealbchrome@gmail.com) ([housealbchrome@gmail.com](mailto:housealbchrome@gmail.com)) <<mailto:housealbchrome@gmail.com>>  
[westmesa63@gmail.com](mailto:westmesa63@gmail.com) ([westmesa63@gmail.com](mailto:westmesa63@gmail.com)) <<mailto:westmesa63@gmail.com>>  
Subject: Application Notification - Zone Map Amendment Request

August 6, 2024

Dear Property Owner,

This notification is to inform you that Consensus Planning has submitted a Zone Map Amendment – Environmental Planning Commission (EPC) for the property located at 600 Coors Boulevard NW on behalf of Rio Grande Food Project We will be requesting a zone change from R-1B Single-Family (Medium Lot) to MX-L Mixed-Use Low Intensity. Attached are the required documents for property owner notification in accordance with the Integrated Development Ordinance (IDO) and EPC required submittal documents. Below is the information for the EPC hearing.

This application is eligible for a facilitated meeting request. If you would like to request a post application facilitated meeting, please use the following link: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/facilitated-meetings-for-proposed-development>

The legal description of the subject property is:

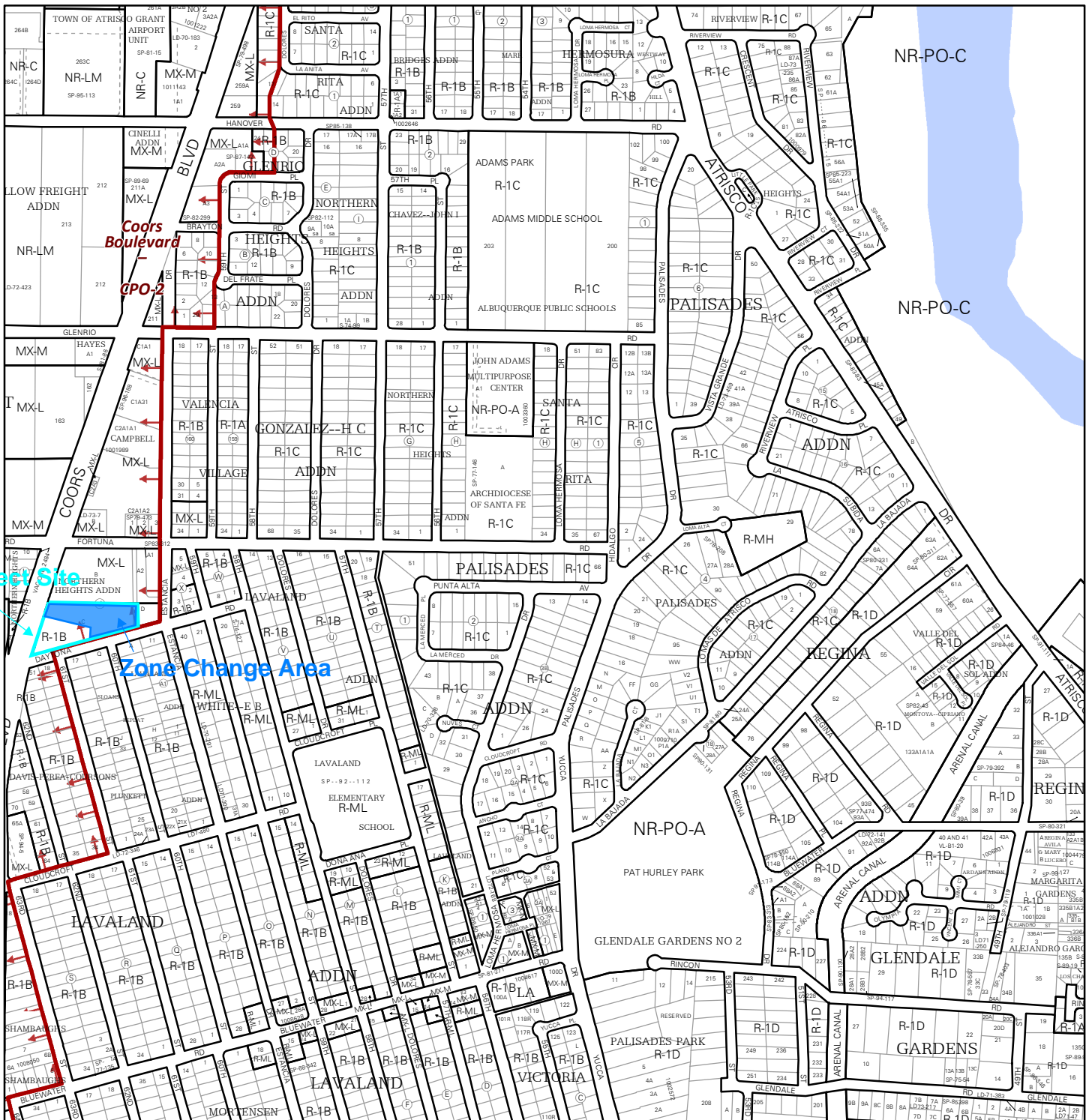
*Lot C Plat of Block J-1965 Northern Heights Subdivision and S'ly Portion of Vacated Alley Cont.  
2.2192 +/- Acres*

Per the Integrated Development Ordinance (IDO), this amendment will need to be reviewed and approved by the Environmental Planning Commission (EPC). The EPC Hearing will be held on September 19, 2024, at 8:30 am via Zoom: <https://cabq.zoom.us/j/2269592859> To call in: (301) 715-8592, Meeting ID: 226 959 2859. More details and updates about the hearing can be found on the EPC website: <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

Please see the documents included with this letter for additional details about the request. If you have any questions, please do not hesitate to contact Consensus Planning at [fishman@consensusplanning.com](mailto:fishman@consensusplanning.com) or [ortiz@consensusplanning.com](mailto:ortiz@consensusplanning.com), or contact us by phone at (505) 764-9801.

Sincerely,

Jacqueline Fishman  
Consensus Planning, Inc.  
302 8<sup>th</sup> Street NW  
Albuquerque, NM 87102  
Phone (505) 764-9801



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:  
**J-11-Z**

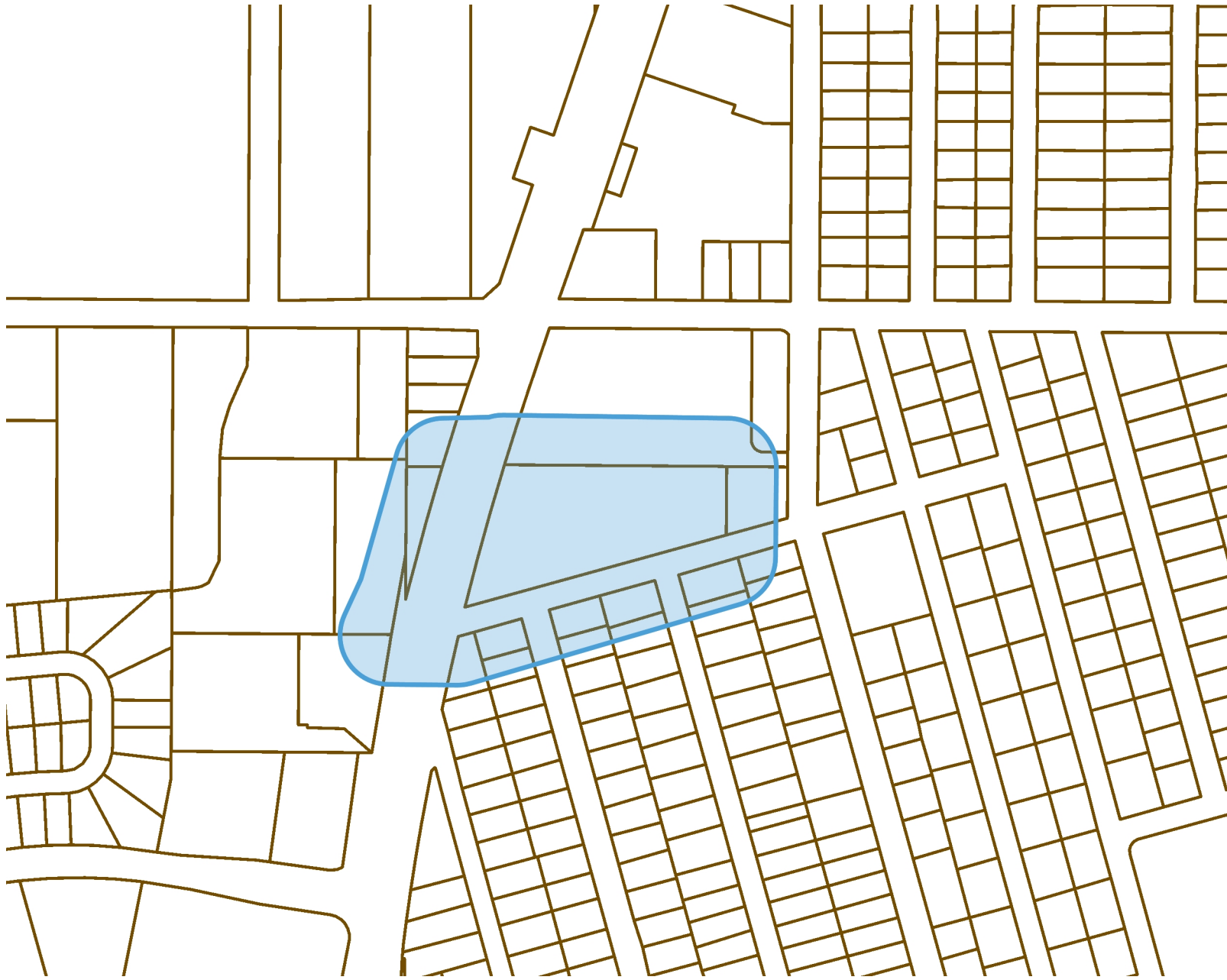
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading  
Represents Area Outside  
of the City Limits








0 250 500 1,000 Feet



# City of Albuquerque

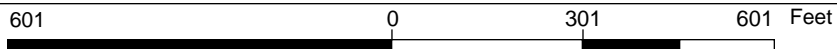


## Legend

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

## Notes

100 ft Buffer Map - Zone Map Amendment



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
8/2/2024 © City of Albuquerque

1: 3,607

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



HANSON ARLENE  
579 ESTANCIA DR NW  
ALBUQUERQUE NM 87105

BLAKES LOTABURGER LLC  
3205 RICHMOND DR NE  
ALBUQUERQUE NM 87107-1922

COORS INVESTMENT LLC  
8400 HELEN HARDIN ST NE  
ALBUQUERQUE NM 87122

NIETO GLORIA C  
565 61ST ST NW  
ALBUQUERQUE NM 87105

ZELLNER RAYMOND E & NELLIE JEAN  
579 60TH ST NW  
ALBUQUERQUE NM 87105

DAVIS ADEL  
561 61ST ST NW  
ALBUQUERQUE NM 87105-1407

MONTOYA HENRY A & SALLY A  
560 61ST ST NW  
ALBUQUERQUE NM 87105

GARCIA JULIAN J & OLYMPIA  
564 61ST ST NW  
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3205 RICHMOND DR NE  
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TRUJILLO KENNETH G  
575 ESTANCIA DR NW  
ALBUQUERQUE NM 87105-1451

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

LINDGREN BRIDGETTE N  
574 60TH ST NW  
ALBUQUERQUE NM 87105-1404

CARDENAS EFRAIN MARTINEZ &  
MARMOLEJO LOURDES R GUTIERREZ  
573 60TH ST NW  
ALBUQUERQUE NM 87105-1403

NORTH COORS SELF STORAGE LLC  
5202 VALLE VISTA DR NW  
ALBUQUERQUE NM 87120-2417

COORS INVESTMENT LLC  
8400 HELEN HARDIN ST NE  
ALBUQUERQUE NM 87122

RESTART ENTERPRISES LLC  
1730 DIETZ LP NW  
ALBUQUERQUE NM 87107-3209

ESQUIVEL EDUARDO  
2408 MERVOSH PL SW  
ALBUQUERQUE NM 87105-4863

RIO GRANDE PRESBYTERIAN CHURCH  
PO BOX 66498  
ALBUQUERQUE NM 87193-6498

K369 LLC  
PO BOX AA  
MESILLA NM 88046-4627

YANES LONNIE S  
6220 CENTRAL AVE SW  
ALBUQUERQUE NM 87105-2037



Consensus Planning  
302 8<sup>th</sup> Street NW  
Albuquerque, NM 87102

FIRST-CLASS  
US POSTAGE<sup>SM</sup>PITNEY BOWES  
ZIP 871 02 \$ 000.69<sup>0</sup>  
02 7H  
0006057985 AUG 06 2024

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BLAKES LOTABURGER LLC  
3205 RICHMOND DR NE  
ALBUQUERQUE NM 87107-1922





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:
Decision-making Body:
Pre-Application meeting required: [ ] Yes [ ] No
Neighborhood meeting required: [ ] Yes [ ] No
Mailed Notice required: [ ] Yes [ ] No
Electronic Mail required: [ ] Yes [ ] No
Is this a Site Plan Application: [ ] Yes [ ] No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application:
Name of property owner:
Name of applicant:
Date, time, and place of public meeting or hearing, if applicable:
Address, phone number, or website for additional information:
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[ ] Zone Atlas page indicating subject property.
[ ] Drawings, elevations, or other illustrations of this request.
[ ] Summary of pre-submittal neighborhood meeting, if applicable.
[ ] Summary of request, including explanations of deviations, variances, or waivers.
IMPORTANT:
PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO IDO §14-16-6-4(K).
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.

[Signature] (Applicant signature) \_\_\_\_\_ (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 §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**



N/A

**PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY**

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

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

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

## Public Notice of a Hearing in the City of Albuquerque for a Policy Decision

Date of Notice\*: \_\_\_\_\_

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [IDO §14-16-6-4\(K\)](#).<sup>1</sup>

- Emailed / mailed notice to Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.\*
- Mailed notice to Property Owners within 100 feet of the Subject Property.

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

1. Subject Property Address\* \_\_\_\_\_  
Location Description \_\_\_\_\_

2. Property Owner\* \_\_\_\_\_

3. Agent/Applicant [if applicable] \_\_\_\_\_

4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]  
 Zoning Map Amendment \_\_\_\_\_ (EPC or Council)  
 Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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)

Hearing Date/Time\*: \_\_\_\_\_

Location\*<sup>3</sup>: \_\_\_\_\_  
(346) 248-7799 or (669) 444-9171 and entering Meeting ID: 898 4643 2824

<sup>1</sup> Please mark as relevant. See [IDO Table 6-1-1](#) for notice requirements.  
<sup>2</sup> Attach additional information, as needed to explain the project/request.  
<sup>3</sup> 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](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE signs.”

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

Preferred project contact name: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Online website or project page: \_\_\_\_\_

Attachments: \_\_\_\_\_

**Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>4</sup> \_\_\_\_\_

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Note: The meeting report is required to be provided in the application materials.]

**Additional Information from IDO Zoning Map<sup>5</sup>:**

1. Area of Property [typically in acres] \_\_\_\_\_

2. IDO Zone District \_\_\_\_\_

3. Overlay Zone(s) [if applicable] \_\_\_\_\_

4. Center or Corridor Area [if applicable] \_\_\_\_\_

5. Current Land Use(s) [vacant, if none] \_\_\_\_\_

**NOTE:** Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting up to 15 calendar days before the public hearing date. Contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3860 and select the option for “Boards, Commissions, and ZHE signs.”

**Integrated Development Ordinance (IDO):** <https://ido.abc-zone.com>

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

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

# Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

**Notificación de Acceso Lingüístico.**  
Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

**語言輔助通知。**我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

**Thông báo về cách Tiếp cận Ngôn ngữ.** Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

**Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.**



Sep 2, 2024 at 3:53:38 PM  
N 3884706 E 344144  
600 Coors Blvd NW  
Albuquerque NM 87121  
United States

*courtesy CityVine*

# REQUEST

Zone Map Amendment From  
B-1B to MX-L on Lot C-2

---

The City of Albuquerque Environmental Planning Commission will hold a public hearing To join online with video: <https://cityofabq.zoom.us/j/228952859> To call in: 301-715-8862 Meeting ID: 228 959 2859

on September 19, 2024 at 8:30 AM. All Persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.

Required to be posted from September 4, 2024 to October 4, 2024  
by Consensus Planning, Inc. (505) 701-9801  
applicant/agent phone

REFER TO FILE# PB-2024-010167/BZ-2024-00043

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

Sep 2, 2024 at 3:49:42 PM  
N 3884721 E 344299  
601 Estancia Dr NW  
Albuquerque NM 87105  
United States

# REQUEST

Zone Map Amendment For Lot C-2  
From B-1B to MX-L

---

The City of Albuquerque Environmental Planning Commission will hold a public hearing To join online with video: <https://cityofabq.zoom.us/j/228952859> To call in: 301-715-8862 Meeting ID: 228 959 2859

on September 19, 2024 at 8:30 AM. All Persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.

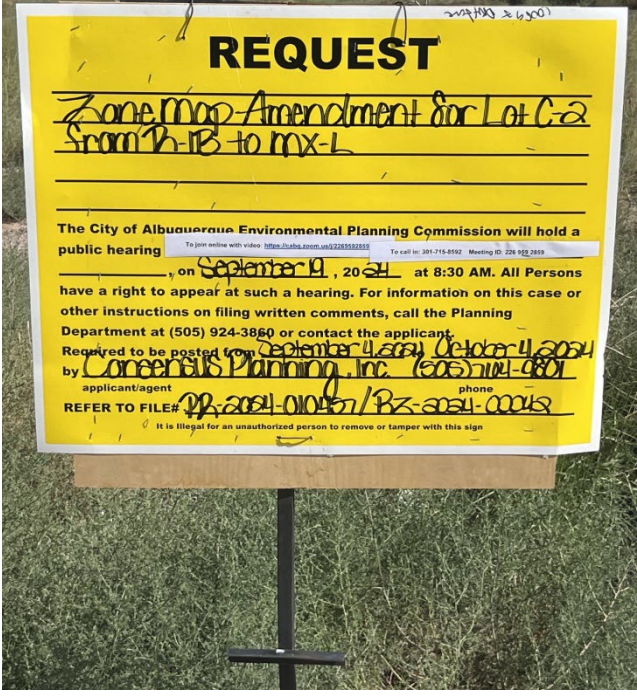
Required to be posted from September 4, 2024 to October 4, 2024  
by Consensus Planning, Inc. (505) 701-9801  
applicant/agent phone

REFER TO FILE# PB-2024-010167/BZ-2024-00043

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



Sep 2, 2024 at 3:55:45 PM  
N 3884744 E 344159  
600 Coors Blvd NW  
Albuquerque NM 87121  
United States



**REQUEST**

Zone Map Amendment for Lot C-2  
From B-1B to MX-L

The City of Albuquerque Environmental Planning Commission will hold a public hearing To join online with video: <https://cityofalbuquerque.com/join/28528592> To call in: 301-715-8592 Meeting ID: 226 928 2859  
on September 11, 2024 at 8:30 AM. All Persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.  
Required to be posted from September 4, 2024 to October 4, 2024  
by Consensus Planning, Inc. (505) 715-0801  
applicant/agent phone  
REFER TO FILE# PZ-2024-010457 / PZ-2024-00042  
It is illegal for an unauthorized person to remove or tamper with this sign

Sep 2, 2024 at 3:46:54 PM  
N 3884693 E 344250  
600 Coors Blvd NW  
Albuquerque NM 87121  
United States



**REQUEST**

Zone Map Amendment for  
Lot C-2 from B-1B to MX-L

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REFER TO FILE# PZ-2024-010457 / PZ-2024-00042  
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