



Environmental Planning Commission

Agenda Number: 2
Project #: 2024-010327
Case #: RZ-2024-00049
Hearing Date: December 19, 2024

Staff Report

Agent	Aria Studio Consultants, Inc
Applicant	Monte Vista Christian Church
Request	Zone Map Amendment (Zone Change)
Legal Description	All or a portion of Tract A, Block 24A, Monte Vista (Replat of Lots 1 thru 5 Block 23 Lots 1 thru 4 Block 24 Monte Vista and Vacated Portion of Grande Avenue Northeast)
Location	3501 Campus Blvd. NE, on situs address 3300 Purdue NE
Size	Approximately 2 Acres
Existing Zoning	R-1B (Residential – Single-Family)
Proposed Zoning	MX-T (Mixed-Use – Transition)

Staff Recommendation

APPROVAL of
Project # 2024-010327
RZ-2024-00049
based on the Findings starting on page 20 of this report

Staff Planner
Dennis Felipe Jr.

Summary of Analysis

The request is for a Zone Map Amendment from R-1B to MX-T. The southernmost portion of the property is an existing day care facility, not permissible in the R-1 zone district. The applicant intends on replating and selling the southernmost portion of the site to the owners of the day care facility in the future.

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

The applicant provided notice to all eligible property owners and Neighborhood Associations within 100 feet required, including the District 6 Coalition of Neighborhood Associations and Nob Hill Neighborhood Association. The applicant has not received any comments and staff is unaware of any support or opposition.



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ATTACHMENTS

A) PHOTOGRAPHS A

B) HISTORY B

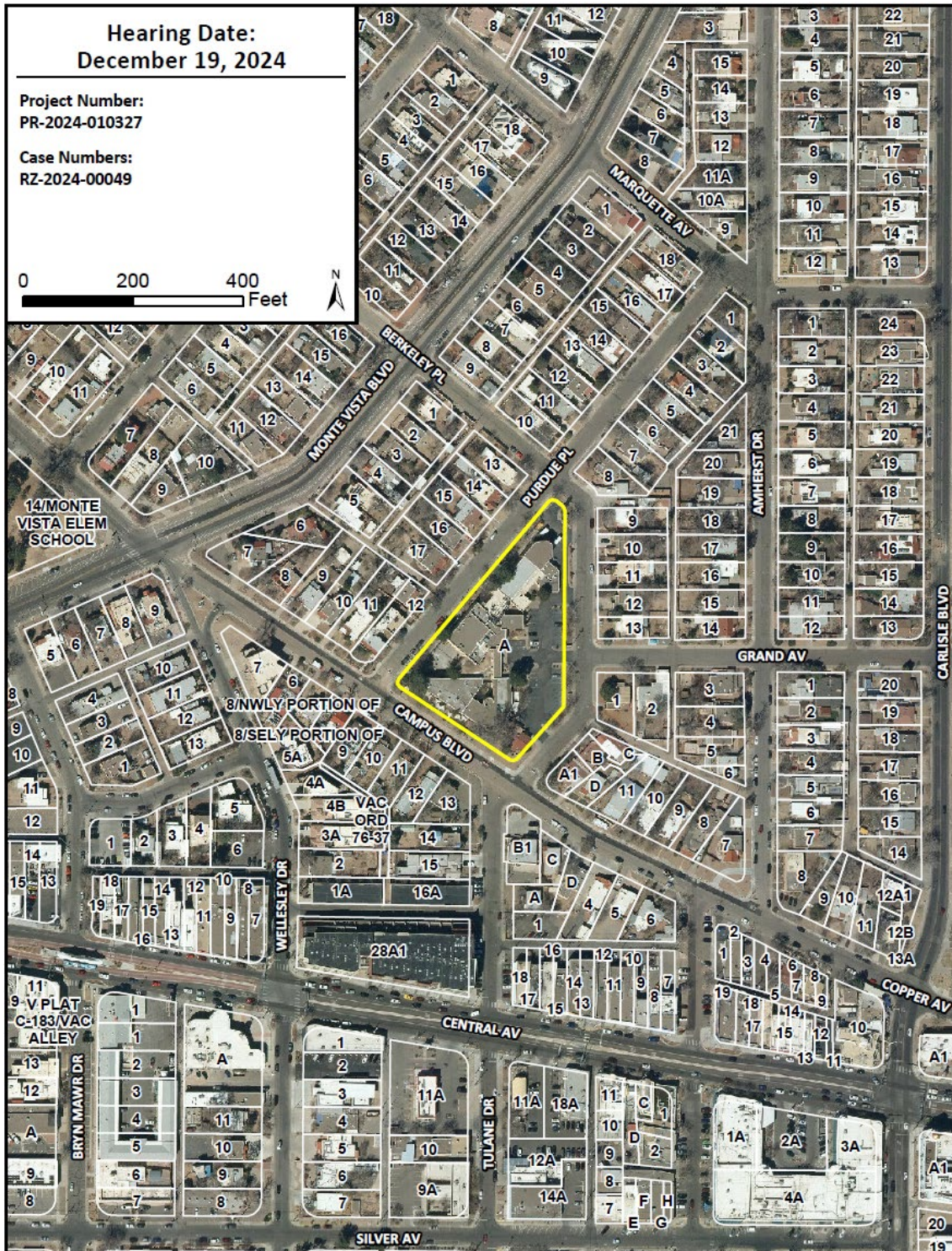
C) APPLICATION INFORMATION C

D) STAFF INFORMATION D

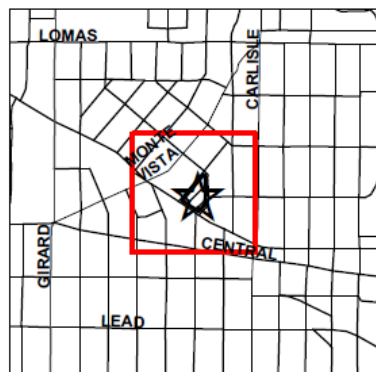
E) PUBLIC NOTICE E

I. Maps

Aerial Map



IDO Zoning Map



IDO ZONING MAP

Note: Gray shading indicates County.

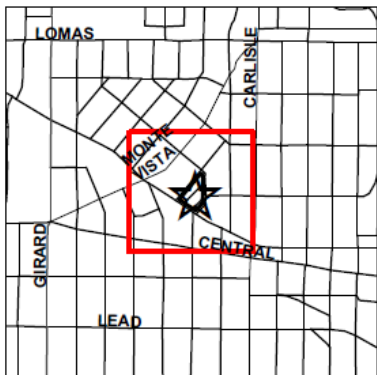


1 inch = 200 feet

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Land Use Map



LAND USE MAP

Note: Gray shading indicates County.

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

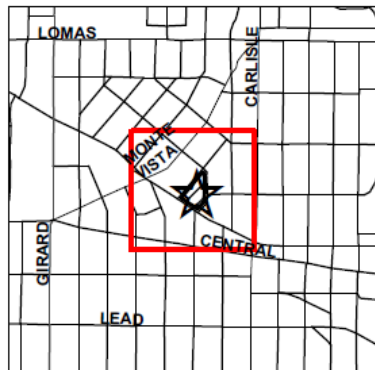
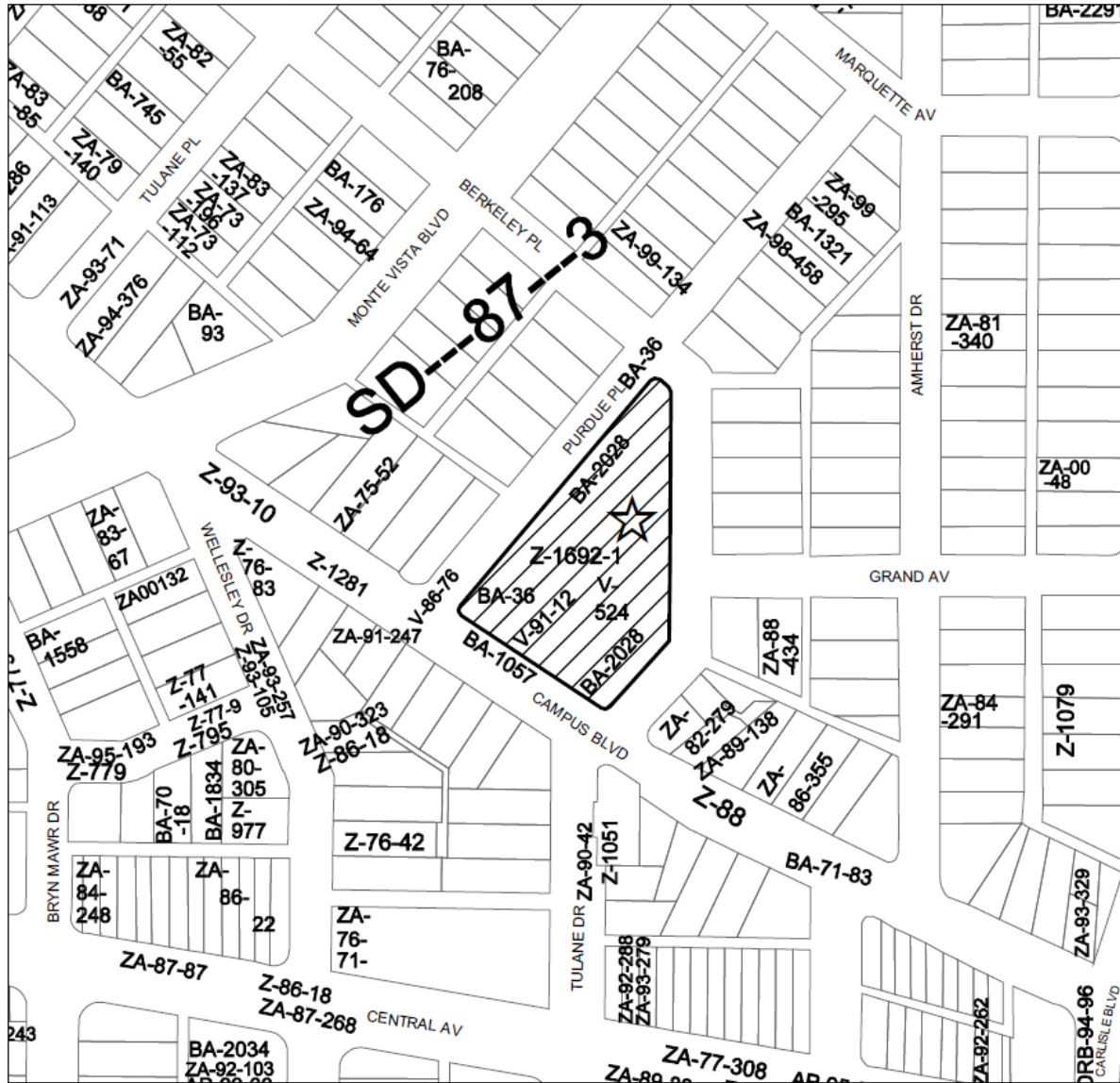


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History Map



HISTORY MAP

Note: Gray shading indicates County.

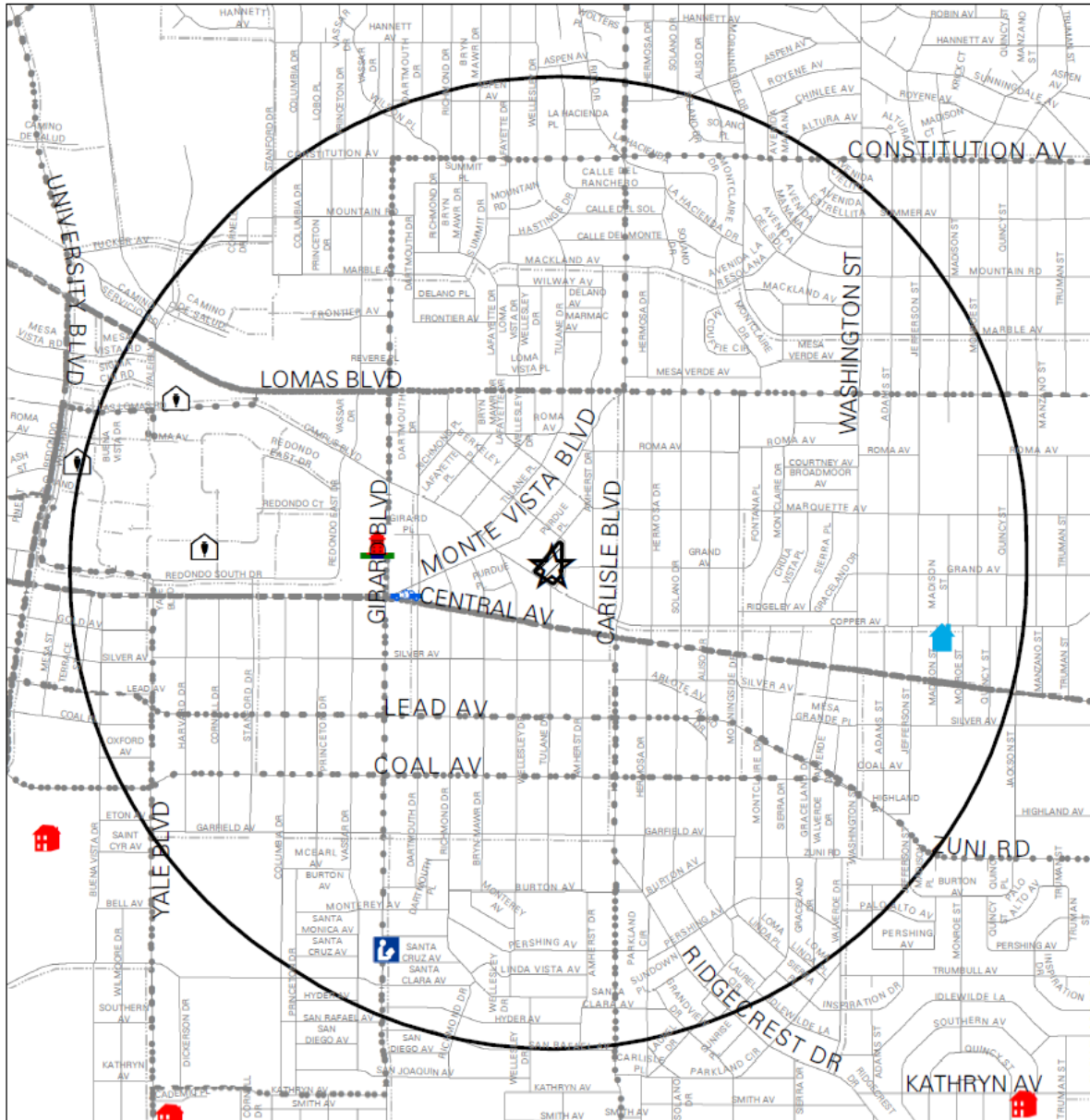


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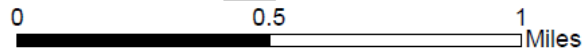
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Public Facilities / Community Services



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 |



II. Introduction

	IDO Zoning	Comprehensive Plan Development Area	Existing Land Use
Subject Site	R1-B	Area of Consistency	Religious Institution
<i>North</i>	R1-B	Area of Consistency	Dwelling, Single-Family Home Detached
<i>South</i>	MX-T R1-B	Area of Change Area of Consistency	Offices; Medical or Dental Clinic; Dwelling, Single-Family Home Detached
<i>East</i>	R1-B	Area of Consistency	Dwelling, Single-Family Home Detached; Townhomes
<i>West</i>	R1-B	Area of Consistency	Dwelling, Single-Family Home Detached

Request

The request is for a Zone Map Amendment from R-1B (Residential–Single-Family) to MX-T (Mixed-Use–Transition), for an approximately 2-acre property legally described as all or a portion of Tract A, Block 24A, Monte Vista (Replat of Lots 1 thru 5 Block 23 Lots 1 thru 4 Block 24 Monte Vista and Vacated Portion of Grande Avenue Northeast). Situs address 3300 Purdue NE.

The request would allow the applicant to replat the subject site into two lots, which are currently development with a Day Care/Pre-school and Religious Institution. Pursuant to IDO [Table 4-2-1](#), Adult or child day care facility is permissive in MX-T and not allowed in the current zone, R1-B. Rezoning to MX-T would permit the day care to remain in its current location.

EPC Role

The EPC is the final decision-making body for this request 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 subject site was annexed to the City on 06/19/1925, as part of Ordinance 208. According to the applicant, the Monte Vista Christian Religious institution has been located at 3501 Campus Blvd. NE. since April 1935.

On November 8, 1965 the Board of Adjustment approved a request for Conditional Use for an addition to the existing religious institution facility (BA-2028).

In May of 1967, the City’s Planning Commission approved a site development plan for the site which included removal of a residence (Z-1692).

December 21, 1990 The EPC approved a site development plan for a new building on the religious institution campus. The EPC approval was appealed and in February 21, 1991 the City Council recommended the case be Approved with Findings and recommended to be withdrawn. (AC-91-7/Z-1692-1)

The prior zoning on the site was SU-1, for Church and Related Facilities, which was established by the now-repealed Comprehensive City Zoning Code. The site development plan was required as part of the SU-1/Sector Plan.

With the effective date of the IDO in May 2018, the SU-1 zoning on the subject site converted to R-1B.

Context

The subject site is situated in a developed area in Southeast Albuquerque on an approximately 2-acre site that abuts Purdue Pl NE to the northwest, Berkeley Pl NE to the east and Campus Blvd NE to the south. Developed Single-family homes zoned R-1B, lie directly north, south, east, and west of the site. Additionally, Townhome uses also zoned R1-B, lie directly east of the site. A medical clinic and offices zoned MX-T lie directly south of the subject site.

Since 1931, the approximately 2-acre subject site has been developed as a religious institution providing community services including child day care services.

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 does not identify any existing or proposed arterials or collectors for all abutting or intersecting roads along subject site. Campus Blvd. NE, Berkeley Pl. NE, and Purdue Pl. NE surrounding the subject site are identified local streets. Nearby, the LRRS does identify the adjacent Central Ave. NE as an existing Community Principal Arterial. Additionally, The LRRS designates adjacent Monte Vista Blvd. NE and Carlisle Blvd. NE as a minor Arterial.

The MRCOG's 2040 Primary Freight Corridors and Truck Restrictions Map 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 Bike Boulevard south of the subject site on Campus Blvd. NE. Additionally, a proposed Bike Lane east of the subject site on Carlisle Blvd. NE.

Additionally, there are no existing bike routes adjacent to the subject site. The LRBS shows a proposed Bike Boulevard South of the subject site on Campus Blvd, NE which intersects with Monte Vista Blvd, an existing buffered bike lane. Bike lanes are designated exclusively for bicycle travel and separated from vehicle travel lanes with striping and pavement stencils. A buffered bike lane is a bikeway with striped, horizontal space between the bike lane and the adjacent vehicle travel lane to provide additional separation between bicyclists and moving vehicle traffic.

Transit

When in service, the nearest ABQ Ride transit stops are Transit Route 16 and 776, all passing south of the subject site, running east-west along Central Ave. NE. Route 16 has stops at Central and Bryn Mawr and Central at Tulane. Route 776 (ART Red Line) nearest stops are the Nob Hill and East Nob Hill Stations. All area approximately a 10-minute walk. See <https://www.cabq.gov/transit/routes-and-schedules> for more details on ABQ Ride.

III. Analysis of City Plans and Ordinances

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

City Development Areas

The subject site is located in an Area of Consistency as designated by the Comp 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. Development in Areas of Consistency is expected to reinforce the scale, intensity, and built pattern of the immediately surrounding context. Additionally, the subject site is within the Monte Vista/College View Historic District and the Near Heights Community Planning Area (CPA).

Center & Corridor Designations

The subject site is within the 660-foot-wide buffer of the Central Avenue Main Street Corridor and Central Avenue Major Transit Corridor.

Major Transit Corridors are characterized by serving high frequency and local transit (e.g. Rapid Ride, local, and commuter buses). Walkability on these corridors provides complete streets, designed and operated to be safe and accessible for all uses, regardless of age, ability, or mode of transportation to move goods and services along these corridors.

Main Street Corridors are intended to be highly walkable streets with local-serving businesses, modeled after the American tradition of Main Street as a place for living, working, and shopping. Main Street Corridors should be well-served by transit and contain complete streets.

The subject site is not within the boundary of a Center designated by the Comp Plan.

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 enhance, protect, and preserve the distinct community of the established Monte Vista and College View Historic District because it will assure that the existing buildings on the subject site comply with the most current IDO zoning for its current land use. **The request furthers Goal 4.1.**

***POLICY 4.1.1 DISTINCT COMMUNITIES:** Encourage quality development that is consistent with the distinct character of communities.

The request could encourage quality development and keep the consistency of the distinct character of the community by allowing the child day care facility to remain in operation as a Permissive land use. Any proposed updates would be required to meet site design standards and current IDO and Development Process Manual (DPM) standards to be consistent with the distinct character of the surrounding community. **The request partially furthers Policy 4.1.1 Distinct Communities.**

GOAL 4.3 CITY COMMUNITY PLANNING AREAS: Protect and enhance the natural and cultural characteristics and features that contribute to distinct identity and prioritize projects and programs to meet the needs of communities, neighborhoods, and sub-areas.

The request furthers and enhances the cultural characteristic of the neighborhood by enabling the existing religious institution and adjacent buildings to continue to be located in an appropriate zoning district. The religious institution contributes to the distinct identity of the Monte Vista and College View Historic District. The existing land uses of the religious institution and adjacent daycare can continue to meet the needs of the neighborhood, community, and sub-areas. **The request furthers Goal 4.3.**

POLICY 4.3.7.4 [A] COMMUNITY PLANNING AREAS (NEAR HEIGHTS CPA): Support projects that reinforce a sense of place tied to history and culture.

The request supports projects that reinforce a sense of place tied to history and culture because the zone change would allow continued operations and services as a religious institution and child day care facility as a permissive use. The religious institution has been providing services since 1935 and the day care has been operating since 1955. **The request furthers Policy 4.3.7 [A].**

POLICY 4.3.7.5 [A] Prioritize support for local small businesses.

This request prioritizes supporting local small businesses by allowing the day care to remain in operation as a Permissive land use once subdivided. The land use will be appropriate for the proposed zone district. **The request furthers Policy 4.3.7.5 [A].**

CHAPTER 5: LAND USE

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

This request would foster a community where residents can live, work, learn, shop, and play together; specifically work, learn, and play. The zone change would facilitate the child day care facility to own the property, while encouraging and promoting local jobs, education, and activities to foster enjoyment and recreation within the community. **The request furthers Goal 5.2.**

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 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 existing infrastructure will continue to support the land uses on the subject site. The religious institution and day care provide valuable services to the surrounding community and will continue to support the community in the form of a religious institution and state licensed day care under the MX-T zone district. **The request furthers Goal 5.3.**

CHAPTER 11: HERITAGE CONSERVATION

GOAL 11.2 HISTORIC ASSETS: Preserve and enhance significant historic districts and buildings to reflect our past as we move into the future and to strengthen our sense of identity.

The request would preserve and enhance the original buildings on site within the Monte Vista/College View Historic District. The zone change would allow the Day Care facility to operate as a permissive use on the subject site. The religious institution and day care would remain in operation, which could preserve the historic district. **The request furthers Goal 11.2.**

Integrated Development Ordinance (IDO)

IDO Zoning

The subject site is currently zoned R-1B. According to §14-16-2-2-3(B) of the IDO, the purpose of the R-1 zone district is to provide neighborhoods of single-family homes with a variety of lot size 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 detached homes on individual lots, with limited civic and institutional uses to serve the surrounding residential area. Allowable uses are shown in Table 4-2-1.

Proposed Zoning

The proposed zone change is from R-1B to MX-T. According to §14-16-2-2-3(B) of the IDO, the purpose of the MX-T zone district is to provide a transition between residential neighborhoods and more intense commercial areas. Primary land uses include a range of low-density residential, small-scale multi-family, office, institutional, and pedestrian-oriented commercial uses. Allowable uses are shown in Table 4-2-1.

The intent of the rezone is to replat the existing lot into two lots to facilitate selling the day care facility on the property to the current day care operators. The day care use is not a Permissive use under the R-1B zone district, although it is permissive under MX-T zone district.

Overlay Zones

The subject site is not within any APO, CPO, HPO, or VPO zones.

Definitions

Lot Line: A boundary of a deeded lot (i.e. a lot recorded and mapped by the Bernalillo County Assessor) or platted lot (i.e. a lot recorded by the Bernalillo County Clerk and mapped by AGIS).

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

Residential Zone District: Any zone district categorized as Residential in Part 14-16-2 of this IDO. For the purposes of any Use-specific Standard in Section 14-16-4-3, this includes any lot zoned Planned Development (PD) with a Site Plan approved prior to the adoption of this IDO that allows one or more residential uses and that is developed on lots with residential development that make up at least 50 percent of the site plan area.

Mixed-use Zone District: Any zone district categorized as Mixed-use in Part 14-16-2 of this IDO.

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.

Adult or Child Day Care Facility: A facility other than an occupied residence that provides care for more than 12 individual adults or children during the day. For the purposes of this IDO, the City regulates child care facilities that require a license from the state. This use includes pre-schools. This use does not include overnight care.

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.

IV. Zoning Map Amendment (Zone Change)

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."

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 or should not be made pursuant to IDO §14-16-6-4(E).

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

Applicant Response: The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering and not conflicting with a preponderance of City's goals and policies as detailed below: (applicant responds to certain goals and policies following)

Staff Response: The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by applicant's policy-based response furthering (and not being in conflict with) a preponderance of applicable Goals and Policies regarding in the ABC Comp Plan, as amended, and other applicable plans adopted by the City as shown in the sections above. **The response to Criterion A is sufficient.**

Applicable Citations: GOAL 4.1 Character, POLICY 4.1.1 Distinct Communities; GOAL 4.3 Community Planning Areas, POLICY 4.3.7.4 [A] Near Heights CPA Sub-Policy, POLICY 4.3.7.5 [A] Near Heights CPA Sub-Policy, GOAL 5.2 Complete Communities, GOAL 5.3 Efficient Development Patterns, GOAL 11.2 Historic Assets.

- (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: Criterion 1 – The zone change to R1-B may have been caused by clerical error and the necessity for the change is supported by the property’s historical zoning. In 1988, the property was zoned as OR-1 with SU-1 overlay for religious institution and related institutions. Given that nearby properties are zoned for commercial use, and the subject property is adjacent to an MX-T zone, it is situated where transitional zoning is appropriate. Additionally, the lot’s irregular shape, combined with its proximity to residentially zoned properties, further justifies the need for a zoning change to better align with the surrounding area and land uses. Refer to the history section of this document for further information regarding historical zoning.

Criterion 3 – The zone change to MX-T supports the broader policy objectives of the ABC Comprehensive Plan for community by accommodating land uses that serve local needs. The subject property currently hosts both a religious institution, established at this location in 1935, and a school which has been operational since 1955. These land uses are integral to the neighborhood and fulfill the community’s educational and social needs. Specifically, preschools and daycares – similar function to elementary, middle, and high schools, - serve neighborhoods by providing essential worship, programs and educational services. Although preschools and daycares are currently prohibited under the existing zoning, a change to MX-T will allow for the subdivision of the property and facilitate the future sale to the existing preschool on-site. Importantly, the density, intensity, and connectivity of the property will remain unchanged under the new zoning designation, ensuring that the character of the area is preserved.

Staff Response: The subject site is entirely located in 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.

Although the applicant responded to Criteria 1, there was no typographical or clerical error when the existing zone district was applied to the property. As mentioned in the staff report, with the effective date of the IDO in May 2018, the SU-1 zoning on the subject site converted to R-1B.

The applicant claims that the existing zoning is inappropriate and meets Criteria 3 due to the subject sites current land uses and that the existing land use of daycare will be permissive in the MX-T zone district. The change is more advantageous to the surrounding community as the day care center would become a more permissive primary use upon the lot being subdivided after this request, allowing the community to continue to utilize. The established character of the surrounding

area will not change since the current land uses are to remain. **The response to Criterion B is sufficient.**

(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 completely located in an Area of Consistency, as designated by the Comp Plan. **The response to Criterion C is sufficient.**

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

Applicant Response: *MX-T zoning would allow the continued operation of the preschool/daycare which currently serves as an accessory to the religious institution under Special Use. Following the re-plat, both lots would remain regulated since they are adjacent to an R1 residential development. Due to this regulation, any future redevelopment of the property would require additional scrutiny for any potential impactful changes. Furthermore, in accordance with the neighborhood notification policy, any development would need to comply with either community objections or approvals with conditions. The current preschool serves local young families, while the current religious institution offers programs for youth, adults, seniors, and individuals with specific needs.*

Table 1 below provides a list of permissive the permissive uses of R1-B compared with MX-T.

TABLE 1: PERMISSIVE USE COMPARISON of R1-B vs MX-T		
Use	R1-B	MX-T
RESIDENTIAL USES - Household Living		
Dwelling, single-family detached	P	P
Dwelling, cluster development	P	P
Dwelling, cottage development	P	P
Dwelling, two-family detached	P	P
Dwelling, townhouse	-	P
Dwelling, live-work	-	P
Dwelling, multi-family	-	P
RESIDENTIAL USES - Group Living		
Assisted living or nursing facility	-	P
Community residential facility, small	P	P
Community residential facility, large	-	P
Group home, small	-	P
CIVIC AND INSTITUTIONAL USES		
Adult or child day care facility	-	P
Community Center or Library	P	P
Elementary or middle school	C	P
High School	C	P
Museum	-	P
Parks and open space	P	P
Religious Institution	P	P
Vocational School	-	P
COMMERCIAL USES		
Community garden	P	P
Residential community amenity, indoor	P	P
Health club or gym	-	P
Bed and breakfast	CA	P
Hotel or Motel	-	P
Bank	-	P
Medical or dental clinic	-	P
Office	-	P
Personal and business services, small	-	P
Research or testing facility	-	P
Residential community amenity, outdoor	-	P
Art gallery	CV	P
INDUSTRIAL USES		
Freestanding wireless telecommunications facility	-	P

Staff Response: The subject site is adjacent to R-1B, R-T and MX-T lots. The majority of new permissive uses on the subject site would not be harmful to the residential areas of the surrounding neighborhood. Although not harmful, the freestanding wireless telecommunications facility (WTF) land use would be prohibited on this lot pursuant to IDO §14-16-4-3(E)(13)(e)(1)(a) which prohibits freestanding WTFs within 100 feet of any property line in any residential zone district. **The response to Criterion D is sufficient.**

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

1. 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: Criterion 1 – The existing infrastructure and public improvements have sufficient capacity to support the development (future subdivision) enabled by the zone change from R1-B to MX-T. The capacity of the existing buildings will remain unchanged.

Staff Response: The subject site is served by existing infrastructure and public improvements and the request meets the requirement by ensuring they will have adequate capacity. **The response to Criterion E is sufficient.**

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

Applicant Response: The justification for the zone change is not based on this policy as the property is not located on a major street.

Staff Response: Though the subject site is within 660' of the Central Avenue Main Street Corridor it is not located on a major street and therefore is not the applicant's justification for the zone change. **The response to Criterion F is sufficient.**

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

Applicant Response: The zone change is not drive primarily by the cost of land or economic considerations, but rather the opportunity for the preschool/daycare to continue operating at its existing location, adjacent to the religious institution, and within the community that it currently serves.

Staff Response: Economic considerations are a factor, but the applicant's justification is not completely or predominantly based upon them, nor is the justification based completely or predominantly upon the cost of land. Rather, the applicant has adequately demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies and does not significantly conflict with them.

The response to Criterion G is sufficient.

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

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

Applicant Response: The request for a zoning change from R1-B to MX-T does not create a "spot zone" or "strip zone". Instead, it serves as a transition between residential and commercial districts. The property across the southern intersection is zoned MX-T, reinforcing the appropriateness of this change. Additionally, the nature of the current use, as a preschool and religious institution, makes it the R1-B zone and unsuitable designation for the property.

*Staff Response: The proposed zone change does not create a "spot zone" or "strip zone." The request is to change the zoning of the subject site from R-1B to MX-T. There are lots in the vicinity of and adjacent to the subject site that are currently zoned MX-T. **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. PNM's comment states that any new construction needs to abide by the procedures of PNM easements. Please see *Agency Comments* for further details.

Neighborhood/Public

The affected neighborhood associations are the District 6 Coalition of Neighborhood Associations and Nob Hill Neighborhood Association which were notified as required. Property owners within 100 feet of the subject site were also notified as required. A facilitated meeting was not requested or held.

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

Staff has not received public comments in support or opposition to the request.

VI. Conclusion

The request is for a Zoning Map Amendment from R-1B to MX-T for an approximately 2-acre site legally described as all or a portion of Tract A, Block 24A, Monte Vista (Replat of Lots 1 thru 5 Block 23 Lots 1 thru 4 Block 24 Monte Vista and Vacated Portion of Grande Avenue Northeast), situs address 3300 Purdue NE.

The subject site is located in an Area of Consistency as designated by the Comp Plan. The zone change would allow the applicant to subdivide the lot into two lots pursuant to the DHO procedures. The applicant intends to sell the day care to its current owners upon approval of the zone change and subdivision. Pursuant to IDO Table 4-2-1, Adult or child day care facility is permissive in MX-T and not allowed in the current zone, R1-B as a permissive primary use.

The applicant has adequately justified the request based upon the proposed zoning being more advantageous to the community than the current zoning by furthering a preponderance of applicable Comprehensive Plan Goals and Policies.

The applicant provided notice to all eligible Neighborhood Association representatives—The District 6 Coalition of Neighborhood Associations and Nob Hill Neighborhood Association. Property owners within 100 feet of the subject site were notified as required (IDO §[14-16-6-4\(J\)](#)). A facilitated meeting was not requested or held and Tribal notice was not required. Staff is unaware of public comment, support or opposition at the time of this writing.

Staff recommends approval.

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

PR-2024-010327 / Case # RZ-2024-00049

1. The request is for a Zoning Map Amendment from R-1B (Residential – Single-family) to MX-T (Mixed-use - Transaction), for an approximately 2-acre site legally described as all or a portion of Tract A, Block 24A, Monte Vista (Replat of Lots 1 thru 5 Block 23 Lots 1 thru 4 Block 24 Monte Vista and Vacated Portion of Grande Avenue Northeast) located at 3501 Campus Blvd. NE, on situs address 3300 Purdue NE (the “subject site”).
2. The subject site is developed with a Religious Institution and Adult or Child Day Care Facility. It is zoned R-1B.
3. The zone change would allow the applicant to subdivide the lot into two lots pursuant to the DHO (Development Hearing Officer) procedures. The applicant intends to sell the southern portion of the subject site to the current owners of the day care facility upon approval of the zone change and future subdivision. Pursuant to IDO Table 4-2-1, Adult or child day care facility is permissive in MX-T and not allowed in the current zone, R1-B as a permissive primary use. Upon approval of this request, the Day Care would be permissive in the MX-T zone district.
4. The subject site was annexed to the City on 06/19/1925, as part of Ordinance 208. According to the applicant, the Monte Vista Christian Church has been located at 3501 Campus Blvd. NE. since April 1935. On November 8, 1965 the Board of Adjustment approved a request for Conditional Use for an addition to the existing religious institution facility (BA-2028). In May of 1967, the City’s Planning Commission approved a site development plan for the site which included removal of a residence (Z-1692). December 21, 1990 The EPC approved a site development plan for a new building on the religious institution campus. The EPC approval was appealed and in February 21, 1991 the City Council recommended the case be Approved with Findings and recommended to be withdrawn. (AC-91-7/Z-1692-1). The prior zoning on the site was SU-1 for Church and Related Facilities, which was established by the now-repealed Comprehensive City Zoning Code. With the effective date of the IDO in May 2018, the SU-1 zoning on the subject site converted to R-1B.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the Sawmill/Wells Park Metropolitan Redevelopment Plan, and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is within the Monte Vista/College View Historic District and the Near Heights Community Planning Area (CPA).
7. The subject site is in an Area of Consistency and within the 660-foot-wide buffer of the Central Avenue Main Street Corridor and Central Avenue Major Transit Corridor. As designated by the Comprehensive Plan.

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

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

The request would enhance, protect, and preserve the distinct community of the established Monte Vista and College View Historic District because it will assure that the existing buildings on the subject site comply with the most current IDO zoning for its current land use.

B. GOAL 4.3 CITY COMMUNITY PLANNING AREAS: Protect and enhance the natural and cultural characteristics and features that contribute to distinct identity and prioritize projects and programs to meet the needs of communities, neighborhoods, and sub-areas.

The request furthers and enhances the cultural characteristic of the neighborhood by enabling the existing religious institution and adjacent buildings to continue to be located in an appropriate zoning district. The religious institution contributes to the distinct identity of the Monte Vista and College View Historic District. The existing land uses of the religious institution and adjacent daycare can continue to meet the needs of the neighborhood, community, and sub-areas.

C. POLICY 4.3.7.4 [A] COMMUNITY PLANNING AREAS (NEAR HEIGHTS CPA): Support projects that reinforce a sense of place tied to history and culture.

The request supports projects that reinforce a sense of place tied to history and culture because the zone change would allow continued operations and services as a religious institution and child day care facility as a permissive use. The religious institution has been providing services since 1935 and the day care has been operating since 1955.

D. POLICY 4.3.7.5 [A] Prioritize support for local small businesses.

This request prioritizes supporting local small businesses by allowing the day care to remain in operation as a Permissive land use once subdivided. The land use will be appropriate for the proposed zone district.

9. The request furthers the following applicable Goals from Comprehensive Plan Chapter 5 – Land Use.

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

This request would foster a community where residents can live, work, learn, shop, and play together; specifically work, learn, and play. The zone change would facilitate the child day care facility to own the property, while encouraging and promoting local jobs, education, and activities to foster enjoyment and recreation within the community.

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

The request would 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 existing infrastructure will continue to support the land uses on the subject site. The religious institution and day care provide valuable services to the surrounding community and will continue to support the community in the form of a religious institution and state licensed day care under the MX-T zone district.

10. The request furthers GOAL 11.2 HISTORIC ASSETS: Preserve and enhance significant historic districts and buildings to reflect our past as we move into the future and to strengthen our sense of identity from Chapter 11 – Heritage Conservation.

The request would preserve and enhance the original buildings on site within the Monte Vista/College View Historic District. The zone change would allow the Day Care facility to operate as a permissive use on the subject site. The religious institution and day care would remain in operation, which could preserve the historic district.

11. 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."

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

The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by applicant's policy-based response furthering (and not being in conflict with) a preponderance of applicable Goals and Policies regarding in the ABC Comp Plan, as amended, and other applicable plans adopted by the City as shown in the sections above.

- B. 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).
- C. *The subject site is entirely located in 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 change is more advantageous to the surrounding community as the day care center would become a more permissive primary use upon the lot being subdivided after this request, allowing the community to continue to utilize. The established character of the surrounding area will not change since the current land uses are to remain.* 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).

The subject site is completely located in an Area of Consistency, as designated by the Comp Plan. The response to Criterion C is sufficient.

D. 6-7(G)(3)(d)

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

The subject site adjacent to R-1B, R-T and MX-T lots. The majority of new permissive uses on the subject site would not be harmful to the residential

areas of the surrounding neighborhood. Although not harmful, the permissive use of a freestanding wireless telecommunications facility (WTF) would be prohibited on this lot pursuant to IDO §14-16-4-3(E)(13)(e)(1)(a) which prohibits freestanding WTFs within 100 feet of any property line in any residential zone district.

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

1. 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.

The subject site is served by existing infrastructure and public improvements and the request meets the requirement by ensuring they will have adequate capacity.

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

Though the subject site is within 660' of the Central Avenue Main Street Corridor it is not located on a major street and therefore is not the applicant's justification for the zone change.

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

Economic considerations are a factor, but the applicant's justification is not completely or predominantly based upon them, nor is the justification based completely or predominantly upon the cost of land. Rather, the applicant has adequately demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies and does not significantly conflict with them.

H. 6-7(G)(3)(h) The zone change does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone") unless the change will

clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:

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

The proposed zone change does not create a "spot zone" or "strip zone."
The request is to change the zoning of the subject site from R-1B to MX-T. There are lots in the vicinity of and adjacent to the subject site that are currently zoned MX-T.

12. The affected neighborhood associations are the District 6 Coalition of Neighborhood Associations and the Nob Hill Neighborhood Association, which were notified as required. Property owners within 100 feet of the subject site were also notified as required. A facilitated meeting was not requested or held.
13. The subject property is not within the areas that trigger the Pre-submittal Tribal Meeting pursuant to IDO §14-16-6-4(B).
14. No public comments have been submitted in support or opposition to the request.

Recommendation

APPROVAL of Project #: 2024-010327 / Case #: 2024-00049, a request for Zoning Map Amendment for from R-1B to MX-T on a site legally described as all or a portion of Tract A, Block 24A, Monte Vista (Replat of Lots 1 thru 5 Block 23 Lots 1 thru 4 Block 24 Monte Vista and Vacated Portion of Grande Avenue Northeast), located at 3501 Campus Blvd. NE (Situs Address 3300 Purdue NE), containing approximately 2-acres based on the preceding Findings.

Dennis Felipe, Jr.,
Planner

Notice of Decision cc list:

Aria Studio Consultants, Inc., Project Agent, debra@ariascinc.com

Monte Vista Christian Church, Applicant,

3501 Campus Blvd. NE, Albuquerque NM 87106

District 6 Coalition of Neighborhood Associations, Patricia Willson,

info@willsonstudio.com

District 6 Coalition of Neighborhood Associations, M. Ryan Kious,

m.ryankious@gmail.com

Nob Hill Neighborhood Association, Gary Eyter, meyster1@me.com

Nob Hill Neighborhood Association, Greg Weirs, vgweirs@gmail.com

Legal, Andrew Coon, Acoon@cabq.gov

EPC file

Agency Comments

PLANNING DEPARTMENT

Historic Preservation

The religious institution located at 3501 Campus Blvd, is located within the Monte Vista/Campus View Historic District. Built in 1979, the religious institution facility is not a contributing building to the district.

The change of zone classification to allow for a day-care center within the existing buildings would not have an adverse effect on the historic district. This area is rooted in the existing Monte Vista Elementary School and an additional day care center in the area will not change the character of the area.

Hydrology

No comment.

For future development, prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

OTHER CITY OF ALBUQUERQUE DEPARTMENTS / OFFICES

Solid Waste Department

If the zoning map amendment is approved, an agreement to share the existing dumpster on-site will need to be drafted, notarized, recorded with Bernalillo County and sent to amarez@cabq for review.

Parks & Recreation Department

No comments at this time.

OTHER AGENCIES

Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)

AMAFCA has no adverse comments to the zone change.

Bernalillo County

No adverse comment.

Public Service Company of New Mexico (PNM)

There are PNM facilities and/or easements along Berkeley Pl and Purdue Pl.

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: North facing toward subject site at the intersection of Berkeley Pl. NE and Campus Blvd. NE.



Figure 2: Northwest facing toward subject site with sign posting visible along Berkeley Pl. NE.



Figure 3: West facing subject site along Berkeley Pl. NE.



Figure 4: West facing toward Subject Site with sign posting visible along Berkeley Pl. NE.



Figure 5: Southwest facing subject site along Berkeley Pl. NE.



Figure 6: Southeast facing toward Subject Site with sign posting visible along Purdue Pl. NE.



Figure 7: East facing subject site along Purdue Pl. NE.



Figure 8: Southwest facing subject site along Campus Blvd. NE with sign posting shown.

B) HISTORY

City of Albuquerque
Planning Department
Planning Division
P.O. Box 1293, Albuquerque, New Mexico 87103

Date: December 21, 1990

OFFICIAL NOTIFICATION OF DECISION

Monte Vista Christian Church
3501 Campus Blvd., NE
Albuq., NM; 87106

FILE: Z-1692-1
LEGAL DESCRIPTION: requests approval of a site development plan for Lots 1-5, Block 23, and Lots 1-4, Block 24, Monte Vista Addition, zoned SU-1 for a Church and Related Facilities, located on the north side of Campus Boulevard N.E. between Berkeley and Tulane Place N.E. and Purdue Place N.E., containing approximately 1.84 acres. (K-16)

On December 20, 1990, the Environmental Planning Commission voted to approve Z-1692-2, your request for a site development plan based on the following findings and subject to the following conditions:

Findings:

1. The site development plan generally conforms to the Comprehensive Plan's Established Urban policies and to its Developed Landscape policy.
2. The site development plan generally conforms to the Nob Hill Sector Development Plan.
3. City Commission's action regarding Z-1692 in May of 1967 approved a site development plan for the site which included removal of the residence.
4. Nob Hill Sector Development Plan was approved by the Environmental Planning Commission on September 10, 1987 and adopted by the City Council on December 7, 1987 this plan amends portions of the zone map in plans areas but did not alter the zoning of the subject site from SU-1 for church and related uses.
5. Although the Nob Hill Sector Development Plan specifically designates structures and areas of historic interest (pages 16 and 50) nor is the subject site is designated as an historic structure or is an historic area in the plan.
6. The house at issue on this site is not identified an appendix A (pages A-5 and A-6) of the Nob Hill Sector Development Plan as historic structure or as an historic streetscape to be protected.
7. There are office uses on the south side of Campus and the block immediately to the east of the subject site.
8. The architecture of the existing church is not consistent with the architectural character of the residences along Campus Boulevard in the immediate area of this site is therefore should not be included in the specific list of properties on this historic area.
9. The house has not been used as a residence since 1967.
10. Proposed landscaping around the parking area on the site will represent a significant improvement to the site and provides an adequate buffer to residential properties across the street in addition, it will adequately protect the Campus Boulevard streetscape.
11. The proposed site plan is consistent with concerns identified in the Nob Hill Sector Development Plan (page 5 - bullet #5) regarding general clean-up and maintenance of the area; traffic safety, availability and treatment of parking areas.

Conditions:

1. A replat into one parcel lot is required prior to sign off on the site development plan.

NOTIFICATION OF DECISION
DECEMBER 21, 1990
Z-1692-1
PAGE 2

2. An encroachment agreement is required at the northeast corner of the site adjacent to the one-way drive aisle.
3. The plan must comply with Items 2 & 4 of the Transportation Development comments.
4. Amend the landscaping plan to increase the variety of proposed street trees to prevent the possibility of total loss due to disease of all of the trees around the site.
5. Relocate the new parking lot entrance from Campus to Berkeley and provide addition landscape and a low wall along Campus. The redesign of the parking lot requires the approval of the Transportation Department.

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY JANUARY 4, 1991, IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE OF \$50 IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Sincerely,

Richard D. Meier
for
Ken Balizer
Planning Director

KB/RD/lj

12010

cc: Dave Cook, Boehning Partnership, 301 Gold Ave., SW, #200, Albuquerque, NM; 87102
Joe Boehning, 301 Gold Ave., SW, Albuquerque, NM; 87106
John McKernon, 1709 Cardenas NE, Albuquerque, NM
Laura Cameron, 3421 Campus Blvd., NE; 87106
Scott Prickett, 3095 Carlisle NE, Albuquerque, NM; 87106
James Strozier, 616 Wellesley NE, Albuquerque, NM
Robert Beback, 3605 Berkeley Pl., NE, Albuquerque, NM

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)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Monte Vista Christian Church		Phone:
Address: 3501 Campus Blvd NE		Email:
City: Albuquerque	State: NM	Zip: 87106
Professional/Agent (if any): Aria Studio Consultants, Inc		Phone: 505-453-5183
Address: 1801 Lomas Blvd NE		Email: debra@ariascinc.com
City: Albuquerque	State: NM	Zip: 87104
Proprietary Interest in Site:	List <u>all</u> owners:	

BRIEF DESCRIPTION OF REQUEST

Zoning Map Amendment - EPC for change from R1-B to MX-T to facilitate current use and future subdivision of property

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

Lot or Tract No.: Tract A	Block: 24-A	Unit:
Subdivision/Addition: Monte Vista	MRGCD Map No.:	UPC Code: 101605744334710901
Zone Atlas Page(s): K-16-Z	Existing Zoning: SU-1 Zone R-1B Church & Rel	Proposed Zoning: MX-T
# of Existing Lots: 1	# of Proposed Lots: (future 2)	Total Area of Site (acres): 1.8334

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 3501 Campus Blvd NE	Between: Purdue Pl NE	and: Berkley Pl NE
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2024-010327

Signature:	Date: 11/04/2024
Printed Name: Debra West	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

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

Form Z: Policy Decisions

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

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

INFORMATION REQUIRED FOR ALL POLICY DECISIONS (Except where noted)

- Interpreter Needed for Hearing? ___ if yes, indicate language: _____
- N/A Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- Y 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) (not required)
- Y 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)
- Y 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
- Y Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Y Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - Y Proof of emailed notice to affected Neighborhood Association representatives
 - Y Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Y Sign Posting Agreement


ANNEXATION OF LAND

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

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

Signature: Debra West Date: 11/04/2024
 Printed Name: Debra West Applicant or Agent

FOR OFFICIAL USE ONLY

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

MONTE VISTA
Christian Church



City of Albuquerque
600 2nd Street NW,
Albuquerque, NM 87102

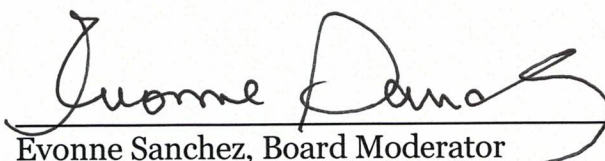
RE: Letter of Authorization for Proposed Subdivision and or Sketch Plat

To whom it may concern,

I, Evonne Sanchez, Board Moderator for Monte Vista Christian Church ('MVCC'), the owner of the below property, do hereby give authorization to Development Managing Consultants, LLC; Cartesian Surveys, Inc.; and Aria Studio Consultants, Inc. to act as our agent in regard to the replat subdivision plat for existing TRACT A, BLOCK 24-A, MONTE VISTA (BEING A REPLAT OF LOTS 1 THUR5, BLOCK 23, LOTS 1 THUR 4, BLOCK 34, MONTE VISTA, AND VACANTED PORTION OF GRAND AVENUE N.E.) of Northern Heights Subdivision. The subject property is located at 3501 Campus Blvd. NE, at the SE intersection with Berkeley Pl NE.

The agent shall have the authority to act on our behalf for the subdivision platting action and obtaining documentation or certificates from the city and county for the platting action.

Thank You,


Evonne Sanchez, Board Moderator
Monte Vista Christian Church ('MVCC')

10-7-24

Date



3501 Campus Blvd NE



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

IDO Zone Atlas May 2018

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

Zone Atlas Page:
K-16-Z

- Easement
- 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

- Escarpment
- Petroglyph National Monument

0 250 500 1,000 Feet

November 4, 2024

Jonathan R Hollinger, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Subject: Request for Zone Map Amendment at 3501 Campus Blvd NE (situs 3300 Purdue Pl NE)

Dear Mr. Chairman,

The purpose of this letter is for Debra West, on behalf of Monte Vista Christian Church, to request a Zone Map Amendment from R1-B (Residential – Single Family Zone District) to MX-T (Mixed Use – Transition Zone District) for all or a portion of Tract A Block 24A, Monte Vista (Replat of Lots 1 thru 5 Block 23 Lots 1 thru 4 Block 24 Monte Vista and Vacated Portion of Grande Avenue Northeast), located at 3501 Campus Boulevard Northeast, with a situs address of 3300 Purdue Northeast. The property, approximately 2 acres in size, is bounded by Campus Boulevard Northeast, Purdue Place Northeast and Berkeley Place Northeast. (K-16-Z) (Figure 1)



Figure 1: Image of Property (Google)

In accordance with IDO 6-7(G)(1), provision 2, this request seeks to amend the Official Zoning Map to change less than 10 gross acres of land located partially or completely within an Area of Consistency, as defined in the ABC Comprehensive Plan (as amended), to a zone district other than NR-PO-B. The subject property currently serves as transition from the commercial Nob Hill/Highland District to the residential zone. If this request is approved by the Environmental Planning Commission (EPC), the Applicant intends to subdivide the property into 2 lots - one for the church and the other for the preschool and office. Currently, the IDO does not allow a preschool in an R1-B zone.

In March of 2024, the Development Facilitative Team reviewed the Sketch Plat (PR-2024-010327, PS-2024-00089) and recommended that the Applicant apply for a variance of setbacks in order to meet specific requirements. Under the current zoning designation of R1-B, the IDO does not permit a preschool. In July 2024, the surveyor, Ryan Mulhall, who applied for the review, corresponded with Jeff Palmer, Code Enforcement Supervisor, via email. Mr. Palmer advised that re-zoning the property to MX-T would resolve this issue. Upon approval of the requested zoning change, the Applicant plans to meet the conditions outlined in the Development Facilitation Team's (DFT) review, as well as any additional requirements set forth by the EPC when applying for the subdivision of the property.

History

The City of Albuquerque adopted the Nob Hill Sector Plan in 1988 (R-362) at which time the property was zoned OR-1, Office/Residential 1 (Figure 2). Following the adoption of the Nob Hill Sector Plan, the EPC began the repeal process for the Plan in December 2006. In 2007, the Nob Hill Highland Sector Development Plan (NNHSDP) was approved under R-07-185, which resulted in a change of zoning designations as shown in Figure 3, from OR-1 to R-1 Residential Single Family Medium Lot with Special Use for Church and Related Facilities.

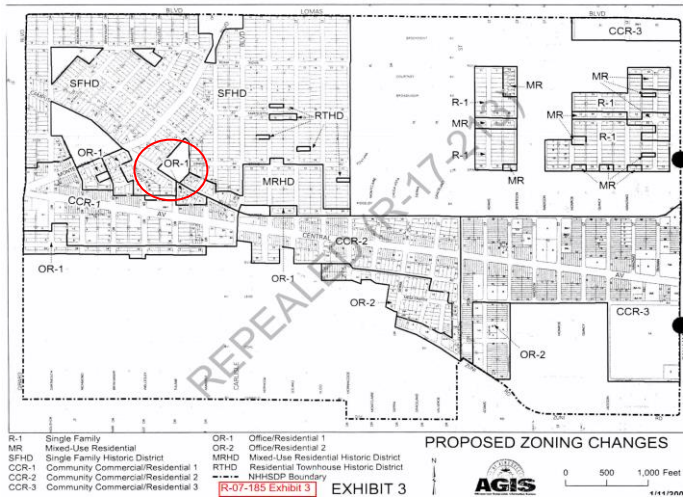


Figure 2: Historical Nob Hill Highland Sector Development Plan (R-07-185 Exhibit 3) Site circled in red

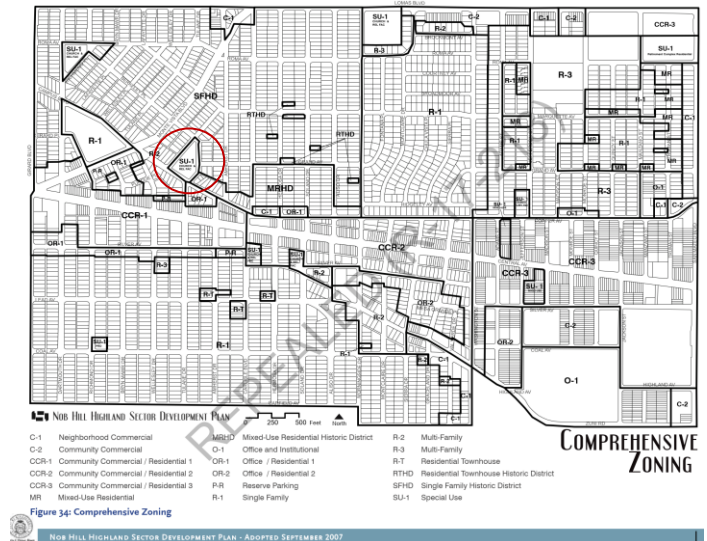


Figure 3: Comprehensive 2007 Zoning

Monte Vista Christian Church has been a cornerstone of the Albuquerque community for decades, having first rented a building downtown in April of 1931. The current church building, constructed on an irregularly shaped lot and dedicated in 1935, is the oldest congregation on Nob Hill. Plans for Williamson Hall, which is now serves as a preschool, were drawn up in 1955. Over its 90-year history, the church has grown and contributed to the community through various programs, including Red Cross work, War Fund Relief, Habitat for Humanity homes, outreach for refugee families, a preschool for special needs children, and a Seniors' Academy, among others. More information on the church's history can be found on their website at <https://montevista.org/main.html?pgid=21>.



Figure 5: Southwestern Architecture, portico left

The buildings reflect Southwestern architecture, blending beautifully with the established neighborhood. Notably, the chapel features stained glass windows by renowned local artist Arthur Sussman. Additionally, the breezeway connecting the two buildings evokes the charm of a Spanish portico. A demising wall within the portico will be proposed, contingent upon the approval of the zone amendment, in order to preserve the historical integrity of the façade. (Figure 5)

Current Zoning and Land Use

The property is located at the intersection of Purdue Place and Campus Boulevard and falls within the R1-B Residential – Single Family Zone District with a Special Use (SU-1) designation for church and related facilities. The total site area is approximately 1.8361 acres. The Owner/Applicant's address is 3501 Campus Blvd NE, with the situs address being 3300 Purdue Pl NE. Currently, the property is used for religious activities and for educational purposes and contains a residential-style building. The R1-B property is surrounded by additional R1-B and R-T designated lots, with MX-T zoned lots to the south and one block to the northwest. (Figure 2).



Figure 6: Current IDO (2024) Zoning (subject site in blue, Nob Hill/Highland CPO in red/pink, MX-T in brown and orange, R1-B, R-T in yellow)

Under current IDO, effective August 2024, the Nob Hill/Highland Character Protection Overlay Zone does not include the subject property (Figure 6). As such, the property remains within an R1-B and is categorized under Land Use Category 17 Community Religious Institution.

Additionally, under the current Development Process Manual (DPM), the property is located within both a Major Transit Corridor and a Main Street Corridor, and is within ¼ mile of a Premium Transit Corridor (Figure 7). The entire subject property and surrounding lots fall within an Area of Consistency (Figure 8).

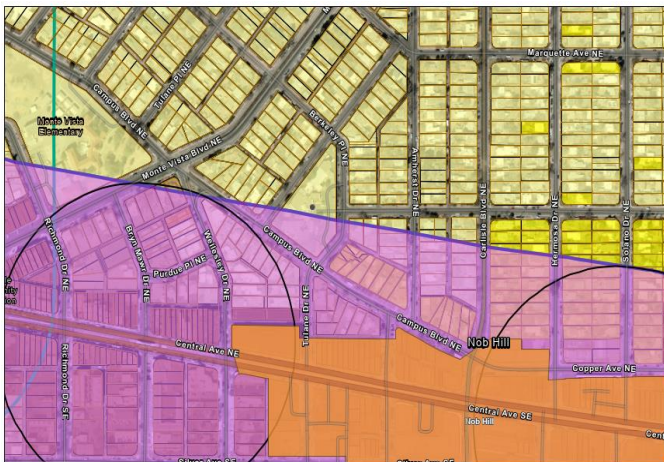


Figure 7: Main Street & Major Transit Corridor - Central (Pink), Nob Hill Premium Transit Station in Left Black Circle, Nob Hill East Station in Right Black Circle, Black Dot on Subject Property



Figure 8: Areas of Consistency (yellow), Areas of Change (orange), Black Dot on Subject Property

The Zone Map Amendment Request

The Applicant, on approval of this request, is proposing to subdivide the property into 2 lots in order to sell the lot containing the preschool/daycare to the current operators. To comply with current IDO zoning, under which preschool/daycare is not permitted, the Applicant is requesting a zone change from R1-B to MX-T. According to the IDO, "The purpose of the MX-T zone district is to provide a transition between residential neighborhoods and more intense commercial areas. Primary land uses include a range of low-density residential, small-scale multi-family, office, institutional, and pedestrian-oriented commercial uses." The MX-T zone will allow for the church to be separated from the children's preschool/daycare facility which is already operating and serving the community. The lot is consistent with the characteristics of a transition zone. For further details, please refer to the proposed site plan and the existing landscaping plan for more information.

It is important to note that the current land use existed under office building zoning long before the property was zoned residential. While the IDO permits conditional uses of elementary, middle school and high schools in residential zones, it does not allow for preschools or daycare facilities, which provide the similar community services across the City of Albuquerque. Given this, the Applicant requests clarification on this decision. The zoning change that placed the property in a residential zone does not reflect its historical use, which was not residential.

The property is located within both a Main Street and a Major Transit Corridor and is in close proximity to mixed-use properties comprised of commercial, office, institutional, single-family, and multi-family residential development. Although the property is not located within the Nob Hill/Highland Character Protection Zone, it does is situated within an Area of Consistency, with properties in an Area of Change nearby. These surrounding properties are compliant with mixed-use zoning.

As previously mentioned, the DFT review suggested provisions for a variance. Following further discussion via email that a zoning change would be more appropriate, which is the basis for this Zone Map Amendment application.

Zoning Map Amendment – EPC

6-7(G)(3) An application for a Zoning Map Amendment shall be approved if it meets all 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 conflicting with a preponderance of City's goals and policies as detailed below:*

Goals & Policies of the Albuquerque Bernalillo County Comprehensive Plan and Applicant Responses

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

***Applicant's Response:** A zone change to MX-T furthers Goal 4.1 which aims to enhance, protect, and preserve the community by maintaining the existing use of the property, a longstanding presence in the area for decades. The building design will remain unchanged, respecting the appropriate scale, mix of uses, and character of the neighborhood. The property falls within the category of special places that contribute to the identity and sense of place, having a rich history in the community. The neighborhood benefits from preserving the tradition, long-term health, and vitality of the special mixed use of the property, while also honoring existing neighborhood values, as well as social, cultural and recreational resources. Reclassifying the property from R1-B to*

MX-T will not disrupt the community, but instead will allow for the continued operation of the preschool in a transition zone, further supporting the area's development goals.

Goal 4.3 City Community Planning Areas: Protect and enhance the natural and cultural characteristics and features that contribute to distinct identity and prioritize projects and programs to meet the needs of communities, neighborhoods, and sub-areas.

Applicant's Response: *The proposed zone change to MX-T directly supports Goal 4.3 by safeguarding and enhancing the cultural and natural features that contribute to the unique identity of the Near Heights sub-area. The intention behind this zoning adjustment is to strike a careful balance between facilitating development and preserving key community assets.*

Central to this effort is the retention of important community facilities, including the church and preschool/daycare, which have long served the area's residents. This change will ensure that these vital services continue to meet the evolving needs of the community while maintaining the area's distinct character.

The property has been diligently maintained, with a focus on both the preservation of the buildings and the landscaping. This aligns with the goal of creating a well-kept, functional environment. Any potential future improvements will be made in accordance with the guidelines for MX-T zoning outlined in the IDO, following approval by the EPC.

As part of the community engagement process, feedback has been actively sought through the neighborhood notification program. To date, no concerns have been raised by those notified, which suggests that the proposed zone change is generally supported or, at the very least, has not sparked significant opposition. This feedback further demonstrates the alignment of the proposal with community interests and needs.

Policy 4.3.7.4 [A] Support projects that reinforce a sense of place tied to history and culture

Applicant's Response: *A zone change to MX-T furthers this policy by preserving the identity and key community landmarks of the Monte Vista neighborhood. Both buildings contribute to the local sense of place and cultural heritage by maintaining the property's longstanding uses, showcasing local artists and architecture, and continuing to serve the community. The church, which has been an integral part of this community for nearly 90 years, is deeply connected to the history and culture of the area. The neighborhood identifies with the church's spire as a landmark, providing a sense of direction. The preschool further honors this cultural heritage by offering educational services to residents since 1955.*

Policy 4.3.7.5 [A] Prioritize support for local small businesses.

Applicant's Response: *A zone change to MX-T will further this policy by enabling a small business, such as the preschool, to purchase the property in the future, while maintaining a seamless transition between commercial and residential zoning. This change will also provide easy access to local businesses and residences within walking and biking distance. Additionally, the property is located within both a Main Street and Major Transit Corridor, further enhancing its accessibility.*

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

Applicant's Response: A zone change to MX-T furthers Goal 5.2 by supporting a mix of uses that are conveniently accessible from surrounding neighborhoods. The property offers services and amenities within walking and biking distance, promoting accessibility for all residents with a variety of transportation options, workspaces, and lifestyles. Adequate infrastructure is in place to support the development. The property comprises an entire block and faces a similar MX-T development, making it well-integrated within the area. It is also close in proximity to the Nob Hill/Highland District, where pedestrian activity is encouraged, allowing visitors to "park once" and walk to the district. The surrounding mixed-use properties in the area offer a diversity of offices, preschool/daycare facilities, and live/work spaces, enhancing the area's overall vitality.

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's Response: The zone change to MX-T furthers Goal 5.3 by ensuring that the existing use continues to make efficient use of existing infrastructure and public facilities. The land has been efficiently utilized by the community, with the church building constructed in the 1930s on an oddly shaped lot. As described in the church's history, "a lumber company granted extended credit to the struggling group trying to build on an oddly shaped lot that realtors were glad to sell for a reduced fee because it seemed useless for any other purpose" (Reeder, R., Monte Vista Christian Church History, <https://montevista.org/main.html?pgid=21>). Due to the unique shape of the property, residential development would be an atypical use.

The continued use of the property for the church and preschool will ensure that social assets remain equitably distributed across the Albuquerque area advancing the public good. The church and preschool provide valuable services to the surrounding community and stand as key pillars of support and identity with the area.

Goal 7.5 Context-Sensitive Site Design: Design sites, buildings, and landscape elements to respond to the high desert environment.

Applicant's Response: The zone change to MX-T furthers Goal 7.5 by maintaining the site's use of desert landscapes and vegetation that are consistent with the local microclimate. The property utilizes xeric design principles, incorporating ideas of transition and oasis, and provides shade during the summer months. These design elements contribute to sustainability and environmental compatibility. Additional requirements outlined by the IDO will be met upon application for subdivision.

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's Response: The zone change to MX-T furthers Policy 9.3.1, as the subject property is located within both a Main Street and Premium Transit Corridor, which encourages mixed-use development, higher density, and infill development. However, it is important to note that the property does not fall within a designated Center.

Goal 11.2 Historic Assets: Preserve and enhance significant historic districts and buildings to reflect our past as we move into the future to strengthen our sense of identity.

Applicant's Response: *The zone change to MX-T furthers Goal 11.2 by promoting the preservation of the existing church built in 1935, and the existing preschool, established in 1955, while meeting the needs of the growing community by continuing to provide preschool and daycare services. This change enhances the social and historical aspects of the neighborhood, contributing to the community's identity, while maintaining a smooth transition to the surrounding residential areas.*

6-7(G)(3)(b): If the subject property is located partially or completely in an Area of Consistency (as shown in the ABC 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 a typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site.
3. A different zone district is more advantageous to the community as articulated by the ABC 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's Response: *Criterion 1 – The zone change to R1-B may have been caused by clerical error and the necessity for the change is supported by the property's historical zoning. In 1988, the property was zoned as OR-1 with SU-1 overlay for church and related institutions. Given that nearby properties are zoned for commercial use, and the subject property is adjacent to an MX-T zone, it is situated where transitional zoning is appropriate. Additionally, the lot's irregular shape, combined with its proximity to residentially zoned properties, further justifies the need for a zoning change to better align with the surrounding area and land uses. Refer to the history section of this document for further information regarding historical zoning.*

Criterion 3 - The zone change to MX-T supports the broader policy objectives of the ABC Comprehensive Plan for community by accommodating land uses that serve local needs. The subject property currently hosts both a church, established at this location in 1935, and a school which has been operational since 1955. These land uses are integral to the neighborhood and fulfill the community's educational and social needs. Specifically, preschools and daycares – similar in function to elementary, middle, and high schools, - serve neighborhoods by providing essential worship, programs and educational services. Although preschools and daycares are currently prohibited under the existing zoning, a change to MX-T will allow for the subdivision of the property and facilitate the future sale to the existing preschool on-site. Importantly, the density, intensity, and connectivity of the property will remain unchanged under the new zoning designation, ensuring that the character of the area is preserved.

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.
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 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: MX-T zoning would allow the continued operation of the preschool/daycare which currently serves as an accessory to the religious institution under Special Use. Following the re-plat, both lots would remain Regulated since they are adjacent to an R1 residential development. Due to this Regulation, any future redevelopment of the property would require additional scrutiny for any potential impactful changes. Furthermore, in accordance with the neighborhood notification policy, any development would need to comply with either community objections or approvals with conditions. The current preschool serves local young families, while the current church offers programs for youth, adults, seniors, and individuals with specific needs.

Table 1 below provides a list of permissive the permissive uses of R1-B compared with MX-T

TABLE 1: PERMISSIVE USE COMPARISON of R1-B vs MX-T		
Use	R1-B	MX-T
RESIDENTIAL USES - Household Living		
Dwelling, single-family detached	P	P
Dwelling, cluster development	P	P
Dwelling, cottage development	P	P
Dwelling, two-family detached	P	P
Dwelling, townhouse	-	P
Dwelling, live-work	-	P
Dwelling, multi-family	-	P
RESIDENTIAL USES - Group Living		
Assisted living or nursing facility	-	P
Community residential facility, small	P	P
Community residential facility, large	-	P
Group home, small	-	P
CIVIC AND INSTITUTIONAL USES		
Adult or child day care facility	-	P
Community Center or Library	P	P
Elementary or middle school	C	P
High School	C	P
Museum	-	P
Parks and open space	P	P
Religious Institution	P	P
Vocational School	-	P
COMMERCIAL USES		
Community garden	P	P
Residential community amenity, indoor	P	P
Health club or gym	-	P
Bed and breakfast	CA	P
Hotel or Motel	-	P
Bank	-	P
Medical or dental clinic	-	P
Office	-	P
Personal and business services, small	-	P
Research or testing facility	-	P
Residential community amenity, outdoor	-	P
Art gallery	CV	P
INDUSTRIAL USES		

(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, DPM, and/or and 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: *Criterion 1 - The existing infrastructure and public improvements have sufficient capacity to support the development (future subdivision) enabled by the zone change from R1-B to MX-T. The capacity of the existing buildings will remain unchanged.*

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 based on this policy as the property is not located on a major street.*

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

Applicant Response: *The zone change is not driven primarily by the cost of land or economic considerations, but rather by the opportunity for the preschool/daycare to continue operating at its existing location, adjacent to the church, and within the community that it currently serves.*

6-7(G)(3)(h): The Zoning Map Amendment does not apply to 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 the structures already on the subject property makes it unsuitable for the uses allowed in any adjacent zone district.

Applicant Response: *The request for a zoning change from R1-B to MX-T does not create a "spot zone" or "strip zone". Instead, it serves as a transition between residential and commercial districts. The property across the southern intersection is zoned MX-T, reinforcing the appropriateness of this change. Additionally, the nature of the current use, as a preschool and church, makes it the R1-B zone and unsuitable designation for the property.*

CONCLUSION

The Applicant, Monte Vista Christian Church, requests a Zone Map Amendment from R1-B to MX-T, which supports a preponderance of goals and policies of the Albuquerque Bernalillo County Comprehensive Plan. This zone change will

establish a logical, consistent, and predictable pattern of zoning and land use near the Nob Hill/Highland District, acting as a transition to the residential zone. Once rezoned, the subject property will align with other mixed-use properties to the south and northwest, benefiting from existing infrastructure and access to a multi-modal network. The change will also allow for the continued use of the preschool upon future subdivision of the property, contingent on the acceptance of this proposal.

Based on the information provided in this letter, the Applicant respectfully requests the EPC's approval of a zone change from R1-B to MX-T.

Sincerely,



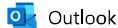
Debra West



Aria Studio Consultants, Inc. | Aria Architecture

Debra West | Office: 505.506.2314 Cell: 505.453.5813 | Email: debra@ariascinc.com
1801 Lomas Blvd. NW, Albuquerque, NM 87104

D) STAFF INFORMATION



[Draft] Fw: Covered area split for proposed subdivision 3300 Purdue NE / PR-2024-010327

From debra@ariascinc.com
Draft saved Sun 12/1/2024 5:47 PM

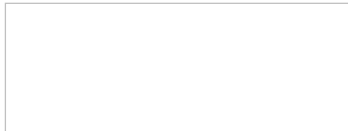
----- Forwarded message -----

From: **Palmer, Jeffrey** <jppalmer@cabq.gov>
Date: Wed, Jul 17, 2024 at 4:19 PM
Subject: RE: Covered area split for proposed subdivision 3300 Purdue NE / PR-2024-010327
To: Ryan Mulhall <cartesianryan@gmail.com>
Cc: Wolfley, Jolene <jwolfley@cabq.gov>, Webb, Robert L. <rwebb@cabq.gov>

Good afternoon, Ryan,
After review of this with other staff, I wanted to add a couple of additional comments.

1. I realized a potential error in one item I presented below, regarding the continued use of the Preschool. The Preschool, if considered as a separate entity from the Church, may not be allowed in the R-1B zone. I had mistakenly looked at Elementary School, and not Child Day Care Facility, which is simply not allowed.
Recommendation: They should schedule a PRT with Planning to discuss their proposed use, to be sure it will fit with their plans for re-platting.
2. If they desire to have a separate Preschool/Day Care facility, they may want to consider the possibility of rezoning that property to MX-T. This would allow that use, as well as assist in setback issues for the breezeway structure. There is an MX-T property across the street to the south, at Campus and Tulane (3602 Campus NE on corner), so this may be a possibility, if they get neighborhood support. Again, they should schedule a PRT with Planning to discuss their proposed desired use, to be sure it will fit with their plans.

Let us know if you have further questions.



JEFF PALMER
Code Enforcement Supervisor
o 505.924.3804
c 505.803.3420
e jppalmer@cabq.gov
cabq.gov/planning

November 26, 2024

TO: Debra West
3501 Campus Blvd NE (Situs Address 3300 Purdue Pl NE)

FROM: Dj Felipe, Planner
City of Albuquerque Planning Department

TEL: (505) 924-3459

RE: PR-2024-010327, RZ-000049 3501 Campus Blvd. NE Zone Map Amendment

We have completed a preliminary review of the proposed major amendment and would like to discuss the request and suggested revisions to move forward. We are available to answer questions regarding this process and requirements. In summary, please provide the following electronically:

- ⇒ A revised project letter
- ⇒ A revised project application

by 5 PM on December 2, 2024.

Note: Please contact us if you have difficulty with this deadline.

Revision Requests & Notes

1) Introduction:

- A. Though a review was conducted as thorough as possible, additional items may arise as the case progresses. If so, you will be informed immediately.
- B. Legal Description:
 - a. Debra West, requests a Zone Map Amendment, for all or a portion of Tract A Block 24A, Monte Vista (Replat of Lots 1 thru 5 Block 23 Lots 1 thru 4 Block 24 Monte Vista and Vacated Portion of Grande Avenue Northeast), located at 3501 Campus Boulevard. Northeast, on situs address 3300 Purdue Northeast, bounded by Campus Boulevard Northeast, Purdue Place Northeast and Berkeley Place Northeast, approximately 2 acres. (K-16-Z)
 - b. Please confirm site address, there are two listed.
- C. It is our understanding that this is a request is for a zone change from R-1B to MX-T at 3501 Campus Blvd. NE, on situs address 3300 Purdue NE to facilitate the purchase of the day care facility from church to current business operating facility.

2) Process:

- A. Information regarding the EPC process, calendar and current Staff reports, can be found at:
<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. Timelines and EPC calendar: the EPC public hearing for December is on the 19th. Final staff reports will be available about one week prior, on December 12th.
- C. You will receive a copy via email of agency comments once received and will forward late ones.

3) Project Letter:

The submitted project letter is off to a good start, with some questions and revisions to the responses to review and decision criteria. Comments and action items are referenced to 6-7(G) ZONING MAP AMENDMENT – EPC.

A. Introduction

- a. ACTION: Please note in the introductory paragraph the exact request for this project.

B. Current Zoning and Land Use

- a. ACTION: Please detail/explanation of the term “DPO”, above Figure 7.

C. Policies & goals response for Zone Change justification: 6-7(G)(3)(a) Review and Decision Criteria

- a. In the applicant responses to Goals and Policies in the comp plan (Criterion A), the word used in the policy analysis is usually “furthers” unless a higher test applies. Please go through responses to Goals and Policies and demonstrate they meet the request “by furthering” a preponderance of applicable Goals and Policies in the ABC Comp Plan.
- b. Responding to the review and decision-making criteria is a legal exercise. It is critical to “hit the nail on the head” both conceptually and in terms of form. This can be done by:
 1. Using conclusory statements such as “because”.
 2. Re-phrasing the requirement itself in the response, and
 3. Choosing an option when needed to respond to a requirement.

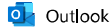
D. Zone Map Amendment – Policy (Items Requiring Action)

a. 6.7(G)(3)(a): Goals of the Albuquerque Bernalillo County Comprehensive Plan

1. 4.1 Goal Character – ACTION: The subject site will not be reclassified from Special Use to MX-T. Please revise.
 2. 5.1 Goal Centers & Corridors – ACTION: The subject site is not within a Center. This goal is not applicable. Please remove.
 3. 5.3 Goal Efficient Development Patterns – ACTION: How does this goal support the public good? Please elaborate.
 4. 5.6 Goal City Development Areas – ACTION: This goal is not applicable. Re-zoning does not provide for adequate transition from the Area of Change to the Area of Consistency.
 5. 7.3 Sense of Place – ACTION: Noted that building architectural style does reflect the goal, the zone change does not change anything to enhance or reflect goal further. To remove.
- b. 6.7(G)(3)(b) Area of Consistency – ACTION: Revise. Response mentions how the zone change would clearly reinforce the established character. Clearly identify which criteria the zone change meets.
- a. 6.7(G)(3)(e) City Infrastructure Improvements – ACTION: Revise. This request is not for the “division of the property”. This request is for a zone change and clearly stating that the existing infrastructure and public improvements has adequate capacity meet criterion 1 would better suffice than the response given.
- b. 6.7(G)(3)(h) Spot Zone – ACTION: Revise. No need to mention traffic in this response. Respond to criterion 1, 2, or 3 if the site would create a spot zone.
- c. Conclusion – ACTION: Please provide this similar verbiage into the introduction.

- 4) **Project Application. (Items requiring attention).** Please note the project application must be revised and resubmitted to meet the review and decision criteria for staff to make a recommendation to the Environmental Planning Commission for the zoning map amendment. Please revise and submit/resubmit the following:
- A. *Sign Posting Agreement Form*
 - a. ACTION: Submit Sign Posting Agreement Form
 - B. *Form Z: Policy Decisions*
 - a. ACTION: Sign *Form Z: Policy Decisions* and resubmit
 - C. *OFFICIAL PUBLIC NOTIFICATION FORM FOR MAILED OR ELECTRONIC MAIL NOTICE*
 - a. ACTION: Sign *OFFICIAL PUBLIC NOTIFICATION FORM FOR MAILED OR ELECTRONIC MAIL NOTICE* and resubmit.
 - D. *DEVELOPMENT REVIEW APPLICATION*
 - a. ACTION: This request is not for a site plan EPC. It is for a Zone Map Amendment. Please rewrite the “Brief Description of the Request.”, and resubmit.
 - b. ACTION: There are two addresses used on the application. Verify which address pertains to the subject site? Use throughout the letter and application materials.

E) PUBLIC NOTICE



3501 Campus Blvd NE_ Public Notice Inquiry Sheet Submission

From Flores, Suzanna A. <SuzannaFlores@cabq.gov>
Date Mon 11/4/2024 8:43 AM
To Debra West <debra@ariascinc.com>

1 attachments (441 KB)
IDOZoneAttachmentsPage_K-16-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.

Table with 10 columns: Association Name, Association Email, First Name, Last Name, Email, Address Line 1, City, State, Zip, Mobile Phone, Phone. Rows include District 6 Coalition of Neighborhood Associations, Nob Hill NA, etc.

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

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
Please use this online link to find the required forms you will need to submit your permit application.
The Checklist form you need for notifying neighborhood associations can be found here:
The Administrative Decision form you need for notifying neighborhood associations can be found here:
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
Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Sunday, November 3, 2024 1:31 PM
To: Office of Neighborhood Coordination <debra@ariascinc.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

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

Public Notice Inquiry For:
Environmental Planning Commission
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:
Contact Name: Debra West
Telephone Number: 5054535813
Email Address: debra@ariascinc.com
Company Name:

ARIA Studio Consultants
Company Address
1101 Lomas Blvd NW
City
Albuquerque
State
NM
ZIP
87104
Legal description of the subject site for this project:
Tract A, Block 24 A Monte Vista
Physical address of subject site:
3501 Campus Blvd NE
Subject site cross streets:
Purdue Pl Ne & Berkley Pl NE
Other subject site identifiers:
Church and School
This site is located on the following zone atlas page:
K-16-Z
Captcha
x



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



PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	
Decision-making Body:	
Pre-Application meeting required:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Neighborhood meeting required:	<input type="radio"/> Yes <input checked="" type="radio"/> No
Mailed Notice required:	<input checked="" type="radio"/> Yes <input type="radio"/> No
Electronic Mail required:	<input checked="" type="radio"/> Yes <input type="radio"/> No
Is this a Site Plan Application:	<input checked="" type="radio"/> Yes <input type="radio"/> No <i>Note: if yes, see second page</i>
PART II – DETAILS OF REQUEST	
Address of property listed in application: 3501 Campus Blvd NE	
Name of property owner: Monte Vista Christian Church	
Name of applicant: Debra West, ARIA Studio Consultants, Inc	
Date, time, and place of public meeting or hearing, if applicable:	
November 21, 2024	
Address, phone number, or website for additional information:	
1101 Lomas Blvd NW, Albuquerque, NM 87104, 505-453-5813	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/>	Zone Atlas page indicating subject property.
<input checked="" type="checkbox"/>	Drawings, elevations, or other illustrations of this request.
<input type="checkbox"/>	Summary of pre-submittal neighborhood meeting, if applicable.
<input checked="" type="checkbox"/>	Summary of request, including explanations of deviations, variances, or waivers.
IMPORTANT:	
PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO 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.

(Applicant signature) 11/4/24 (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\(K\)](#).¹

- 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/request²*: _____

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*³: _____

¹ Please mark as relevant. See [IDO Table 6-1-1](#) for notice requirements.
² Attach additional information, as needed to explain the project/request.
³ Physical address or Zoom link

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

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 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)*⁴ _____
- 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 Map⁵:

- 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 or 505-924-3860 and select the option for “Boards, Commissions, and ZHE signs.”

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

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

⁵ 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.

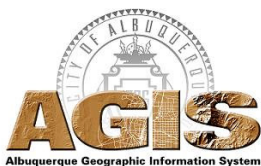
Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaaszil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihgii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

3501 Campus Blvd NE

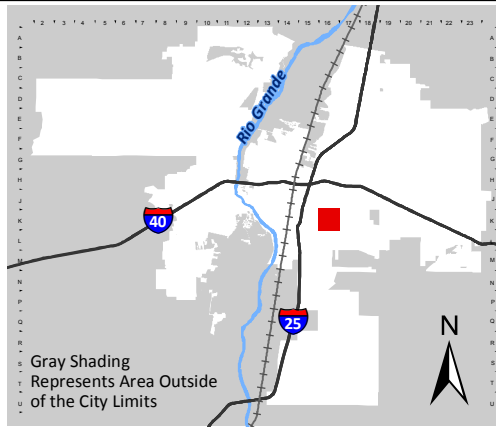


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

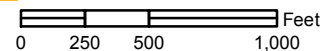


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
K-16-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





November 4, 2024

Dear Property Owner,

The purpose of this letter is to notify the neighborhood associations and property owners of the application for EPC hearing of the property at 3501 Campus Blvd NE, the Monte Vista Christian Church with associated pre-school / daycare. With this application, we are requesting a zone change from R1-B Single-Family (medium lot) to MX-T Mixed Use Transition. Attached are the required documents for property owner notification in accordance with the Integrated Development Ordinance (IDO) and the Environmental Planning Commission (EPC).

This application is eligible for a post-application facilitated meeting request. If you would like to request a 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: *Tract A, Block 24-A, Monte Vista*

The EPC hearing will be held on December 19, 2024 at 8:30am via Zoom: <https://cabq.zoom.us/j/5464729575> or dial in (719)-359-4580. More information 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 review the documents included with this letter for additional details about the request. If you have any questions, please do not hesitate to contact ARIA Studio Consultants, Inc at the information shown below.

Sincerely,

Debra West

Aria Studio Consultants, Inc. | Aria Architecture

Debra West | Office: 505.506.2314 Cell: 505.453.5813 | Email: debra@ariascinc.com

1801 Lomas Blvd. NW, Albuquerque, NM 87104

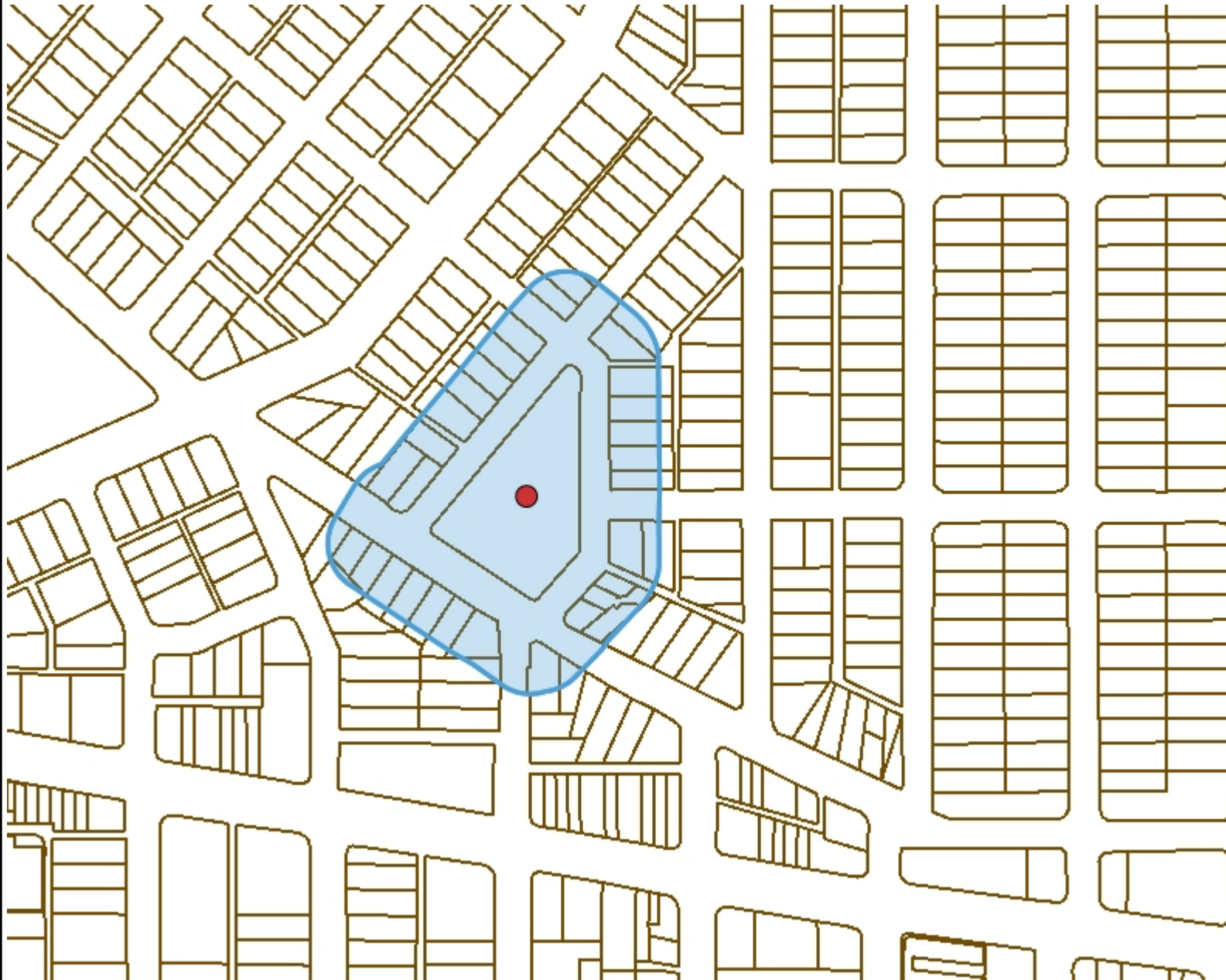


3501 Campus Blvd NE



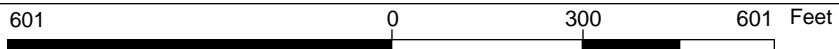
Legend

□ Bernalillo County Parcels



Notes

Buffer: 100 Ft.
 ROW: Berkley PI NE; Campus Blvd NE;
 Purdue PI NE



WGS_1984_Web_Mercator_Auxiliary_Sphere
 10/1/2024 © City of Albuquerque

1: 3,606

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

ANDERSON CHRISTOPHER
3323 PURDUE PL NE
ALBUQUERQUE NM 87106-1328

BROOKS ROY E & CONNIE TRUSTEES
BROOKS LIVING TRUST
3405 PURDUE PL NE
ALBUQUERQUE NM 87106-1329

BRUNT DEBORAH J
3401 PURDUE PL NE
ALBUQUERQUE NM 87106

CAMERON LAURA M
3421 CAMPUS BLVD NE
ALBUQUERQUE NM 87106

CAMERON LAURA MARGARET
3421 CAMPUS BLVD NE
ALBUQUERQUE NM 87106

CARNES DOROTHY NELL TRUSTEE
CARNES RVT
3601 BERKELEY PL NE
ALBUQUERQUE NM 87106-1351

CHAVEZ MARTHA A
3508 CAMPUS BLVD NE
ALBUQUERQUE NM 87106-1312

CHEEK WILLIAM F & AIMEE LEE CO
TRUSTEES CHEEK TRUST
60 LOST VALLEY LP
CEDAR CREST NM 87008-9470

CIDDIO JESSE D
3511 BERKELEY PL NE
ALBUQUERQUE NM 87106-1349

EHLKE PETER & WESTPHAL KRISTY
TRUSTEES EHLKE WESTPHAL LVT
4001 N CALLE VISTA CIUDAD
TUCSON AZ 85750-1817

FINCH STEVE T JR & MORRIS MELISSA L
3420 CAMPUS BLVD NE
ALBUQUERQUE NM 87106

FIRKINS JAMES T & LESLIE STONE
3317 PURDUE PL NE
ALBUQUERQUE NM 87106-1328

GARCIA ANTHONY J & GARCIA PAULINE J
5119 LEVY CT NW
ALBUQUERQUE NM 87120-1152

HALL BRAD D TRUSTEE ECOBROTA
TRUST
8325 RIO GRANDE BLVD NW
LOS RANCHOS DE ALBUQUERQUE NM
87114-1222

HANLAND HOLDINGS LLC
5311 LOS POBLANOS LN NW
LOS RANCHOS DE ALBUQUERQUE NM
87107-5515

HEATLY SCOTT E & MARGARET C
3425 CAMPUS BLVD NE
ALBUQUERQUE NM 87106

HILL JAN J
3417 CAMPUS BLVD NE
ALBUQUERQUE NM 87106-2111

HODGE KARLA R
3321 PURDUE PL NE
ALBUQUERQUE NM 87106-1328

HOLMES DENIS
3410 CAMPUS BLVD NE
ALBUQUERQUE NM 87106

HONTAS MIKE
117 TULANE DR NE
ALBUQUERQUE NM 87106-1331

JOHNSON TIMOTHY
3605 CAMPUS BLVD NE
ALBUQUERQUE NM 87106-1313

KESNER JACOB M
3406 GRAND AVE NE
ALBUQUERQUE NM 87106-1324

MASON JANET F & PAGE REBECCA J
3504 CAMPUS BLVD NE
ALBUQUERQUE NM 87106-1312

MASTIO BEN
3429 PURDUE PL NE
ALBUQUERQUE NM 87106

MONTE VISTA CHRISTIAN CHURCH
3501 CAMPUS BLVD NE
ALBUQUERQUE NM 87106-1399

MOSCARDELLI GIUSEPPE RAFFAELLO
3519 BERKELEY PL NE
ALBUQUERQUE NM 87106-1349

OUR FAMILY TRADITION LLC
3602 CAMPUS BLVD NE
ALBUQUERQUE NM 87106-1314

PETERSON GARY R
3329 PURDUE PL NE
ALBUQUERQUE NM 87106-1328

PRUITT DAVID A TR PRUITT TRUST
15 BERM ST NW
ALBUQUERQUE NM 87120-1822

REEBACK ROBERT T
3605 BERKELEY PL NE
ALBUQUERQUE NM 87106

RICH SIGNE M
505 RIDGECREST DR SE
ALBUQUERQUE NM 87108-3392

ROBEY KENNETH M
121 TULANE DR NE
ALBUQUERQUE NM 87106-1331

ROMERO PHILLIP J & SHARIE L
9518 PEBBLE BEACH DR NE
ALBUQUERQUE NM 87111

SCHLESIER SEDNA V
202 WELLESLEY DR NE
ALBUQUERQUE NM 87106-2131

SHAUGHNESSY EILEEN
3424 CAMPUS BLVD NE
ALBUQUERQUE NM 87106-2112

SPRADLING BRANDON MICHAEL &
SKORHEIM AMY LOUISE
3400 PURDUE PL NE
ALBUQUERQUE NM 87106-1330

VAN NORTWICK JOHN & JILL P
4400 ROYENE AVE NE
ALBUQUERQUE NM 87110-5730

WILLIAMS DAVID & MCCALLISTER
SUSAN
3333 PURDUE PL NE
ALBUQUERQUE NM 87106-1328

YENSER JON KELLY & PAMELA A
3315 PURDUE PL NE
ALBUQUERQUE NM 87106-1328

ZIMMERMAN BENJAMIN
3611 CAMPUS BLVD NE
ALBUQUERQUE NM 87106

ARIA STUDIO CONSULTANTS, INC.
1801 LOMAS BLVD NW
ALBUQUERQUE, NM 87104

BRUNT DEBORAH J
3401 PURDUE PL NE
ALBUQUERQUE NM 87106

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CARNES RVT
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ALBUQUERQUE NM 87106-1328

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LOS RANCHOS DE ALBUQUERQUE NM
87107-5515

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ALBUQUERQUE, NM 87104

OUR FAMILY TRADITION LLC
3602 CAMPUS BLVD NE
ALBUQUERQUE NM 87106-1314

ARIA STUDIO CONSULTANTS, INC.
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ALBUQUERQUE, NM 87104

MASTIO BEN
3429 PURDUE PL NE
ALBUQUERQUE NM 87106

ARIA STUDIO CONSULTANTS, INC.
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ALBUQUERQUE, NM 87104

JOHNSON TIMOTHY
3605 CAMPUS BLVD NE
ALBUQUERQUE NM 87106-1313

ARIA STUDIO CONSULTANTS, INC.
1801 LOMAS BLVD NW
ALBUQUERQUE, NM 87104

PRUITT DAVID A TR PRUITT TRUST
15 BERM ST NW
ALBUQUERQUE NM 87120-1822

ARIA STUDIO CONSULTANTS, INC.
1801 LOMAS BLVD NW
ALBUQUERQUE, NM 87104

HILL JAN J
3417 CAMPUS BLVD NE
ALBUQUERQUE NM 87106-2111

ARIA STUDIO CONSULTANTS, INC.
1801 LOMAS BLVD NW
ALBUQUERQUE, NM 87104

HALL BRAD D TRUSTEE ECOBROTA
TRUST
8325 RIO GRANDE BLVD NW
LOS RANCHOS DE ALBUQUERQUE NM
87114-1222

ARIA STUDIO CONSULTANTS, INC.
1801 LOMAS BLVD NW
ALBUQUERQUE, NM 87104

FINCH STEVE T JR & MORRIS MELISSA L
3420 CAMPUS BLVD NE
ALBUQUERQUE NM 87106

ARIA STUDIO CONSULTANTS, INC.
1801 LOMAS BLVD NW
ALBUQUERQUE, NM 87104

CHEEK WILLIAM F & AIMEE LEE CO
TRUSTEES CHEEK TRUST
60 LOST VALLEY LP
CEDAR CREST NM 87008-9470

ARIA STUDIO CONSULTANTS, INC.
1801 LOMAS BLVD NW
ALBUQUERQUE, NM 87104

CAMERON LAURA MARGARET
3421 CAMPUS BLVD NE
ALBUQUERQUE NM 87106

ARIA STUDIO CONSULTANTS, INC.
1801 LOMAS BLVD NW
ALBUQUERQUE, NM 87104

BROOKS ROY E & CONNIE TRUSTEES
BROOKS LIVING TRUST
3405 PURDUE PL NE
ALBUQUERQUE NM 87106-1329

ARIA ALBUQUERQUE, NM 87104

PETERSON GARY R
3329 PURDUE PL NE
ALBUQUERQUE NM 87106-1328

MONTE VISTA CHRISTIAN CHURCH
3501 CAMPUS BLVD NE
ALBUQUERQUE NM 87106-1399

ARIA STUDIO CONSULTANTS, INC.
1801 LOMAS BLVD NW
ALBUQUERQUE, NM 87104

KESNER JACOB M
3406 GRAND AVE NE
ALBUQUERQUE NM 87106-1324

ARIA STUDIO CONSULTANTS, INC.
1801 LOMAS BLVD NW
ALBUQUERQUE, NM 87104

HOLMES DENIS
3410 CAMPUS BLVD NE
ALBUQUERQUE NM 87106

ARIA STUDIO CONSULTANTS, INC.
1801 LOMAS BLVD NW
ALBUQUERQUE, NM 87104

HEATLY SCOTT E & MARGARET C
3425 CAMPUS BLVD NE
ALBUQUERQUE NM 87106

ARIA STUDIO CONSULTANTS, INC.
1801 LOMAS BLVD NW
ALBUQUERQUE, NM 87104

GARCIA ANTHONY J & GARCIA PAULINE J
5119 LEVY CT NW
ALBUQUERQUE NM 87120-1152

ARIA STUDIO CONSULTANTS, INC.
1801 LOMAS BLVD NW
ALBUQUERQUE, NM 87104

EHLKE PETER & WESTPHAL KRISTY
TRUSTEES EHLKE WESTPHAL LVT
4001 N CALLE VISTA CIUDAD
TUCSON AZ 85750-1817

ARIA STUDIO CONSULTANTS, INC.
1801 LOMAS BLVD NW
ALBUQUERQUE, NM 87104

CHAVEZ MARTHA A
3508 CAMPUS BLVD NE
ALBUQUERQUE NM 87106-1312

ARIA STUDIO CONSULTANTS, INC.
1801 LOMAS BLVD NW
ALBUQUERQUE, NM 87104

ANDERSON CHRISTOPHER
3323 PURDUE PL NE
ALBUQUERQUE NM 87106-1328

ARIA STUDIO CONSULTANTS, INC.
1801 LOMAS BLVD NW
ALBUQUERQUE, NM 87104

CAMERON LAURA M
3421 CAMPUS BLVD NE
ALBUQUERQUE NM 87106

ARIA STUDIO CONSULTANTS, INC.
1801 LOMAS BLVD NW
ALBUQUERQUE, NM 87104

MASON JANET F & PAGE REBECCA J
3504 CAMPUS BLVD NE
ALBUQUERQUE NM 87106-1312

ARIA STUDIO CONSULTANTS, INC.
1801 LOMAS BLVD NW
ALBUQUERQUE, NM 87104

MOSCARDELLI GIUSEPPE RAFFAELLO
3519 BERKELEY PL NE
ALBUQUERQUE NM 87106-1349

ARIA STUDIO CONSULTANTS, INC.
1801 LOMAS BLVD NW
ALBUQUERQUE, NM 87104

ZIMMERMAN BENJAMIN
3611 CAMPUS BLVD NE
ALBUQUERQUE NM 87106

ARIA STUDIO CONSULTANTS, INC.
1801 LOMAS BLVD NW
ALBUQUERQUE, NM 87104


HONTAS MIKE
117 TULANE DR NE
ALBUQUERQUE NM 87106-1331

ARIA STUDIO CONSULTANTS, INC.
1801 LOMAS BLVD NW
ALBUQUERQUE, NM 87104

VAN NORTWICK JOHN & JILL P
4400 ROYENE AVE NE
ALBUQUERQUE NM 87110-5730

ARIA STUDIO CONSULTANTS, INC.
1801 LOMAS BLVD NW
ALBUQUERQUE, NM 87104


SCHLESIER SEDNA V
202 WELLESLEY DR NE
ALBUQUERQUE NM 87106-2131

 ARIA STUDIO CONSULTANTS, INC.
1801 LOMAS BLVD NW
ALBUQUERQUE, NM 87104


RICH SIGNE M
505 RIDGECREST DR SE
ALBUQUERQUE NM 87108-3392

 ARIA STUDIO CONSULTANTS, INC.
1801 LOMAS BLVD NW
ALBUQUERQUE, NM 87104


YENSER JON KELLY & PAMELA A
3315 PURDUE PL NE
ALBUQUERQUE NM 87106-1328

 ARIA STUDIO CONSULTANTS, INC.
1801 LOMAS BLVD NW
ALBUQUERQUE, NM 87104

ROMERO PHILLIP J & SHARIE L
9518 PEBBLE BEACH DR NE
ALBUQUERQUE NM 87111

 ARIA STUDIO CONSULTANTS, INC.
1801 LOMAS BLVD NW
ALBUQUERQUE, NM 87104


SPRADLING BRANDON MICHAEL &
SKORHEIM AMY LOUISE
3400 PURDUE PL NE
ALBUQUERQUE NM 87106-1330

 ARIA STUDIO CONSULTANTS, INC.
1801 LOMAS BLVD NW
ALBUQUERQUE, NM 87104

WILLIAMS DAVID & MCCALLISTER
SUSAN
3333 PURDUE PL NE
ALBUQUERQUE NM 87106-1328

 ARIA STUDIO CONSULTANTS, INC.
1801 LOMAS BLVD NW
ALBUQUERQUE, NM 87104

SHAUGHNESSY EILEEN
3424 CAMPUS BLVD NE
ALBUQUERQUE NM 87106-2112

 ARIA STUDIO CONSULTANTS, INC.
1801 LOMAS BLVD NW
ALBUQUERQUE, NM 87104

ROBEY KENNETH M
121 TULANE DR NE
ALBUQUERQUE NM 87106-1331



UNITED STATES POSTAL SERVICE.

OLD ALBUQUERQUE
2016 CENTRAL AVE SW
ALBUQUERQUE, NM 87104-9998
(800)275-8777

11/04/2024

10:45 AM

Product	Qty	Unit Price	Price
U.S. Flag	10	\$0.73	\$7.30
US FlagsBk1t/20	2	\$14.60	\$29.20

Grand Total: \$36.50

Debit Card Remit \$36.50

Card Name: VISA
 Account #: XXXXXXXXXXXXX3486
 Approval #: 057307
 Transaction #: 125
 Receipt #: 033438
 Debit Card Purchase: \$36.50
 AID: A0000000980840 Chip
 AL: US DEBIT
 PIN: Verified

Preview your Mail
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 Sign up for FREE @
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All sales final on stamps and postage.
 Refunds for guaranteed services only.
 Thank you for your business.

Tell us about your experience.
 Go to: <https://postalexperience.com/Pos>
 or scan this code with your mobile device,



or call 1-800-410-7420.

UFN: 340140-0104
 Receipt #: 840-58700078-1-4889450-2
 Clerk: 01



Successful Mail Delivery Report

From Mail Delivery System <MAILER-DAEMON@dispatch1-us1.ppe-hosted.com>

Date Tue 11/5/2024 8:22 AM

To Debra West <debra@ariascinc.com>

 2 attachments (47 KB)

Delivery report; Message Headers;

This is the mail system at host https://urldefense.proofpoint.com/v2/url?u=http-3A_dispatch1-2Dus1.ppe-2Dhosted.com&d=DwICAg&c=euGZstcaTDllvimEN8b7jXrwqOf-v5A_CdpgnVfiiMM&r=NTI9rBgLB3qmlp5_Y0rm4-RI4kfSkL3QjhGoPubkgYc&m=Lrk_-KSE6EfkuFndmiXgwEbRwgarZ4TVj0bVFWLF4A4D-pqCEmbg8L5LUCNbnqPR&s=wWJPrHeng95i7nutTeNSlh_TvavAsOWn-G9uSGvhTII&e=.

Your message was successfully delivered to the destination(s) listed below. If the message was delivered to mailbox you will receive no further notifications. Otherwise you may still receive notifications of mail delivery errors from other systems.

The mail system

<m.ryankious@gmail.com>: delivery via
alt1.gmail-smtp-in.l.google.com[173.194.77.27]:25: 250 2.0.0 OK 1730820074
00721157ae682-6ea55adc262si93576687b3.14 - smtp

<vgweirs@gmail.com>: delivery via
alt1.gmail-smtp-in.l.google.com[173.194.77.27]:25: 250 2.0.0 OK 1730820074
00721157ae682-6ea55adc262si93576687b3.14 - smtp




Delivered: Monte Vista Christian Church application for zoning amendment

From Mail Delivery System <Mailer-Daemon@mx208.antispamcloud.com>

Date Tue 11/5/2024 8:22 AM

To info@willsonstudio.com <info@willsonstudio.com>

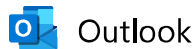
 1 attachment (49 KB)

Monte Vista Christian Church application for zoning amendment;

This message was created automatically by mail delivery software.

----- The following addresses had successful delivery notifications -----

<info@willsonstudio.com> (relayed via non "Remote SMTP" router)



Outlook

Re: Monte Vista Christian Church application for zoning amendment

From Debra West <debra@ariascinc.com>**Date** Tue 11/5/2024 8:42 AM**To** P. Davis Willson <info@willsonstudio.com>**Cc** m.ryankious@gmail.com <m.ryankious@gmail.com>; meyster1@me.com <meyster1@me.com>;
vgweirs@gmail.com <vgweirs@gmail.com>; Daniel Puzak, AIA <daniel@ariascinc.com>; Lisa Puzak
<lisa@ariascinc.com>

Good morning, Patricia,

Yes, current zoning does not allow a preschool in an R1-B zone.

Debra West | Office: 505.506.2314 Cell: 505.453.5813 | Email: debra@ariascinc.com
Aria Studio Consultants, Inc. | Aria Architecture

We would love your feedback! Post a review to our [Google Profile](#)

From: P. Davis Willson <info@willsonstudio.com>**Sent:** Tuesday, November 5, 2024 8:40 AM**To:** Debra West <debra@ariascinc.com>**Cc:** m.ryankious@gmail.com <m.ryankious@gmail.com>; meyster1@me.com <meyster1@me.com>;
vgweirs@gmail.com <vgweirs@gmail.com>; Daniel Puzak, AIA <daniel@ariascinc.com>; Lisa Puzak
<lisa@ariascinc.com>**Subject:** Re: Monte Vista Christian Church application for zoning amendment

Ms. West,

Is this ZMA required to facilitate the lot split?

Thank you,

Patricia Willson

Victory Hills NA: Past President
District 6 Coalition: Treasurer
Inter-Coalition Council Representative

On Nov 5, 2024, at 8:19 AM, Debra West <debra@ariascinc.com> wrote:

Neighborhood Associations,

Please see attached for our neighborhood notification for a Zoning Map Amendment hearing with the City of Albuquerque EPC.

Let us know if you have any questions

Thank you,

Debra West

[<Outlook-
A picture
.png>](#) **Aria Studio Consultants, Inc. | Aria Architecture**
Debra West | Office: 505.506.2314 Cell: 505.453.5813 | Email: debra@ariascinc.com
1801 Lomas Blvd. NW, Albuquerque, NM 87104


We would love your feedback! Post a review to our [Google Profile](#)

<3501 Campus Blvd Public Notice.pdf>



RE: Monte Vista Christian Church EPC hearing

From Daniel Puzak, AIA <daniel@ariascinc.com>
Date Mon 11/11/2024 3:36 PM
To Deb Brunt <bruntdeb@gmail.com>
Cc Tom Leith <leithtom@gmail.com>; Debra West <debra@ariascinc.com>

 1 attachment (4 MB)
2412_MVCC_AS101-Site Plan.pdf;

Deborah,
See attached.
Thank you,

Aria Studio Consultants, Inc.

Daniel Puzak, AIA, Principal Architect | 505.506.2314 | daniel@ariascinc.com www.ariaarchitecture.com

From: Deb Brunt <bruntdeb@gmail.com>
Sent: Monday, November 11, 2024 3:20 PM
To: Daniel Puzak, AIA <daniel@ariascinc.com>
Cc: Tom Leith <leithtom@gmail.com>; Debra West <debra@ariascinc.com>
Subject: Re: Monte Vista Christian Church EPC hearing

Thank you for this information.

I would still like to see a legible site plan so if that can be put on your website for viewing, that would be helpful.

On Mon, Nov 11, 2024 at 3:07 PM Daniel Puzak, AIA <daniel@ariascinc.com> wrote:

Deborah,
The church is selling the school building to the current tenants of the preschool program. In the process, they would like to subdivide the property into two parcels to complete the sale. The property's current zoning does not allow for a preschool program as a primary use. We are requesting a zone change to enable the preschool to continue operation. There are no changes to the structures or buildings on the site. Let me know if this helps clear up your question. Deb from our office is currently out of the office through the 18th but can answer any additional questions upon her return.
Thank you,



Aria Studio Consultants, Inc. | Aria Architecture

Daniel Puzak, AIA | Office: 505.506.2314 | Email: daniel@ariascinc.com
1801 Lomas Blvd. NW, Albuquerque, NM 87104

We would love your feedback! Post a review to our [Google Profile](#)

From: Deb Brunt <bruntdeb@gmail.com>
Sent: Saturday, November 9, 2024 8:47 AM
To: Debra West <debra@ariascinc.com>
Cc: Tom Leith <leithtom@gmail.com>
Subject: Monte Vista Christian Church EPC hearing

Ms. West,

I live at the corner of Purdue & Berkeley and received your notice of the EPC hearing for Monte Vista Christian Church.

It is not clear to me from the mailing materials what exactly the church has planned, other than a zone change. Your letter referred me to the EPC website but there is nothing about the December meeting on the website at this time.

Can you please tell me what the plans are or send me a link to a better site plan? The site plan enclosed in the mailing is too small and the writing too fuzzy to decipher what is planned.

Thank you.

Deborah J. Brunt, P.E. (retired)
3401 Purdue PI NE
505-220-1394

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

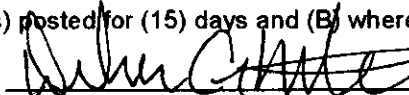
4. TIME

Signs must be posted from 12/04/2024 To 01/03/2025

5. REMOVAL

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

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


(Applicant or Agent)

11/29/2024
(Date)

I issued 4 signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: PR-2023-010327

