



Environmental Planning Commission

Agenda Number: 3
Project #: 2024-010327
Case #: RZ-2024-00049
Hearing Date: February 20, 2025

Supplemental Staff Report

Agent Aria Studio Consultants, Inc
Applicant Monte Vista Christian Church
Request Zoning 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 Residential – Single-Family (R-1B)
Proposed Zoning Residential – Townhome (R-T)

Staff Recommendation

APPROVAL of
Project # 2024-010327/RZ-2024-00049
based on the Findings starting on page 23 of this report.

Staff Planner,
Dennis Felipe, Jr.

Summary of Analysis

The request was continued from the December 19, 2024 EPC hearing based on community concerns about permissive uses allowed with a zone change. The requested zone change is from R-1B to R-T. A portion of the property is an existing preschool (day care facility), not permissive in the R-1 zone district. The applicant intends on replatting and selling the southernmost portion of the site to the owners of the day care facility, pending approval of this request.

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.

Notice for the request was provided by the applicant to all property owners within 100 feet and Neighborhood Associations within 660 feet as required. A meeting was held between the applicant and the surrounding community on December 18, 2024. After the discussion, the applicant changed the requested zone district from MX-T to R-T. No additional meetings have been requested.

Map

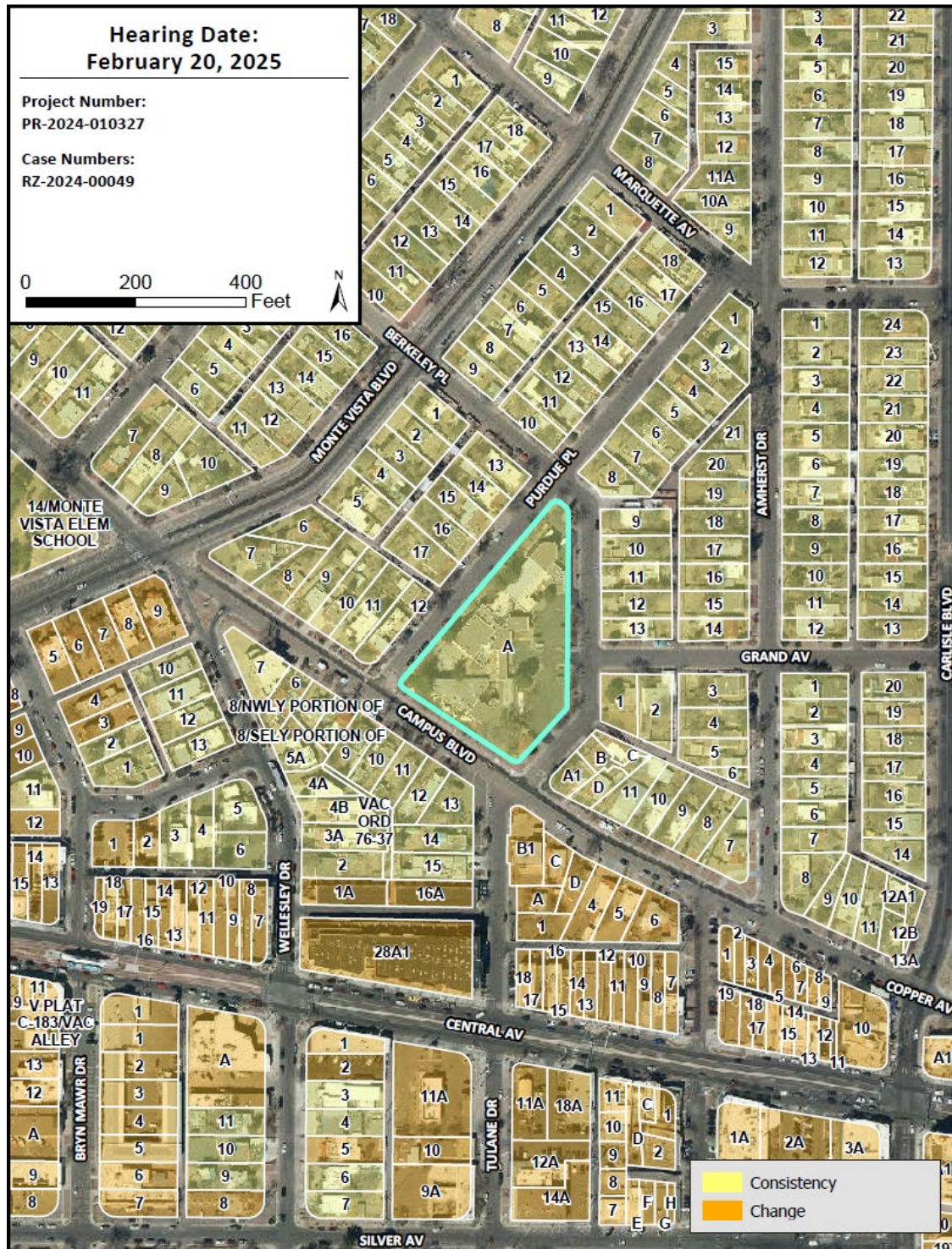


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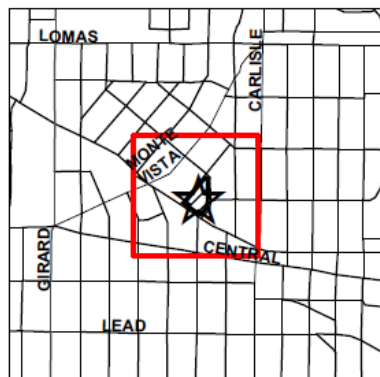
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IDO Zoning Map



IDO ZONING MAP

Note: Gray shading
indicates County.

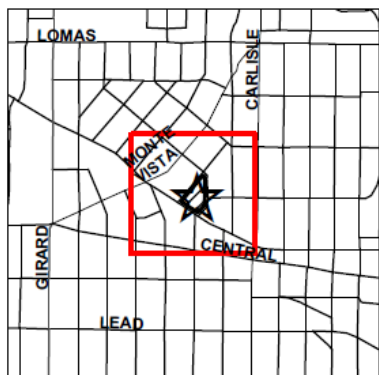


1 inch = 200 feet

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The map shows a grid of streets with various land use designations. Key streets include Montevista Blvd, Berkeley Pl, Purdue Pl, Grand Av, Wellesley Dr, Campus Blvd, Tulane Dr, Bryn Mawr Dr, Central Av, and Copper Av. Land use designations include LDRES (Low Density Residential), OFC (Office), CMSV (Community Service), COMM (Community), VAC (Vacant), and CMTY (Community Center). A star marks the location of the University City Community Center on Campus Blvd.



Note: Gray shading indicates County.

Key to Land Use Abbreviations	
LDRES Low-density Residential	APRT Airport
MULT Multi-family	TRAN 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

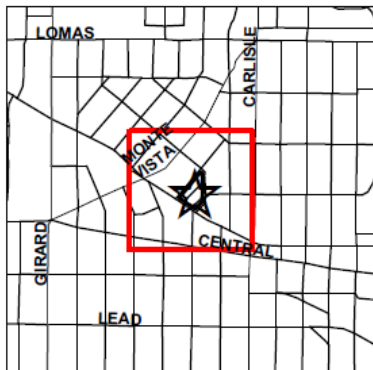
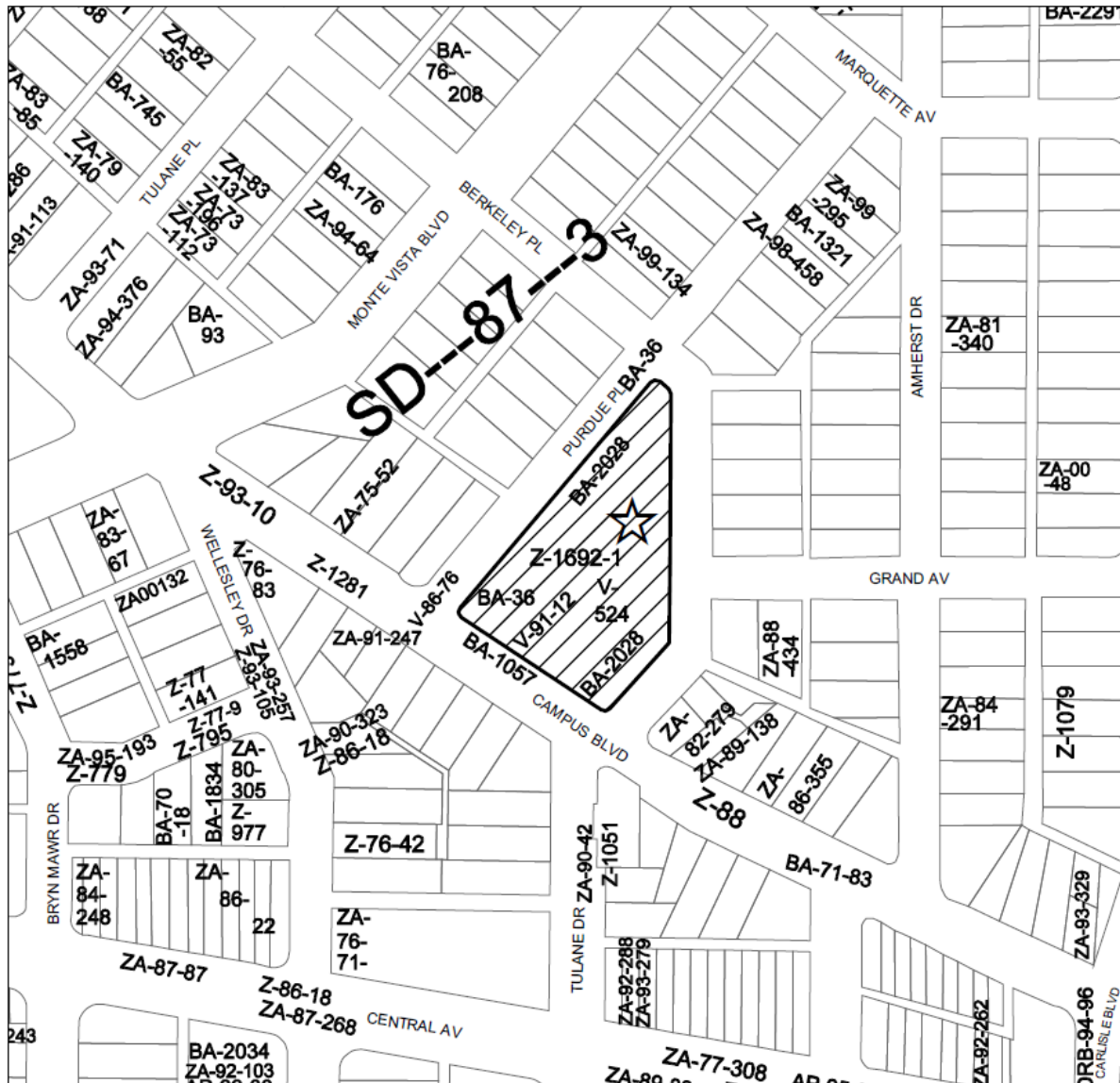


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History Map



HISTORY MAP

Note: Gray shading indicates County.

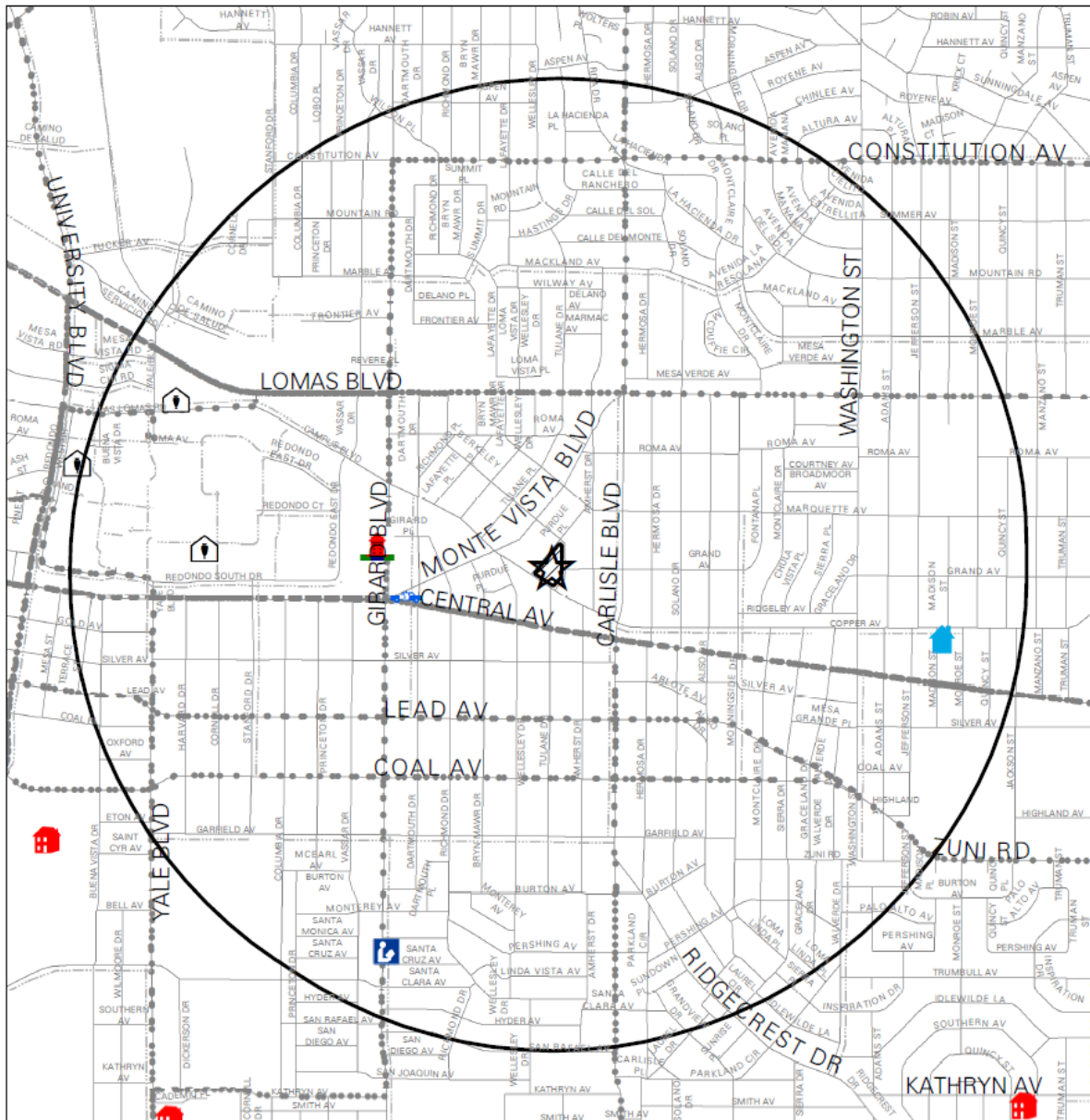


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Public Facilities / Community Services



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 |

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0 0.5 1 Miles

II. Introduction

	<i>IDO Zoning</i>	<i>Comprehensive Plan Development Area</i>	<i>Existing Land Use</i>
<i>Subject Site</i>	R-1B	Area of Consistency	Religious Institution
<i>North</i>	R-1B	Area of Consistency	Single-family Detached Dwelling
<i>South</i>	MX-T R-1B	Area of Change Area of Consistency	Office, Medical or Dental Clinic, Single-family Detached Dwelling
<i>East</i>	R-1B R-T	Area of Consistency	Single-family Detached Dwelling, Townhouse
<i>West</i>	R-1B	Area of Consistency	Single-family Detached Dwelling

Request

This zone change request was continued from the December 19, 2024 EPC hearing. The original request was from Residential – Single-family (R-1B) to Mixed Use – Transition (MX-T). The applicant met with the Nob Hill Neighborhood Association on December 18, 2024. The applicant has changed the request to Residential – Townhouse (R-T) based on community concerns about permissive uses allowed in MX-T.

The new request is for a Zoning Map Amendment from R-1B to R-T 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 is 3300 Purdue NE.

If the request is approved, the applicant will replat the subject site into two lots, which are currently developed with a Child Day Care Facility and Religious Institution. Pursuant to IDO [Table 4-2-1](#), adult or child day care facility is a conditional use in R-T and not allowed in the current zone district, R-1B.

The day care is currently operating as an incidental activity of the religious institution use. Land uses run with the land, not the owner [IDO §14-16-4-3(F)(1)(b) and §14-16-6-4(W)(1)]. The day care will continue operating after the zoning map amendment, so there is no change of use or change of impact. Pursuant to §14-16-4-1(E)(1), uses that existed when the IDO went into effect in May 2018 that require a Conditional Use Approval under the IDO are deemed to have a Conditional Use Approval and can continue to operate. If the day care ceases to operate for 2 years, the Conditional Use Approval will expire [IDO Table 6-4-3].

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 June 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 that included removal of a residence (Z-1692-1).

On December 21, 1990, the EPC approved a site development plan for a new building on the religious institution campus. The EPC approval was appealed twice, one appealed the failure of the city to send out mailed notice of the EPC hearing to all owners of the land within 100 feet (AC-9-6/Z-1692-1). The other appeal on the merits of the EPC action of procedure regarding voting (AC-9-7/Z-1692-1). In February 21, 1991 the City Council recommended the first case be withdrawn on the basis of harmless error. City Council recommended the second case be Approved with Findings on the basis of a satisfactory compromise (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 and required a site development plan (AC-91-7/Z-1692-1).

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

The original zoning map amendment application requested a change from R-1B to MX-T, which was heard on December 19, 2024. Prior to the hearing, the surrounding community expressed concern for the permissive uses allowed in MX-T. On December 18, 2024, the applicant met with the community, and the applicant agreed to change the request from MX-T to R-T to satisfy both the property owner's intention and surrounding neighbors' concerns. EPC voted to continue the request to February 20, 2025 to allow the applicant time to revise the justification for the zone change.

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. Single-family homes zoned R-1B lie directly north, south, east, and west of the subject site. Additionally, townhouses, zoned R-1B and R-T, lie directly east of the site. A medical clinic and offices zoned MX-T lie directly south of the subject site.

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 abutting or intersecting roads along the subject site. Campus Blvd. NE, Berkeley Pl. NE, and Purdue Pl. NE surrounding the subject site are identified as local streets. The LRRS identifies 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 Minor Arterials.

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.

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., which has an existing buffered bike lane. Additionally, LRBS shows a proposed Bike Lane east of the subject site on Carlisle Blvd. NE.

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/Bryn Mawr and Central/Tulane. The nearest stops on Route 776 (ART Red Line) are the Nob Hill and East Nob Hill Stations. All are approximately a 10-minute walk. See <https://www.cabq.gov/transit/routes-and-schedules> for more details on ABQ Ride. 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 660-foot-wide 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 continues to enhance the distinct community of the established Monte Vista and College View Historic District with a small business at the subject site to become part of and serve the community. Lastly, to protect and 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 encourages quality future development by allowing the child day facility to be owned by a small business currently operating the facility. Keeping the consistency of the distinct character of the community by allowing the child day care facility to remain in operation as a Conditional land use in its current facility with no change in infrastructure. 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 furthers Policy 4.1.1.**

POLICY 4.1.2 IDENTITY AND DESIGN: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The request would allow the existing land uses to continue operating. The religious institution is permissive and child day care services would remain a nonconforming use which is allowed to continue or expand based on the regulations and criteria of IDO Section 14-16-6-8 in order to preserve the integrity of a neighborhood and prevent adverse impacts. The zone change would facilitate a future replat for the Child Day Care facility to continue operating as a stand alone use. The zone change generally ensures appropriate scale and location of development, by allowing an existing use to continue operating. **The request generally furthers Policy 4.1.2.**

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

This request would continue to protect, and preserves the existing Day Care Facility that has been a part of this community for years. Upon approval of the zone change, the applicant proposes to subdivide the property and sell the existing child day care

center to the current operators of the facility, ensuring the preservation of a service to the community. The day care will continue to protect and preserve the younger generation in the neighborhood as key to their long-term health and vitality. **This request generally furthers Policy 4.1.4.**

*GOAL 4.2 PROCESS: Engage communities to identify and plan for their distinct character and needs.

The applicant engaged the community to hear their concerns when a meeting was requested and letters of opposition were received. The applicant has stated that there is no plan to change either use on the property, which would ensure that the distinct character and needs of the community remain intact on the subject site. The applicant held a meeting with the Nob Hill Neighborhood Association and surrounding neighbors to get their view on the original zoning request to MX-T. A consensus was made with the surrounding residents and the applicant determined to change the zoning request to R-T to satisfy the needs of the community. **The request furthers Goal 4.2. Process.**

POLICY 4.2.2 COMMUNITY ENGAGEMENT: Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.

The request allowed the applicant to facilitate meaningful engagement with the community that identified and addressed their concerns. Upon receiving the comments that were against the original zoning request to the EPC, the applicant coordinated a meeting with the community. The EPC approved a continuance at the December 19, 2024 EPC hearing to allow the applicant to modify their request to address the needs of the residents. **The request furthers Policy 4.2.2.**

*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 incidental child care facility use to continue operating in an appropriate zone 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 generally furthers Goal 4.3.**

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 conditional land use once subdivided. **The request partially furthers Policy 4.3.7.5 [A].**

CHAPTER 5: LAND USE

POLICY 5.2.1 LAND USES: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods. [ABC]

The request would contribute to the distinct character of the Nob Hill and surrounding community by allowing a zone district that allows fits in with the surrounding residential neighborhood. Additionally, the Day Care Facility is deemed to have a Conditional Use Approval and would continue operating as part of this request. The R-T zone district allows the non-residential use to continue operating in a residential zone district, therefore allowing a mix of uses that is conveniently accessible form the surrounding neighborhood. **The request generally furthers Policy 5.2.1.**

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

The subject site is in an Area of Consistency. The request would ensure that the business can continue operating without any change to the physical features of the infrastructure reinforcing the character and intensity of the surrounding area. **The request generally furthers Goal 5.6.**

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

This request ensures that the development reinforces the scale and intensity of the immediately surrounding area while considering the community's comments and concerns. This request 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. The zone change aligns the appropriate zoning district with the existing land use. **The request furthers Policy 5.6.3.**

CHAPTER 8: ECONOMIC DEVELOPMENT

*GOAL 8.1 PLACEMAKING: Create places where business and talent will stay and thrive.

The request will be providing the opportunity for a small business to continue to stay and thrive in the neighborhood and connect employment opportunities to residents in the surrounding communities. **This request furthers Goal 8.1.**

POLICY 8.1.1 DIVERSE PLACES: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities. [ABC]

The request would generally foster a range of contexts with different development density and uses by allowing an existing Day Care Facility to continue operating under a different zone district, R-T. The Day Care is an incidental use to the exiting Religious Institution on the subject site and upon approval of this request, would be deemed to have a Conditional Use approval so may operate as a standalone use once the subject site is subdivided via future replat. **This request generally furthers Policy 8.1.1.**

POLICY 8.1.2 RESILIENT ECONOMY: Encourage economic development efforts that improve quality of life for new and existing residents and foster robust, resilient, and diverse economy. [ABC]

The zone change would encourage economic development efforts by facilitating a replat of the subject site. The applicant intends to sell the Day Care Facility to the current operators of the business. The request will continue to improve the quality of life for new and existing residents in the community and provide jobs. **The request generally furthers Policy 8.1.2.**

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 zone change would allow the existing Religious Institution and Day Care facility to operate as a conditional use on the subject site. The applicant intends to continue operating the religious institution and day care for years to come, which would preserve the buildings and historic district. **The request furthers Goal 11.2.**

Integrated Development Ordinance (IDO)

IDO Zoning

The subject site is currently zoned Residential – Single-Family (R-1B). According to IDo §14-16-2-3(B), 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.

Proposed Zoning

The proposed zone change is from R-1B to Residential – Townhouse (R-T). According to §14-16-2-3(D) of the IDO, the purpose of the R-T zone district is to accommodate a mix of single-family, two-family, and townhouse uses, as well as limited civic and institutional uses to serve the surrounding residential area.

The intent of the rezone is to facilitate selling the day care facility to the current day care operators after replatting the existing lot into two lots. The day care use is not allowed in R-1B, but it is allowed as a conditional use in the R-T zone district. Pursuant to IDO §14-16-6-8 the Day Care Facility may continue to operate as an approved conditional use on the site.

Overlay Zones

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

Definitions

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.

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.

Conditional Use: A land use that is allowable in a particular zone district subject to conditional approval by the ZHE based on a review of the potential adverse impacts of the use and any appropriate mitigations to minimize those impacts on nearby properties. Table 4-2-1 specifies whether a particular conditional use is primary (listed as C) or accessory (listed as CA) or allowed conditionally in a primary building that has been vacant for a specified amount of time (listed as CV).

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).

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

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.

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.

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.

III. 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 preceding goals and policies)

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, POLICY 4.1.2, POLICY 4.1.4, GOAL 4.2, POLICY 4.2.2, GOAL 4.3 City Community Planning Areas, POLICY 4.3.7.5 [A], POLICY 5.2.1, GOAL 5.6 City Development Areas, POLICY 5.6.3, GOAL 8.1 Placemaking, POLICY 8.1.1, POLICY 8.1.2, 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 3 – The zone change to R-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 2014. The preschool building has had various school programs since 1955. These land uses are integral to the neighborhood and fulfill the community’s educational and social needs. Specifically, preschools and daycares which are similar in function to elementary, middle, and high schools, serve neighborhoods by providing essential educational services. Although preschools and daycares are currently prohibited under the existing zoning, a change to R-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.

The applicant asserts that the existing zoning is inappropriate and meets Criterion 3 due to the subject sites current land uses and because the daycare will be conditional in the R-T zone district, or in this case a nonconformity. The change is more advantageous to the surrounding community because the day care facility would continue to operate as a nonconforming use upon the lot being subdivided after this request, allowing the community to continue to utilize it. **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, therefore the policy does not apply.*

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: *As shown in Table 1 below (on the next page), a change from R1-B zoning to R-T zoning would not be harmful to the neighborhood or community, mitigating harmful impacts of the neighborhood, furthering this policy. The only differences allowed without a conditional use permit are a townhouse, an art gallery, and accessory bed and breakfast, and a temporary farmer's market. There is a property with R-T zoning to the south across Berkley Pl. Processes to mitigate conditional uses are in place in City ordinances, involving neighborhood input. It was determined that the preschool, upon the approval of this zoning action, would be grandfathered into its conditional use. The zoning designation was negotiated in the meeting with the neighborhood explained earlier in this letter.*

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, geothermal energy generation and freestanding wireless telecommunications facility (WTF) are Permissible Accessory land use. For geothermal energy generation, pursuant to IDO §16-16-4-3(E)(10) where the use is listed as Permissive Accessory, it must be for private energy generation. The 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. **The response to Criterion D is sufficient.**

TABLE 1: PERMISSIVE USE COMPARISON of R1-B vs R-T		
P=Permissive C=Conditional A=Permissive Accessory, CA=Conditional Accessory		
CV=Conditional upon vacancy for 5+ years, T=Temporary Blank=Not Allowed		
Use	R1-B	R-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		C
RESIDENTIAL USES - Group Living		
Assisted living or nursing facility	-	C
Community residential facility, small	P	P
CIVIC AND INSTITUTIONAL USES		
Adult or child day care facility		C
Community Center or Library	P	P
Elementary or middle school	C	C
High School	C	C
Museum		CV
Parks and open space	P	P
Religious Institution	P	P
University or College		CV
COMMERCIAL USES		
Community garden	P	P
Residential community amenity, indoor	P	P
Bed and breakfast	CA	A
Residential community amenity, outdoor	P	P
Other outdoor entertainment	CA	CA
Art gallery	CV	P
Farmer's market	-	T
INDUSTRIAL USES		
Drainage facility	P	P
Electric Utility	P	P
Energy Storage System	P	P
Geothermal energy generation	A	A
Major utility, other	P	P
Solar energy generation	P	P
Wireless Telecommunications Facility	A	A
ACCESSORY AND TEMPORARY USES		
Agricultural sales stand	A	A
Animal keeping	A	A
Dwelling unit, accessory	A	A
Family care facility	A	A
Family home day care	CA	CA
Garden	A	A
Hobby breeder	A	A
Home occupation	A	A
Mobile food truck	A	A
Second kitchen in dwelling	A	A
Other use accessory to residential primary use	A	A
Construction staging area	T	T
Dwelling, temporary	T	T
Fair, festival, or theatrical performance	T	T
Film production	T	T

(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 R-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 that they will have adequate capacity. The site is developed with a Religious Institution and Day Care Facility, which will continue to utilize existing infrastructure that serves the site.

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: The applicant's justification for the zone change is to facilitate the purchase of the preschool facility from the church to continue operating as a nonconforming use. Although the subject site is within the Central Avenue Main Street Corridor, it is not located on a major street and 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: *Criteria 3 – This policy is furthered since the nature of the structures on the subject property make it unsuitable for users allowed in any adjacent zone district. There is an R-T zoned property across the street on Berkley Pl. R-T zoning allows religious institutions and preschools under conditional use.*

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 R-T. There are lots surrounding and adjacent to the subject site that are currently zoned R-T. **The response to Criterion H is sufficient.**

IV. 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 during the original application period prior to the December 19, 2024 hearing. Property owners within 100 feet of the subject site were also notified as required during the same time-frame. A meeting was held between applicant and community on December 18, 2024. The discussion concluded for the applicant to request the zone change from MX-T to R-T. No additional meetings have been requested for this deferral.

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 received one comment in support regarding this request.

V. Conclusion

The request is for a Zoning Map Amendment from R-1B to R-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), located at 3501 Campus Blvd. 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 facility to its current operators upon approval of the zone change and future replat. Pursuant to IDO Table 4-2-1, Adult or child day care facility is Conditional and not allowed in the current zone, R1-B, although it will continue to operate as a nonconforming use pursuant to IDO §14-16-6-8.

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.

1. 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\(J\)](#)). Sign postings for the continuance have been verified by the staff planner, and photos have been submitted by the applicant. A facilitated meeting was not requested or held, and a Tribal meeting was not required. On December 18, 2024, the applicant met with the community and agreed to change the request from MX-T to R-T to satisfy both the property owner's intention and surrounding neighbors' concerns. 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)

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2. The request is for a Zoning Map Amendment from R-1B (Residential – Single-family) to R-T (Residential - Townhouse), 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”).
3. The subject site is developed with a Religious Institution and incidental Child Day Care Facility (Pre-school).
4. The original zoning map amendment application requested a change from R-1B to MX-T, which was heard on December 19, 2024. Prior to the hearing, the surrounding community expressed concerns about the permissive uses allowed in MX-T. On December 18, 2024, the applicant met with the community and the applicant agreed to change the request from MX-T to R-T to satisfy both the property owner’s intention and surrounding neighbors’ concerns. The EPC continued the request to February 20, 2025 to allow the applicant time to revise the justification for the zone change.
5. The applicant intends to sell the southern portion of the subject site to the current operators of the Pre-school upon approval of the zone change and future subdivision action.
6. The day care is currently operating as an incidental activity of the religious institution use. Land uses run with the land, not the owner [IDO §14-16-4-3(F)(1)(b) and §14-16-6-4(W)(1)]. The day care will continue operating after the zoning map amendment, so there is no change of use or change of impact. Pursuant to IDO Table 4-2-1, Adult or child day care facility is allowed as a conditional use in the R-T zone district. Pursuant to §14-16-4-1(E)(1), uses that existed when the IDO went into effect in May 2018 that require a Conditional Use Approval under the IDO are deemed to have a Conditional Use Approval and can continue to operate. If the day care ceases to operate for 2 years, the Conditional Use Approval will expire [IDO Table 6-4-3] and not allowed in the current zone, R1-B.
7. According to the applicant, the Monte Vista Christian Church has been located at 3501 Campus Blvd. NE. since April 1935. 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.
8. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
9. The subject site is within the Monte Vista/College View Historic District and the Near Heights Community Planning Area (CPA).

10. The subject site is in an Area of Consistency and within the Central Avenue Main Street Corridor and Central Avenue Major Transit Corridor, as designated by the Comprehensive Plan.

11. 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 continues to enhance the distinct community of the established Monte Vista and College View Historic District with a small business at the subject site to become part of and serve the community. Lastly, to protect and assure that the existing buildings on the subject site comply with the most current IDO zoning for its current land use.

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

The request encourages quality future development by allowing the child day facility to be owned by a small business currently operating the facility. Keeping the consistency of the distinct character of the community by allowing the child day care facility to remain in operation as a Conditional land use in its current facility with no change in infrastructure. 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.

C. POLICY 4.1.2 IDENTITY AND DESIGN: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The request would allow the existing land uses to continue operating. The religious institution is permissive and child day care services would remain a nonconforming use which is allowed to continue or expand based on the regulations and criteria of IDO Section 14-16-6-8 in order to preserve the integrity of a neighborhood and prevent adverse impacts. The zone change would facilitate a future replat for the Child Day Care facility to continue operating as a stand alone use. The zone change generally ensures appropriate scale and location of development, by allowing an existing use to continue operating.

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

This request would continue to protect, and preserves the existing Day Care Facility that has been a part of this community for years. Upon approval of the zone change, the applicant proposes to subdivide the property and sell the existing child day care center to the current operators of the facility, ensuring the preservation of a service to the

community. The day care will continue to protect and preserve the younger generation in the neighborhood as key to their long-term health and vitality.

- E. GOAL 4.2 PROCESS: Engage communities to identify and plan for their distinct character and needs.

The applicant engaged the community to hear their concerns when a meeting was requested and letters of opposition were received. The applicant has stated that there is no plan to change either use on the property, which would ensure that the distinct character and needs of the community remain intact on the subject site. The applicant held a meeting with the Nob Hill Neighborhood Association and surrounding neighbors to get their view on the original zoning request to MX-T. A consensus was made with the surrounding residents and the applicant determined to change the zoning request to R-T to satisfy the needs of the community.

- F. POLICY 4.2.2 COMMUNITY ENGAGEMENT: Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.

The request allowed the applicant to facilitate meaningful engagement with the community that identified and addressed their concerns. Upon receiving the comments that were against the original zoning request to the EPC, the applicant coordinated a meeting with the community. The EPC approved a continuance at the December 19, 2024 EPC hearing to allow the applicant to modify their request to address the needs of the residents.

- G. 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 incidental child care facility use to continue operating in an appropriate zone 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.

- H. POLICY 4.3.7.5 [A] NEAR HEIGHTS CPA: Prioritize support for local small business.

This request prioritizes supporting local small businesses by allowing the day care to remain in operation as a conditional land use once subdivided.

- I. POLICY 5.2.1 LAND USES: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods. [ABC]

The request would contribute to the distinct character of the Nob Hill and surrounding community by allowing a zone district that allows fits in with the surrounding residential neighborhood. Additionally, the Day Care Facility is deemed to have a Conditional Use Approval and would continue operating as part of this request. The R-T zone district allows the non-residential use to continue operating in a residential zone district, therefore allowing a mix of uses that is conveniently accessible form the surrounding neighborhood. The request generally furthers Policy 5.2.1.

- J. GOAL 5.6 CITY DEVELOPMENT AREAS: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The subject site is in an Area of Consistency. The request would ensure that the business can continue operating without any change to the physical features of the infrastructure reinforcing the character and intensity of the surrounding area.

- K. POLICY 5.6.3 AREA OF CONSISTENCY: Protect and enhance the character of existing single-family neighborhoods, areas of Centers and Corridors, parks, and Major Open Space.

This request ensures that the development reinforces the scale and intensity of the immediately surrounding area while considering the community's comments and concerns. This request 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. The zone change aligns the appropriate zoning district with the existing land use.

12. The request furthers the following applicable Goals from Comprehensive Plan Chapter 8 – Economic Development.

- A. GOAL 8.1 PLACEMAKING: Create places where business and talent will stay and thrive.

The request will be providing the opportunity for a small business to continue to stay and thrive in the neighborhood and connect employment opportunities to residents in the surrounding communities.

- B. POLICY 8.1.1 DIVERSE PLACES: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities. [ABC]

The request would generally foster a range of contexts with different development density and uses by allowing an existing Day Care Facility to continue operating under a different zone district, R-T. The Day Care is an incidental use to the exiting Religious Institution on the subject site and upon approval of this request, would be deemed to have a Conditional Use approval so may operate as a standalone use once the subject site is subdivided via future replat.

- C. POLICY 8.1.2 RESILIENT ECONOMY: Encourage economic development efforts that improve quality of life for new and existing residents and foster robust, resilient, and diverse economy. [ABC]

The zone change would encourage economic development efforts by facilitating a replat of the subject site. The applicant intends to sell the Day Care Facility to the current operators of the business. The request will continue to improve the quality of life for new and existing residents in the community and provide jobs.

13. 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 zone change would allow the existing Religious Institution and Day Care facility to operate as a conditional use on the subject site. The applicant intends to continue operating the religious institution and day care for years to come, which would preserve the buildings and historic district.

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

- 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.

Applicable Citations: GOAL 4.1 Character, POLICY 4.1.1, POLICY 4.1.2, POLICY 4.1.4, GOAL 4.2, POLICY 4.2.2, GOAL 4.3 City Community Planning Areas, POLICY 4.3.7.5 [A], POLICY 5.2.1, GOAL 5.6 City Development Areas, POLICY 5.6.3, GOAL 8.1 Placemaking, POLICY 8.1.1, POLICY 8.1.2, GOAL 11.2 Historic Assets.

- 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).

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 applicant claims that the existing zoning is inappropriate and meets Criteria 3 due to the subject sites current land uses and because the daycare will be conditional in the R-T zone district, or in this case a nonconformity. The change is more advantageous to the surrounding community because the day care facility would continue to operate as a nonconforming use upon the lot being subdivided after this request, allowing the community to continue to utilize it.

- C. 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.

- 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, Geothermal energy generation and freestanding wireless telecommunications facility (WTF) are Permissible Accessory land use. For Geothermal energy generation, pursuant to IDO §16-16—4-3(E)(10) where the use is listed

as Permissive Accessory, it must be for private energy generation. The 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. The site is developed with a Religious Institution and Day Care Facility, which will continue to utilize existing infrastructure that serves the site.

- 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.

The applicant's justification for the zone change is to facilitate the purchase of the preschool facility from the church to continue operating as a nonconforming use. 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 R-T. There are lots surrounding and adjacent to the subject site that are currently zoned R-T.

15. The District 6 Coalition of Neighborhood Associations and Nob Hill Neighborhood Association are within 660 feet of the subject site and were notified as required. Property owners within 100 feet of the subject site were also notified as required. Although not required, the applicant mailed notice of the continuance to the same property owners and Neighborhood Associations.
16. On December 18, 2024, the applicant met with the community and agreed to change the request from MX-T to R-T to satisfy both the property owner's intention and surrounding neighbors' concerns. No additional meetings have been requested.
17. The subject property is not within the areas that trigger the Pre-submittal Tribal Meeting pursuant to IDO §14-16-6-4(B).
18. No public comment has been received regarding this new request to R-T. Public comment was received both supporting and opposing the original request to MX-T.
19. Sign postings for the continuance have been verified by the staff planner, and photos have been submitted by the applicant.

Recommendation

APPROVAL of Project #: 2024-010327 / Case #: 2024-00049, a request for Zoning Map Amendment from R-1B to R-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
Brunt, Property owner within 100 feet providing comment, bruntdeb@gmail.com
Baldez, Property owner within 100 feet Providing Comment, Senorabaldez@gmail.com
Heatly, Property owner within 100 feet providing comment, mcheatly@yahoo.com
Leith, Property owner within 100 feet providing comment, leithtom@gmail.com
Robey, Property owner within 100 feet providing comment, kenrobey2@gmail.com
Heatly, Property owner within 100 feet providing comment, seheatly@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 facility 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 facility 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.gov 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: Southwest out-facing subject site at the intersection of Purdue Pl. NE & Campus Blvd. NE



Figure 3: Southeast out-facing subject site at the intersection of Berkely Pl. & Campus Blvd.



Figure 4: West facing subject site along Berkeley Pl. NE.



Figure 5: North out-facing subject site at the intersection of Berkely Pl. NE & Purdue Pl. NE.



Figure 6: East facing subject site along Purdue Pl. NE.



Figure 7: North out-facing subject site along Berkely Pl. NE.



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



Figure 9: Southeast out-facing subject site along Berkeley Pl. NE.



Figure 10: North out-facing subject site along Berkeley Pl. NE.

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.

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 Reback, 3605 Berkeley Pl., NE, Albuquerque, NM

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



OFFICIAL NOTICE OF DECISION

December 19, 2024

Monte Vista Christian Church
3501 Campus Blvd NE
Albuquerque, NM 87106

Project # PR- 2024-010327
RZ-2024-00049 – Zoning Map Amendment
(Zone Change)

LEGAL DESCRIPTION:

Aria Studio Consultants, Inc., agent for Monte Vista Christian Church, requests a Zoning Map Amendment, from R1-B to MX-T, 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, approximately 2-acres.
(K-16-Z)

Staff Planner: Dennis Felipe, Jr.

On December 19, 2024, the Environmental Planning Commission (EPC) voted to CONTINUE Project # PR-2024-010327/RZ-2024-00049, a Zoning Map Amendment for 60 days to the regularly scheduled February EPC Hearing.

Sincerely,

/Mikaela Renz-Whitmore/

for Alan Varela
Planning Director

AV/MJ/DFJ

cc: 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 Eyster, meyster1@me.com
Nob Hill Neighborhood Association, Greg Weirs, ygwweirs@gmail.com
City Legal, acoon@cabq.gov
EPC file

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 R-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: R-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
--	-----------------------	--------------------

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

PR-2024-010327

Signature:	Date: 01/09/2025
Printed Name: Debra West	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

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Case Numbers	Action	Fees	Case Numbers	Action	Fees

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

FORM P1: SITE PLAN – EPC

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

- ☒ **SITE PLAN – EPC**
☐ **MASTER DEVELOPMENT PLAN**
☐ **MAJOR AMENDMENT TO SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN**
☐ **EXTENSION OF SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN**

na Interpreter Needed for Hearing? _____ if yes, indicate language: _____

X A Single PDF file of the complete application including all 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. PDF shall be organized with the Development Review Application and this Form P1 at the front followed by the remaining documents in the order provided on this form.

X Zone Atlas map with the entire site clearly outlined and labeled

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

na Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)

na Signed Traffic Impact Study (TIS) Form

X Justification letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-6(J)(3) or 14-16-6-6(F)(3), as applicable

na Explanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P)

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

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

X Office of Neighborhood Coordination neighborhood meeting inquiry response

X Proof of email with read receipt OR Certified Letter offering meeting to applicable associations

X Completed neighborhood meeting request form(s)

X If a meeting was requested/held, copy of sign-in sheet and meeting notes

X Sign Posting Agreement

X Required notices with content per IDO Section 14-16-6-4(K)(1)

X Required notices with content per IDO Section 14-16-6-4(K)(1) (*not required for extension*)

X Office of Neighborhood Coordination notice inquiry response

X Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.

X Proof of emailed notice to affected Neighborhood Association representatives

X Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing

X Completed Site Plan Checklist

X Scaled Site Plan or Master Development Plan and related drawings

Master Development Plans should include general building and parking locations, as well as design requirements for buildings, landscaping, lighting, and signage.

X Copy of the original approved Site Plan or Master Development Plan (for amendments only)

X Site Plan or Master Development Plan

na Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)

na Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for all commercial and multifamily site plans except if the development is industrial or the multifamily is less than 25 units.

na Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone

☒ VARIANCE – EPC

___ In addition to the above requirements for the Site Plan – EPC or Master Development Plan the proposed variance request is related to, please describe, explain, and justify the variance per the criteria in IDO Section 14-16-6-6(N)(3).

Note: Any variance request from IDO Standards in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), 14-16-5-5 (Parking and Loading), or DPM standards shall only be granted by the DRB per IDO Section 14-16-6-6(L) See Form V.

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:



Date: January 9, 2025

Printed Name: Debra West

☐ Applicant or ☐ Agent

FOR OFFICIAL USE ONLY

Case Numbers:

Project Number:

Staff Signature:

Date:



Form Z: Policy Decisions

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

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

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

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

☐ **ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN**

☐ **ADOPTION OR AMENDMENT OF FACILITY PLAN**

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

☐ **AMENDMENT TO IDO TEXT**

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

☒ **ZONING MAP AMENDMENT – EPC**

☐ **ZONING MAP AMENDMENT – COUNCIL**

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

☐ **ANNEXATION OF LAND**

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

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

Signature: _____

Date: 01/09/2025

Printed Name: Debra West

☐ Applicant or ☐ Agent

FOR OFFICIAL USE ONLY

Project Number:

Case Numbers

-

-

-

Staff Signature: _____

Date: _____



January 23, 2025

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

Subject: Continuance of Request for Zone Map Amendment at 3501 Campus Blvd NE (situated 3300 Purdue Pl NE) updated to be changed from R1-B to R-T. This continuance is per EPC hearing PR-2024-010327.

Dear Mr. Chairman,

It was decided by the Environmental Planning Commission to continue the hearing from December 19, 2024, where those involved and affected decided to change our original application from MX-T to R-T to accommodate both the neighborhood and the church leaders regarding this request and to facilitate the purchase of the preschool facility from the church to continue operating under the current use. The following has been updated to reflect this change.

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 R-T (Residential - Townhouse) 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 the Monte Vista Community close to the Nob Hill/Highland District. 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.

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.

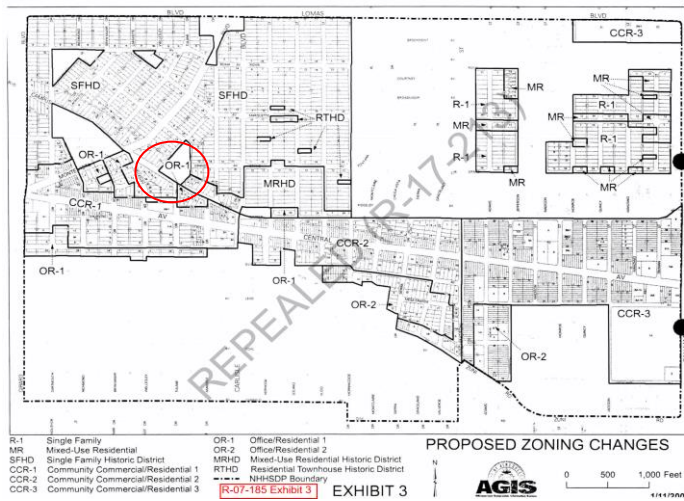


Figure 2: Historical Nob Hill Highland Sector Development Plan (R-07-185 Exhibit 3) Site circled in red

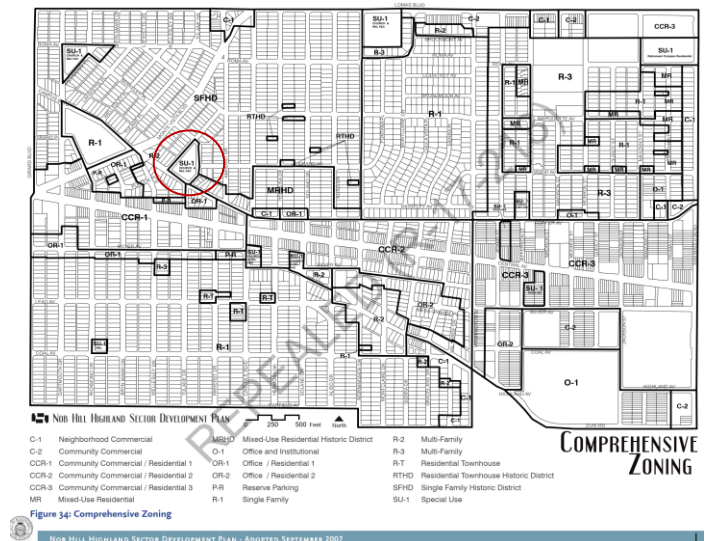


Figure 3: Comprehensive 2007 Zoning

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 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 being used as an office for the school. The R1-B property is surrounded by additional R1-B designated lots. R-T zoned lots are across Berkley Pl. (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).

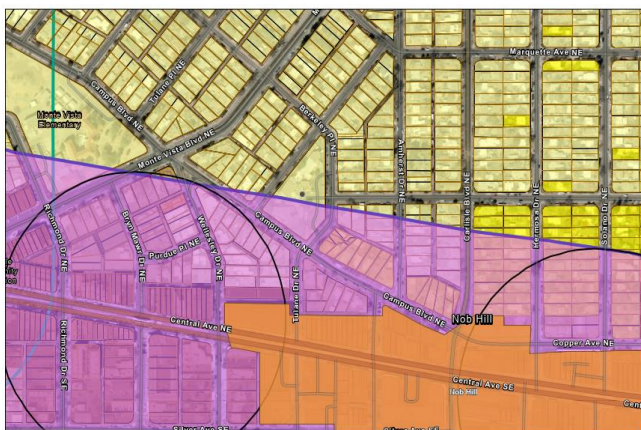


Figure 7: Main Street & Major Transit Corridor - Central (Pink), Nob Hill Premium Transit Station in Left Black Circle, Nob Hill East Station in Right Black Circle, Black Dot on Subject Property



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

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 R-T. According to the IDO, "The purpose of the R-T zone district is to accommodate a mix of single-family, two-family, and townhouse uses, as well as limited civic and institutional uses to serve the surrounding residential area." The R-T zone will allow for the church to be separated from the children's preschool/daycare facility which has been operating and serving the community for approximately 10 years. The lot is consistent with the characteristics of an R-T zone.

It is important to note that the current land use existed under office building zoning before the property was re-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 near 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 is situated within an Area of Consistency, with properties in an Area of Change nearby.

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.

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

Applicant's Response: *A zone change to R-T furthers Policy 4.1.2 by maintaining and preserving the unique qualities of historic areas. The Monte Vista neighborhood has been identified by the church: its buildings and its services, as part of the community for decades. It has offered schooling in different forms throughout much of its history. Re-zoning to R-T would conditionally allow for preserving the preschool, which is not allowed in R1-B, upon subdivision of the property and sale to the owners.*

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

Applicant's Response: A zone change to R-T furthers Policy 4.1.4 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. This zoning action will continue to respect the existing traditional neighborhood values, social and cultural resources. Upon meeting with the neighborhood before the original hearing, it was determined that the residents value the church and preschool services within their community but would not appreciate a mixed-use type of zoning that could change the long-term health and vitality of the area. The neighborhood benefits from reclassifying the property from R1-B to R-T which will not disrupt the community but instead will permit for the continued use of these social and cultural resources by allowing for continued operation of the preschool which is conditionally permissive in an R-T zone.

Goal 4.2 Process: Engage communities to identify and plan for their distinct character and needs.

Policy 4.2.2 Community Engagement: Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.

Applicant's Response: During the application process for rezoning from R1-B to R-T (previously to MX-T), the leaders of the church engaged the neighborhood. During that time, it was determined that they did not want a mixed-use type zoning which would open the doors to possible harm to the character of the neighborhood. This action furthered Policy 4.2.2 by engaging the community to help identify, build, and strengthen the distinct identity and sense of community. It also created robust and meaningful public involvement to help building long-term consensus about growth and development of the area.

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.

Policy 4.3.7.5 [A] Prioritize support for local small businesses

Applicant's Response: A zone change to R-T will further this policy by enabling a small business, the preschool, to purchase the property in the future which is not supported in R1-B. The Small Business Administration defines a small business as one that is independently owned and operated, organized for profit, and not dominant in its field, and generates a maximum annual revenue of \$20 million (elementary and secondary schools <https://www.ecfr.gov/current/title-13/chapter-I/part-121/subpart-A/subject-group-ECFRf12a11421b08a31/section-121.201>).

The owners of Elevation, which qualify under government standards as a small business, have agreed to purchase part of the property from the church but can only continue with the land use in an R-T zone. This zoning would prioritize the support of a small local business by promoting the goals of the preschool, which currently leases from the church, while staying consistent with community. The preschool also brings positive economic impacts such as local spending and support of other small businesses that the preschool relies on.

Approval of this zone change allows a successful small business that serves the community, a permanent home. Other properties suitable for the childcare center in this neighborhood of Nob Hill have simply not been available for the past 10 years. If property were to become available, it would likely be unaffordable for this small business. Monte Vista Christian Church has made the property and terms very affordable for the childcare center. These terms would not be commercially available. It is really one small business (the church), helping another (the childcare), both having been faithful servants of this community.

Policy 4.3.12.9 [A] Support business development, retail, and services, particularly childcare and family-friendly activities.

Applicant's Response: *A zone change from R1-B to R-T will further this policy by supporting child care and family-friendly activities by allowing for the conditional use of preschool services upon future subdivision of the property. Both the church and the school provide family-friendly activities. The preschool has been integrated into the Monte Vista community for over 10 years. Maintaining its presence not only supports business development by furthering the goals of the preschool, but it also supports local families, employment, and the overall vitality of the neighborhood. Elevation has been the proud recipient of "The Best of Burque" for childcare facilities.*

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

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

Applicant's Response: *Rezoning this property from R1-B to R-T furthers this policy by creating a mix of uses conveniently accessible to the Monte Vista and surrounding neighborhoods. This action will maintain the characteristics of this distinct community through zoning standards that are consistent with the long-term use of this property while maintaining a residential zoning status.*

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

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

Applicant's Response: *This zone change would further Policy 5.6.3 by supporting zone changes in areas with predominantly single-family residential uses which help align the appropriate zone with existing land uses. The owners of the preschool have an agreement to purchase the property upon subdivision. As the property falls within an Area of Consistency, rezoning to R-T from R1-B protects the character of the neighborhood by allowing conditional land use of a preschool upon these actions while maintaining the residential type zoning of the property.*

Goal 8.1 Placemaking: Create places where businesses and talent will stay and thrive.

Policy 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

Applicant's Response: *The zone change to R-T furthers Policy 8.1.1 by supporting a variety of lower-density services and jobs outside of Centers. The property involved in this action does not fall within a Center and provides lower-density services and jobs to the community. The preschool would purchase the property upon the acceptance of this request and would remain within the Monte Vista community. The preschool would purchase the property upon acceptance of this request, allowing children, families, and jobs to remain within the Monte Vista community.*

Policy 8.1.2 Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy. [ABC]

Applicant's Response: *The purchase of the property by the owners of the preschool, upon subdivision, will only be possible with rezoning to R-T which furthers Policy 8.1.2, improving quality of life while fostering a robust and resilient economy for new and existing residents. The new zoning will maximize the opportunity for economic development and retention of the preschool who would like to invest in the neighborhood, providing services during any economy. This change also adheres to the social and cultural goals of the Monte Vista residents who would like to keep residential zoning with conditional use and who also approve of the current use of a preschool and church.*

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 R-T furthers Goal 11.2 by promoting the preservation of the existing church built in Albuquerque in 1935, and the existing preschool established approximately 10 years ago, 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 3 - The zone change to R-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 preschool which has been operational since 2014. The preschool building has had various school programs since 1955. These land uses are integral to the neighborhood and fulfill the community's educational and social needs. Specifically, preschools and daycares which are similar in function to elementary, middle, and high schools, serve neighborhoods by providing essential educational services. Although preschools and daycares are currently prohibited under the existing zoning, a change to R-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; therefore the policy does not apply.*

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: *As shown in Table 1 below, a change from R1-B zoning to R-T zoning would not be harmful to the neighborhood or community, mitigating harmful impacts of the neighborhood, furthering this policy. The only differences allowed without a conditional use permit are a townhouse, an art gallery, an accessory bed and breakfast, and a temporary farmer's market. There is a property with R-T zoning to the south across Berkley Pl. Processes to mitigate conditional uses are in place in City ordinances, involving neighborhood input. It was determined that the preschool, upon the approval of this zoning action, would be grandfathered into its conditional use. This zoning designation was negotiated in the meeting with the neighborhood explained earlier in this letter.*

TABLE 1: PERMISSIVE USE COMPARISON of R1-B vs R-T P=Permissive C=Conditional A=Permissive Accessory, CA=Conditional accessory CV=Conditional upon vacancy for 5+ years, T=Temporary Blank=Not Allowed		
Use	R1-B	R-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		C
RESIDENTIAL USES - Group Living		
Assisted living or nursing facility	-	C
Community residential facility, small	P	P
CIVIC AND INSTITUTIONAL USES		
Adult or child day care facility		C
Community Center or Library	P	P
Elementary or middle school	C	C
High School	C	C
Museum		CV
Parks and open space	P	P
Religious Institution	P	P
University or College		CV
COMMERCIAL USES		
Community garden	P	P
Residential community amenity, indoor	P	P
Bed and breakfast	CA	A
Residential community amenity, outdoor	P	P

Other outdoor entertainment	CA	CA
Art gallery	CV	P
Farmer's market	-	T
INDUSTRIAL USES		
Drainage facility	P	P
Electric Utility	P	P
Energy Storage System	P	P
Geothermal energy generation	A	A
Major utility, other	P	P
Solar energy generation	P	P
Wireless Telecommunications Facility	A	A
ACCESSORY AND TEMPORARY USES		
Agricultural sales stand	A	A
Animal keeping	A	A
Dwelling unit, accessory	A	A
Family care facility	A	A
Family home day care	CA	CA
Garden	A	A
Hobby breeder	A	A
Home occupation	A	A
Mobile food truck	A	A
Second kitchen in dwelling	A	A
Other use accessory to residential primary use	A	A
Construction staging area	T	T
Dwelling, temporary	T	T
Fair, festival, or theatrical performance	T	T
Film production	T	T

(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 R-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 purchase the property and 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: *Criteria 3 – This policy is furthered since the nature of the structures on the subject property make it unsuitable for uses allowed in any adjacent zone district. There is an R-T zoned property across the street on Berkley Pl. R-T zoning allows religious institutions and preschools under conditional use.*

CONCLUSION

The Applicant, Monte Vista Christian Church, requests a Zone Map Amendment from R1-B to R-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 in the R-T zone. Once rezoned, the subject property will align with the zoning of other properties to the southeast. The change will also allow for the purchase and continued conditional 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 R-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

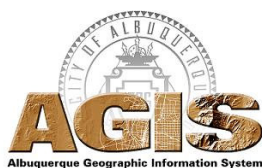
3501 Campus Blvd NE



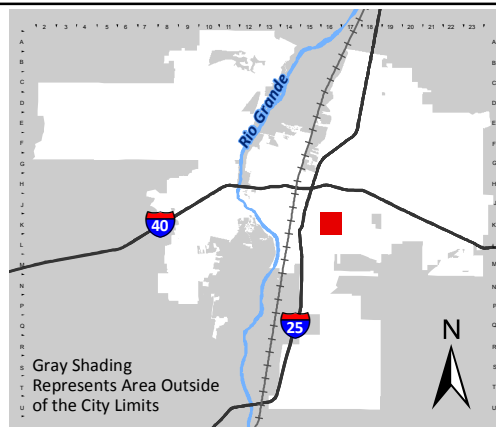
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>









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

0 250 500 1,000 Feet



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

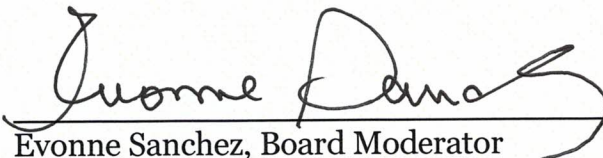
RE: Letter of Authorization for Proposed Subdivision and or Sketch Plat

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



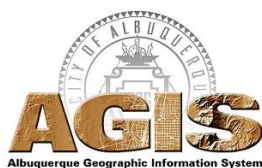
3501 Campus Blvd NE



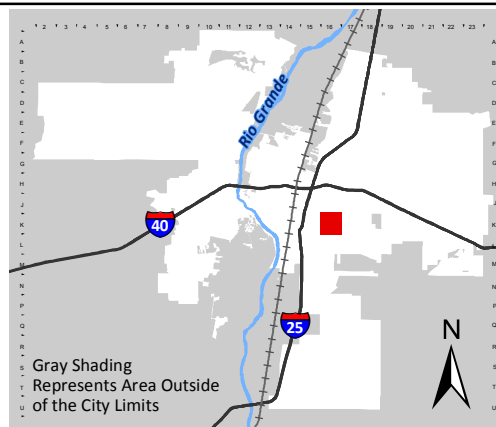
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
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D) STAFF INFORMATION

January 17, 2025

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

FROM: Dj Felipe, Planner
William Steele, Senior Planner
City of Albuquerque Planning Department

TEL: (505) 924-3459

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

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 9AM on January 24, 2025.

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)
- C. It is our understanding that this is a request is for a zone change from R-1B to R-T at 3501 Campus Blvd. NE, on situs address 3300 Purdue NE to facilitate the purchase of the day care facility from church to continue operating the with the current use.

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 February is on the 20th. Final staff reports will be available about one week prior, on February 13th.
- 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. There are 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.

Friendly reminder regarding policies & goals response for Zone Change justification: 6-7(G)(3)(a) Review and Decision Criteria. 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. 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:

- Using conclusory statements such as “because”.
- Re-phrasing the requirement itself in the response, and
- Choosing an option when needed to respond to a requirement.

A. Zone Map Amendment Request – General (Application Verbiage)

- a. ACTION: The site plan is not necessary for this ZMA request. Please remove referral to the proposed site plan. Revise & resubmit.

B. 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: Provide further in detail how, “The property falls within the category of special places”, if applicable. Revise and resubmit. If not applicable, remove and resubmit.
2. Goal 4.3 City Community Planning Areas – ACTION: Need more precise detail related to the Goal. Revise and resubmit.
3. Policy 4.3.7.4 [A] – ACTION: This is a policy based on development, not land use. The request is for a zone map amendment, not for a site plan. Remove and resubmit.
4. Policy 4.3.7.5 [A] – ACTION: Remove, “This change will also provide easy access to local businesses and residences within walking and biking distance. Additionally, the property is located within both Main Street and Major Transit Corridor, further enhancing its accessibility.”, as it is not applicable to this policy. Remove and resubmit.
5. Policy 4.3.7.5 [A] – RECOMMEND: Provide further in detail how the day care facility is classified as a small business. How ownership of the facility supports the small business in lieu of current conditions with the church.
6. Goal 5.2 Complete Communities – ACTION: Explain what kind of services or mix of uses are being promoted that relate to the goal. Revise and resubmit.
7. 5.3 Goal Efficient Development Patterns – ACTION: The definition of Religious Institution in the IDO does not identify it as, nor match the definition of infrastructure or a public facility. This goal does not apply. Remove and resubmit.
8. Goal 7.5 Context-Sensitive Site Design: This goal is related to site plan design standards. This is a ZMA request that focuses on land use. Please remove goal.
9. Policy 9.3.1 Centers & Corridors – ACTION: The applicant’s response identifies the subject site within a corridor which encourages mixed-use development, higher density,

and infill development. Explain further how the zone change will encourage development, higher density, and infill development. Revise and resubmit.

- b. 6.7(G)(3)(b) Area of Consistency – Pick one criterion. There was not a typographical error with the existing zoning was applied to the property. Please remove criteria 1.
- c. 6.7(G)(3)(c) *Area of Change* – ACTION: Note in response that this policy does not apply because the area is within an area of consistency. Revise and resubmit.
- d. 6.7(G)(3)(d) *Permissive Uses* – ACTION: Update table provided that, in *CIVIC AND INSTITUTIONAL USES*, *University or College* and *Vocational School* are *Not Allowed*, not *Conditional Vacant* in R-T. In *COMMERCIAL USES* *Lodging*, a *Bed and breakfast* is a *Permissive Accessory*, not *Permissive Primary* in R-T. In *Outdoor Recreation and Entertainment*, *Residential community amenity*, *outdoor* is a *Permissive Primary*, not *Not Allowed* under R1-B. Additionally, *General retail, small* is *Not Allowed*, not *Permissive Accessory* in R-T. Lastly, list the industrial permissive uses, specifically, in *Telecommunications*, *Towers*, and *Utilities*. Please note if there are any permissive uses that would be harmful to the neighborhood as mentioned in the Criterion d. Revise and resubmit.
- e. 6.7(G)(3)(h) *Spot Zone* – ACTION: Identify that responding to criterion 1. Revise and resubmit.

E) PUBLIC NOTICE


FW: 3501 Campus Blvd NE_Public Notice Inquiry Sheet Submission

From Flores, Suzanna A. <Suzannaflores@cabq.gov>

Date Wed 1/8/2025 2:45 PM

To PlanningEPC <PlanningEPC@cabq.gov>

Cc Debra West <debra@ariascinc.com>

Good afternoon,

Can you please assist Debra in acquiring a buffer map?

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: Debra West <debra@ariascinc.com>

Sent: Wednesday, January 8, 2025 2:39 PM

To: Flores, Suzanna A. <Suzannaflores@cabq.gov>

Subject: Re: 3501 Campus Blvd NE_Public Notice Inquiry Sheet Submission

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

Please send the 100 ft buffer addresses

Debra West
505.453.5813

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>

Sent: Wednesday, January 8, 2025 2:23:19 PM

To: Debra West <debra@ariascinc.com>

Subject: 3501 Campus Blvd NE_Public Notice Inquiry Sheet Submission

PLEASE NOTE:

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

Dear Applicant:

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

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip
District 6 Coalition of Neighborhood Associations		Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque	NM	87106
District 6 Coalition of Neighborhood Associations		M. Ryan	Kious	m.ryankious@gmail.com	1108 Georgia SE	Albuquerque	NM	87108
Nob Hill NA	theboard@nobhill-nm.com	Gary	Eyster	meyster1@me.com	316 Amherst Drive NE	Albuquerque	NM	87106
Nob Hill NA	theboard@nobhill-nm.com	Greg	Weirs	vgweirs@gmail.com	328 Sierra Place NE	Albuquerque	NM	87108

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

Please note the following:

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

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

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

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

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

(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

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

Sent: Wednesday, January 8, 2025 9:15 AM

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:

Other (please specify in field below)

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

EPC zoning change - need buffer addresses

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

From: Margaret Heatly <mcheatly@yahoo.com>

Sent: Monday, December 16, 2024 12:11 PM

To: Planning Dev Help <devhelp@cabq.gov>

Subject: Request for a Facilitated Neighborhood Meeting Regarding a Zoning Change Request

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

Hello,

I am a concerned homeowner, in close proximity to a property requesting a zoning change.

There is an EPC meeting on Thursday, December 19th. In speaking with neighbors, we realize that most of us have had little time to digest the proposal and we have questions/concerns.

PROJECT # 2024-010327

CASE# RZ-2024-00049

Address: 3501 Campus Blvd NE 87106

I am requesting a meeting to give the neighbors a chance to hear the proposal and understand the permissive uses associated with proposed change to MX-T

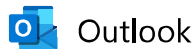
I want to discuss what the change means, what uses are allowed, if use is Permitted, what can that mean for future development.

It feels like the EPC meeting is being pushed through quickly without giving neighbors time for comment. Most of us knew nothing of the zone change until recently and did not understand the scope. I see documents saying there is no opposition, but that is because we never knew it was being pursued.

Thank you,

Margaret Heatly

(505)307-3045



[In-person] Neighborhood Meeting re: Zoning Amendment of Monte Vista Church Property

Organizer Debra West <debra@ariascinc.com>
Meeting time This event occurred 3 weeks ago (Wed 12/18/2024 4:45 PM - 6:45 PM)
Location 3501 Campus Blvd NE, Albuquerque, NM
My response
Required attendees Steve Hernandez, Daniel Puzak, AIA, hhnesbitt@gmail.com, Connie, Tom Leith, Connie Dove (cdove1509@yahoo.com), Jim Davis, operations.elevationabq@gmail.com, planetfirkins@icloud.com, senorabaldez@gmail.com, bruntdeb@gmail.com, mcheatly@yahoo.com, theboard@nobhill-nm.org, meyster1@me.com, vgweirs@gmail.com, m.ryankious@gmail.com, P. Davis Willson
Optional attendees Susan Peroutka, Gloria Birkholz, Maria Canales, Zsolt Palcza, Elizabeth Weston, RK, Mary H Smith, Jim Strozier, Bill Abbott, David Peters
Message sent Tue 12/17/2024 10:04 AM

 1 attachment (4 MB)

2412_MVCC_AS101-Site Plan.pdf;

Good morning, Everyone,

The Monte Vista Christian Church will be holding a neighborhood meeting to address your concerns regarding the re-zoning of their property. We understand that this change affects everyone involved. Please bring your list of questions and comments and we will do our best to address them all.

Here is the link to the agenda for the hearing with Albuquerque EPC scheduled for the Thursday, December 19th at 8:40am. https://documents.cabq.gov/planning/environmental-planning-commission/2024/12-December/Agenda_2_PR-2024-010327_RZ-2024-00049_3501CampusBlvdZMA.pdf

The website information for the hearing including Zoom and call in information is here <https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

I've also attached the site plan for the proposed lot line which will not be addressed in this hearing.

Thank you for your participation,

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

FACILITATOR:

Debra West, Steve Hernandez

LOCATION:

Monte Vista Christian Church

name	title	company or neighborhood association	phone	email
Debra West	EPC Applicant / MVCC representative	ARIA Studio Consultants	(505)-453-5813	debra@ariasinc.com
Steve Hernandez	MVCC Agent	DMC	505-228-1401	steve@dmcmn.com
DANIEL PULAK	MVCC AGENT	ARIA Studio	505-506-7314	DANIEL@ARIASINC.COM
Liz Dolph	Director Elevation	Elevation Children's Center	505-506-3777	elevationabegmail.com
Ed Archer	Elevation	" "	505 480 0684	operations.elevationabegmail.com
Heidi Nesbitt	CHAIR MVCC PROPERTY	MVCC	505-268-7824	HHNESBITT@GMAIL.COM
Jim Davis	MVCC Property	"	505-450-3761	jdavisabegmail.com
Tom SIMK	NHNA	323 CARLISE SE		
Margaret Heatly	neighbors	3425 Campus Blvd	505 307 3045	mcheatly@yahoo.com
Scott Heatly	neighbors	3425 Campus Blvd		
GREG WEIRS	NHNA	328 SIERRA PL NE ARBA NM 87108	505 515 6334	vgweirs@gmail.com
Chris Anderson	neighbor	3323 Purdue Pl.	505 220-6782	Chrisandersonweb.com
Ker. Roby	Neighbor	121 Tulane Dr. NE		Kchroby2@gmail.com

GARY PETERSON	Neighbor	3329 Purdue Pl NE	505-280-1452	gypete365@gmail.com
FIRKINS - Leslie + Jim	Neighbor	3317 PURDUE PL NE	505 414 9651	plknetsirkinse@me.com
Deborah Brunt	Neighbor	3401 Purdue Pl NE	505-220-1394	bruntdeba@gmail.com
TOM LEITH	Neighbor	3401 PURDUE PL. NE	505 814 3162	leithtom@gmail.com
Avery Abukhwar	Neighbor	3408 Purdue Pl NE	505 268 9927	verakp@gofromail.com



Neighborhood Meeting held December 18, 2024 4:45 pm at Monte Vista Church, 3501 Campus Blvd NE
(there was not time to add this to the application prior to the hearing on the 19th)

Agenda

- Neighborhood Meeting Notes
- Sign-in
- Introductions
- History of Church and School – Connie Dove via Zoom
- Re-zoning and Subdivision – Debra West, Daniel Puzak, Steve Hernandez
- Questions and Comments

Questions and Comments Summary

- There were some concerns regarding the permissive zoning allowable uses in the MX-T zone. The neighborhood doesn't want several of the uses close to their homes
- The neighborhood agreed that the preschool and church are valuable to the community.
- The neighborhood agreed that the IDO should allow preschools and daycares in neighborhoods the same as they allow other types of children's schools
- It was suggested that we change the request to R-T
- It was noted that there were some mistakes in the application regarding the dates of the school
- There were concerns about the wording about protections in place for the neighborhood. It was explained that the protections are neighborhood notifications about every project in the City

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 02/05/2025 To 03/07/2025

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.

- Debra West 01/09/2025
(Applicant or Agent) (Date)

I issued 4 signs for this application, 1/21/25, William Stute
(Date) (Staff Member)

PROJECT NUMBER: PR-2024-010327





Monte Vista Church re-zoning notice of hearing - continuance

From Debra West <debra@ariascinc.com>

Date Thu 1/9/2025 11:25 AM

To theboard@nobhill-nm.org <theboard@nobhill-nm.org>; P. Davis Willson <info@willsonstudio.com>; m.ryankious@gmail.com <m.ryankious@gmail.com>; meyster1@me.com <meyster1@me.com>; vgweirs@gmail.com <vgweirs@gmail.com>

Cc Daniel Puzak, AIA <daniel@ariascinc.com>; Steve Hernandez <steve@dmcnm.com>

 1 attachment (6 MB)

3501 Campus Blvd NbrHd Notice EPC 2025 01 09.pdf;

Neighborhood Associations,

Attached is our notification of the EPC hearing for re-zoning of the property at 3501 Campus Blvd NE. Please note that this is a continuance of the previous hearing in December 2024 where it was decided to apply for a more restrictive zone (changed from MX-T to R-T) in alignment with the views of the neighborhood. Please do not hesitate to contact us for more information.

Thank you,

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

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

ARIA

January 9, 2025

Dear Property Owner,

The purpose of this letter is to notify the neighborhood associations and property owners of the continuance of our application for EPC hearing of the property at 3501 Campus Blvd NE, the Monte Vista Christian Church with associated pre-school / daycare. With this continuance, we are requesting a zone change from R1-B Single-Family (medium lot) to R-T (Residential Townhouse), as discussed at the neighborhood meeting held at Monte Vista Church on December 18, 2024. This zoning will prohibit many future permissive uses while allowing a preschool/daycare, as was the concern of the neighborhood.

With the approval of the zone change, the property owners will subdivide the property into 2 lots, one with the church and the other with the preschool and house which serves as an office to the school. This will facilitate the purchase of the south lot to the owners of the school who currently lease the two buildings from the church.

Attached are the required documents for property owner notification in accordance with the Integrated Development Ordinance (IDO) and the Environmental Planning Commission (EPC). If you would like a link to the application with the proposed site plan for subdivision (the subdivision is not happening in this EPC action), please email debra@ariascinc.com.

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 February 20, 2025 at 8:40am 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 other 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

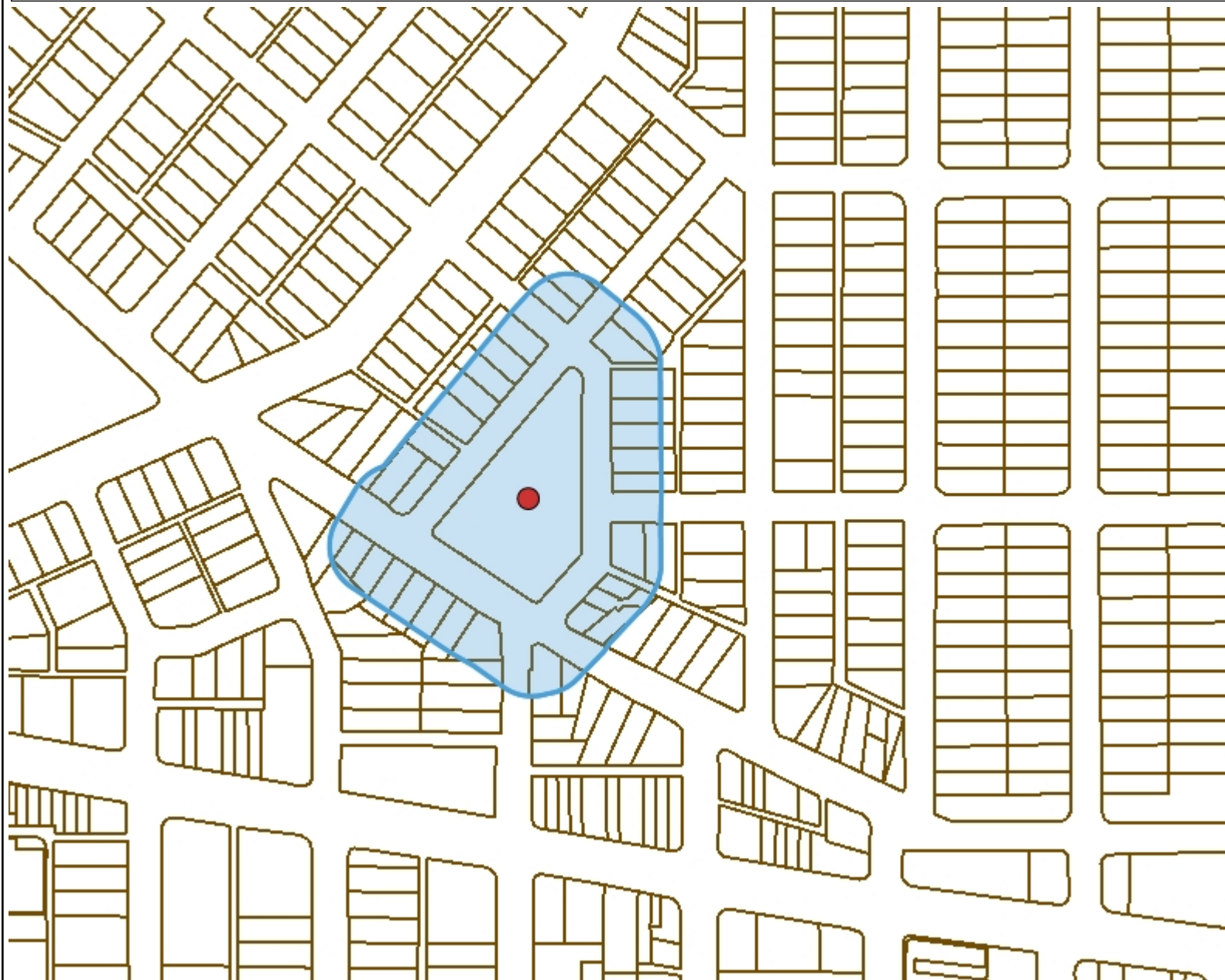


3501 Campus Blvd NE



Legend

□ Bernalillo County Parcels



Notes

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

601 0 300 601 Feet

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

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



PART I - PROCESS

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

Application Type:

Decision-making Body:

Pre-Application meeting required: ☐ Yes ☒ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

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

PART II – DETAILS OF REQUEST

Address of property listed in application: 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

☒ Zone Atlas page indicating subject property.

☒ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

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

IMPORTANT:

**PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [IDO §14-16-6-4\(K\)](#).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

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

(Applicant signature)

1/9/25

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


FW: 3501 Campus Blvd NE_Public Notice Inquiry Sheet Submission

From Flores, Suzanna A. <Suzannaflores@cabq.gov>

Date Wed 1/8/2025 2:45 PM

To PlanningEPC <PlanningEPC@cabq.gov>

Cc Debra West <debra@ariascinc.com>

Good afternoon,

Can you please assist Debra in acquiring a buffer map?

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: Debra West <debra@ariascinc.com>

Sent: Wednesday, January 8, 2025 2:39 PM

To: Flores, Suzanna A. <Suzannaflores@cabq.gov>

Subject: Re: 3501 Campus Blvd NE_Public Notice Inquiry Sheet Submission

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

Please send the 100 ft buffer addresses

Debra West
505.453.5813

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>

Sent: Wednesday, January 8, 2025 2:23:19 PM

To: Debra West <debra@ariascinc.com>

Subject: 3501 Campus Blvd NE_Public Notice Inquiry Sheet Submission

PLEASE NOTE:

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

Dear Applicant:

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

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip
District 6 Coalition of Neighborhood Associations		Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque	NM	87106
District 6 Coalition of Neighborhood Associations		M. Ryan	Kious	m.ryankious@gmail.com	1108 Georgia SE	Albuquerque	NM	87108
Nob Hill NA	theboard@nobhill-nm.com	Gary	Eyster	meyster1@me.com	316 Amherst Drive NE	Albuquerque	NM	87106
Nob Hill NA	theboard@nobhill-nm.com	Greg	Weirs	vgweirs@gmail.com	328 Sierra Place NE	Albuquerque	NM	87108

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

Please note the following:

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

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

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

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

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

(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

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

Sent: Wednesday, January 8, 2025 9:15 AM

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:

Other (please specify in field below)

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

EPC zoning change - need buffer addresses

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



F) PUBLIC COMMENT

From: George Winn <winngeorgec@gmail.com>

Sent: Monday, February 3, 2025 11:17 AM

To: Planning ZHE <PlanningZHE@cabq.gov>

Subject: Zoning change at 3501 Campus Blvd NE, Albuquerque, NM 87106

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

Dear Zoning Hearing Examiner,

I live at 3709 Campus Blvd NE, Albuquerque, NM 87106, approximately a two minute walk from the proposed zoning change.

I support this zoning change. Continued development and change of commercial, residential, and educational uses is fundamental to supporting private property rights. The proposed change will allow the continued use of historic buildings, and the expansion of a school and Pre-K facility. These are noble uses, fitting both the intention of a church (education), and uses within a residential area that borders the busier commercial center along Central Avenue.

I am also supportive of additional housing and commercial uses in the city and hope the city continues with its effort to support innovative housing within and adjacent to commercial and educational uses.

Please support the requested zoning change.

Sincerely,

George Winn