



Environmental Planning Commission

Agenda Number: 3
Project #: PR-2019-003120
Case #: RZ-2022-00014
Hearing Date: April 21, 2022

Staff Report

Agent	Consensus Planning.
Applicant	Mack ABQ I, LLC
Request	Zoning Map Amendment (zone change)
Legal Description	Tract A-1 and Tract A-2, Plat Of Tracts A-1 Thru A-6 Unser & Sage Marketplace, (being a replat of Tract A Unit 1-B Lands of Albuquerque South)
Location	Sage Rd. SW, between Unser Blvd. SW and Secret Valley Dr. SW
Size	Approximately 6.0 acres
Existing Zoning	MX-T
Proposed Zoning	NR-C

Staff Recommendation

DENIAL of RZ-2022-00014, based on the Findings beginning on Page 24.

***Staff Planner
Sergio Lozoya, Current Planner***

Summary of Analysis

The request is for a Zoning Map Amendment (zone change) for an approximately 6.0-acre site that comprises a portion of land between Unser Blvd SW and Secret Valley Dr SW, along Sage Rd SW. The applicant requests to change the subject site's zoning to allow future commercial uses such as a restaurant with a drive-through, and a self-storage facility.

The request has not been adequately justified pursuant to the IDO Review and Decision Criteria for zone changes in IDO 14-16-6-7(G)(3) and conflicts with Criterion A, B, D, F, and H. The zone change would be harmful to the health and general welfare of the community; it is inconsistent with the predominant land use of adjacent property; presents significant conflicts with several, applicable Goals and policies in the Comprehensive Plan; is not more advantageous to the community; and would allow permissive uses that are harmful to adjacent property because of incompatibilities.

The affected neighborhood organizations were all notified as required. Property owners within 100 feet of the subject site were also notified, as required.

Staff recommends DENIAL.



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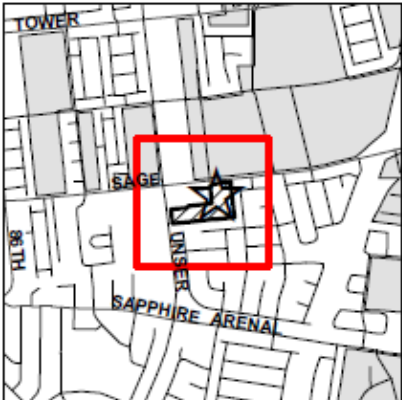
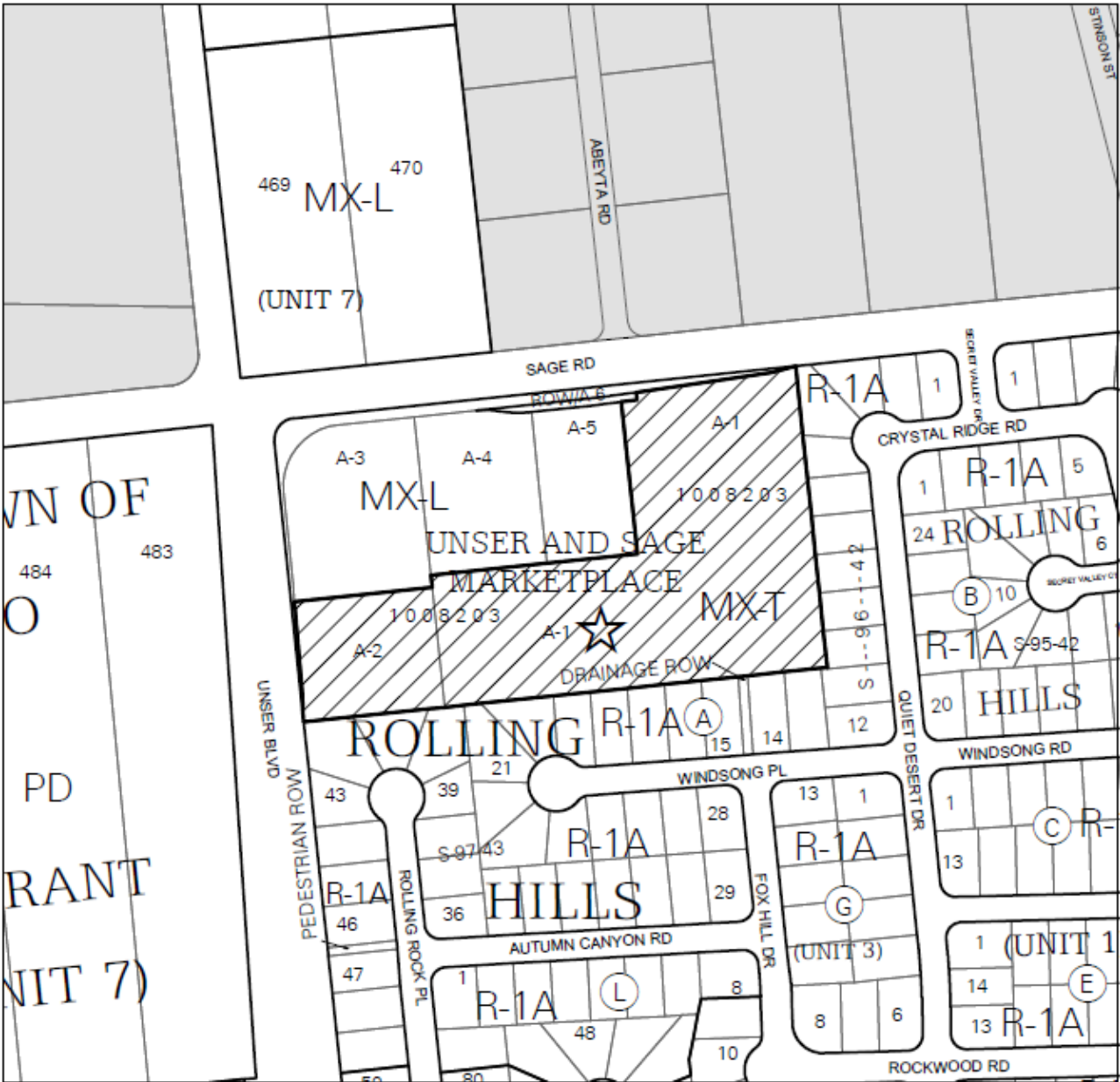
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Attachments

- 2-Photographs – Existing Conditions
- 3-History
- 4-Zoning Information
- 5-Applicant Information
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- 7-Notification





IDO ZONING MAP

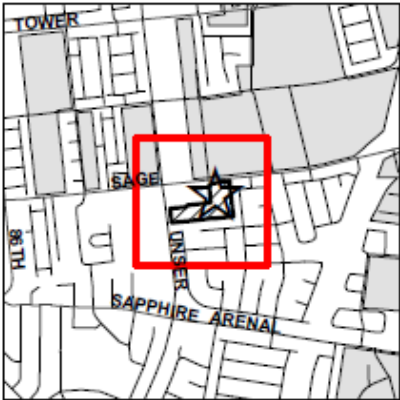
Note: Gray shading
Indicates County.



1 inch = 225 feet

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LAND USE MAP

Note: Gray shading
Indicates County.

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



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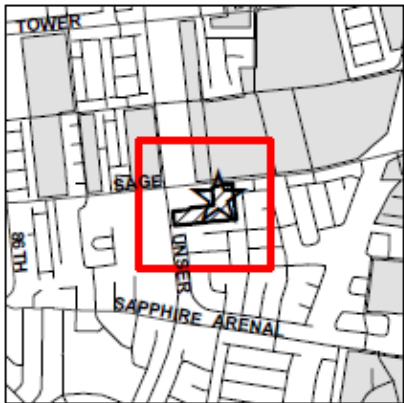
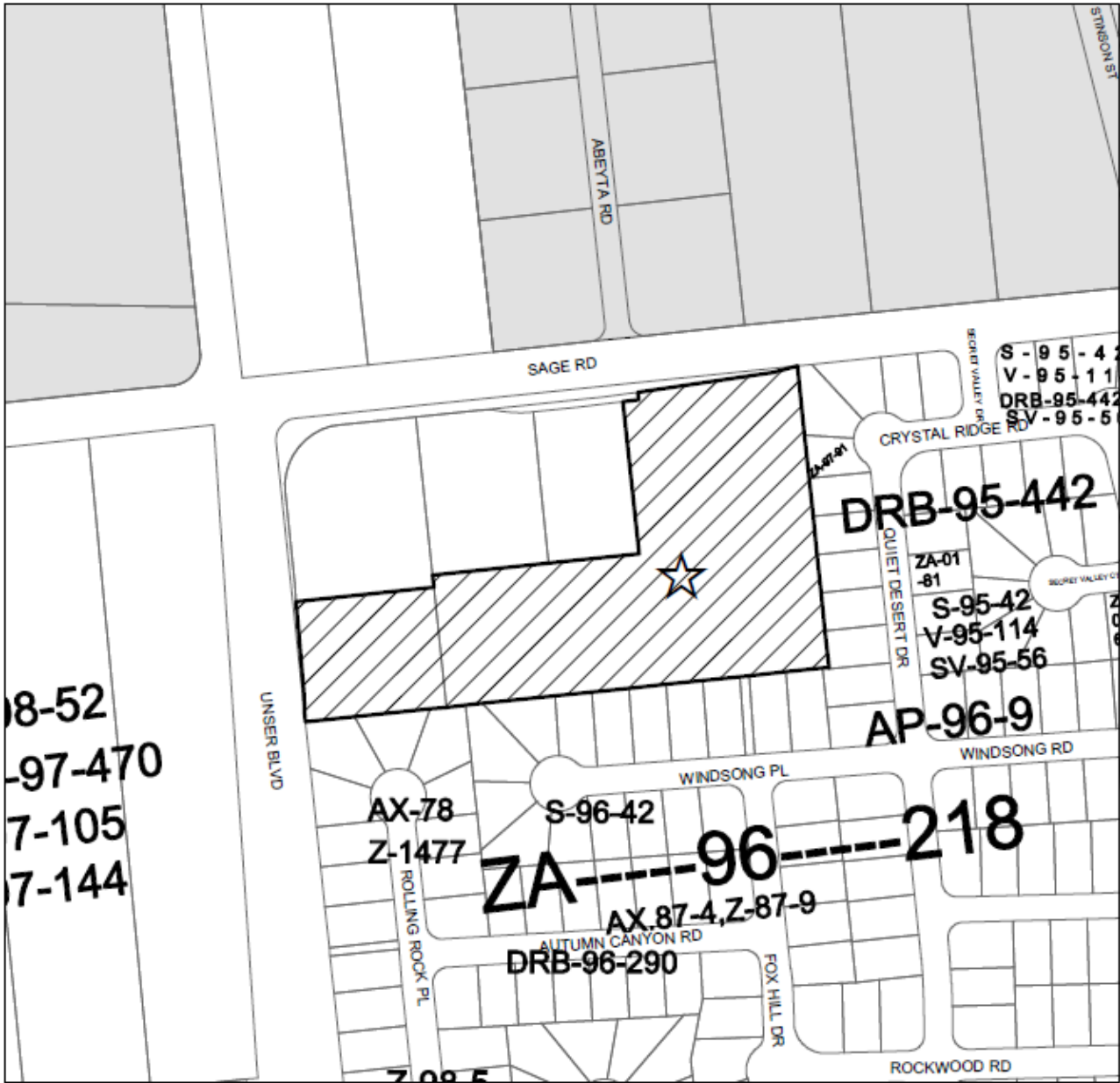
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HISTORY MAP

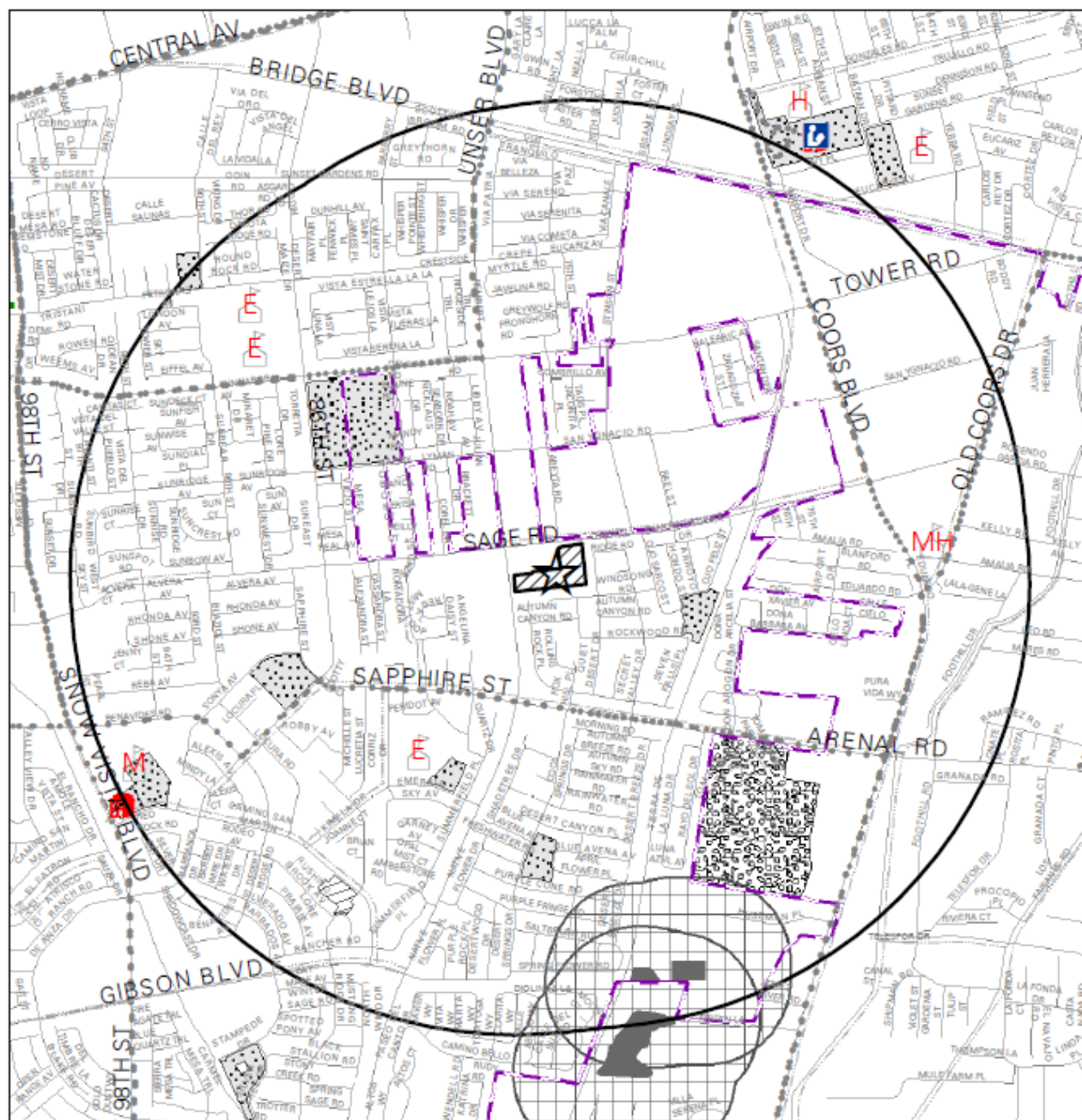
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Public Facilities Map with One-Mile Buffer



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

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INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	MX-L	Area of Consistency	Vacant
<i>North</i>	MX-L/Unincorporated	Area of Consistency	Vacant, Dwelling, Single-Family
<i>South</i>	R-1A	Area of Consistency	Dwelling, Single-Family
<i>East</i>	R-1A	Area of Consistency	Dwelling, Single-Family
<i>West</i>	PD/R-1A	Area of Change and Consistency	Vacant, Dwelling, Single-Family, Religious Institution

Request

The request is for a Zoning Map Amendment (zone change) for an approximately 6.0-acre site legally described as Tract A-1 and Tract A-2, Plat of Tracts A-1 Thru A-6 Unser & Sage Marketplace, (being a replat of Tract A Unit 1-B Lands of Albuquerque South), and comprising a portion of land between Unser Blvd SW and Secret Valley Dr SW, along Sage Rd SW (the “subject site”).

The subject site is zoned MX-T (Mixed Use – Transition) and is vacant. The applicant is requesting a zone change from MX-T to NR-C (Non-Residential – Commercial) in order to allow for future commercial development, including a self-storage facility, and a restaurant with a drive-through. The current zoning allows for some commercial development, the MX-T zone does not allow self-storage or drive-through facilities and is primarily intended to buffer the existing single-family homes from the more intense uses allowed in the MX-L to the north.

EPC Role

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

Context

The approximately 6.0-acre site is comprised of two parcels and is located on Sage Blvd SW, between Unser Blvd SW and Secret Valley Dr SW. The tracts adjacent to the north of the subject site are zoned MX-L (Mixed-Use – Light Intensity). Beyond Sage Rd there are parcels zoned PD, MX-L, and some are unincorporated (Bernalillo County). To the east and south of the subject site, the parcels are zoned R-1A, and are developed with single family homes. West of the subject, across Unser Blvd SW, there is a large parcel zoned PD, and other parcels zoned mostly R-1A beyond. The parcels with the highest intensity zone nearby are those zoned PD (Planned Development), however, any development on these parcels would be subject to EPC approval.

The uses in the area surrounding the subject site consist mostly of single-family dwellings, with some commercial development located near the intersection of Sage Rd SW and Unser Blvd SW.

The subject site is located in an Area of Consistency as designated by the Comprehensive Plan.

History

Prior to the adoption of the IDO, the subject site was part of a larger site plan for subdivision, which was approved by the DRB in 2010, along with a required infrastructure list (Project 1008203, see attachments). Upon adoption of the IDO, the subject site's zone designation was changed from C-1 to MX-L.

On January 9th, 2020, the EPC voted to approve a Zone Map Amendment (RZ-2019-00070) from MX-L to MX-T, to facilitate the development of commercial and residential uses. However, the projects envisioned were not developed and the site remains vacant.

Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Region Planning Organization (MRMPO), identifies the functional classifications of roadways. The LRRS designates Sage Rd SW as a Major Collector, and Unser Blvd SW as a Regional Principal Arterial.

Comprehensive Plan Designations

The Comprehensive Plan designates Unser Blvd SW as a Commuter Corridor. The Comprehensive Plan designates Commuter Corridors as roadways intended for long-distance trips across towns by automobile, including limited access streets (Comprehensive Plan, 5-17).

The subject site is not located within any Centers as designated by the Comprehensive Plan.

The subject site is located within an Area of Consistency as designated by the Comprehensive Plan. Neighborhoods designated as Areas of Consistency will be protected by policies to limit densities, new uses, and negative impacts from nearby development.

Comprehensive Plan Community Planning Area Designation

The subject site is located within the Southwest Mesa Community Planning Area. The Southwest Mesa CPA is characterized by suburban subdivisions, impressive vista, and connection to the Western mesa vista. The identity and character of this area is still emerging, while the physical environment is characterized by sand flats, dunes, and escarpments dotted with scrub juniper and sage (Comprehensive Plan, 4-28).

Trails/Bikeways

The Long Range Bikeway System (LRBS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies existing and proposed routes and trails. Unser Blvd SW has both a dedicated bike lane, and a paved multi-use trail, both of which connect to a larger bike trail network. Sage Rd SW had dedicated bike lanes east of Unser Blvd SW, which end at 86th St SW and begin again on 98th St SW.

Transit

There are no bus routes within ¼ mile of the subject site. The nearest route is ABQ Ride 54 at the intersection of Unser Blvd SW and Arenal Rd SW, located south of the subject site. Route 54 runs Monday through Saturday and has a peak frequency of 45 minutes.

Public Facilities/Community Services

Please refer to the Public Facilities Map (Page 7), which shows public facilities and community services located within one mile of the subject site.

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions

Cannabis Retail: A retail sales establishment licensed by the State to sell cannabis for recreational consumption. Retail establishments selling cannabis solely for consumption by users with a medical card issued by the State are considered general retail and are not regulated by this definition.

Cannabis Cultivation Facility: A facility in which cannabis is grown, harvested, dried, cured, or trimmed.

Cannabis-infused Products Manufacturing: A process in which a product is infused with cannabis that is intended for use or consumption other than by smoking, including but limited to, edible products, ointments, and tinctures.

Commercial Services: Any activity involving provision of services carried out for profit, generally for a business customer and not an individual buyer, including but not limited to upholstering, welding, laundry, printing, or publishing, that is not listed separately as a distinct use in Table 4-2-1.

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

General Retail: An establishment providing for the retail sale of general merchandise or food to the general public for direct use and not for wholesale; including but not limited to sale of general merchandise, clothing, and other apparel, flowers and household plants that are not grown on-site, dry goods, convenience and specialty foods, hardware and similar consumer goods, cannabis for medical consumption pursuant to Sections 26-2B-1 to 26-2B-10 NMSA 1978 (the Lynn and Eric Compassionate Use Act), or other retail sales not listed as a separate use in Table 4-2-1. See also Adult Retail, Building and Home Improvement Materials Store, Large Retail Facility, Liquor Retail, and Grocery Store.

General retail is divided into 3 categories based on the size of the establishment or use (not the size of the structure):

1. General Retail, Small: An establishment with no more than 25,000 square feet of gross floor area.

2. General Retail, Medium: An establishment of more than 25,000 square feet of gross floor area and no more than 50,000 square feet of gross floor area.

3. General Retail, Large: An establishment of more than 50,000 square feet of gross floor area. See also Large Retail Facility

Light Manufacturing: The assembly, fabrication, or processing of goods and materials, including machine shop and growing food or plants in fully enclosed portions of a building, using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building or lot where such assembly, fabrication, or processing takes place, where such processes are housed primarily within the fully enclosed portions of a building. Loading and unloading from rail spurs and wholesaling of products manufactured at the facility are incidental to this use. This use does not include any use that meets the definition of Heavy Manufacturing or Special Manufacturing. See also Cannabis Definitions for Cannabis-derived Products Manufacturing and Cannabis Cultivation

Non-residential Development: Development of allowable land uses on a property that includes no residential development.

Zoning

The subject site is currently zoned MX-T (Mixed-Use – Transition, IDO 14-16-2-4(A)). The purpose of the MX-T zone district is to provide a transition between residential neighborhoods and more intense commercial areas. Primary land uses include a range of low-density residential, small-scale multi-family, office, institutional, and pedestrian-oriented commercial uses. Allowable uses are shown in Table 4-2-1. The MX-T zone (similar to the former O-1 zone) is often used to buffer single-family homes.

The request is to change the subject site's zoning to NR-C (Non-Residential, Commercial, IDO 14-16-2-5(A)). The purpose of the NR-C zone district is to accommodate medium-scale retail, office, commercial, and institutional uses, particularly where additional residential development is not appropriate or not desired because of a deficit of jobs or services in relation to housing units in the area. Primary land uses include a wide spectrum of retail and commercial uses intended to serve both neighborhood and area-wide needs, as well as some light industrial uses. Specific permissive uses are listed in IDO Table 4-2-1: Allowable Uses.

There are some noteworthy differences between MX-T and the NR-C zones. The main difference is that the NR-C zone allows much higher intensity uses – such as light manufacturing, and cannabis uses, as well as bars and nightclubs. The MX-T zone allows residential uses and NR-C generally does not, except Office Live/Work as a conditional accessory use.

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Consistency. Applicable Goals and policies are listed below.

In this case, some of the Goals and policies below were included by the applicant in the justification letter. The applicant also included goals and policies that staff does not find relevant, those are listed later in report. Goals and policies used by the applicant are indicated with the * symbol.

Chapter 4: Community Identity

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

The subject site is currently zoned MX-T. The MX-T zone provides a transition between residential neighborhoods and more intense development in the adjacent MX-L zone. The zone change from MX-T to NR-C would disrupt this transition, remove the buffer, and leave the neighborhood unprotected from intense development that would become permissive in the NR-C zone district. The neighborhood would not be protected, nor preserved. The request does not further Goal 4.1 – Character.

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 MX-T zone allows for residential and other less intense uses to be developed in an area with mostly R-1 zoning. This transitional zoning ensures that the appropriate type and scale of land uses are developed, while protecting and enhancing the existing neighborhood. The zone change request from MX-T to NR-C would drastically change existing zoning patterns on and around the subject site. The intense motor-vehicle related, entertainment, and industrial uses would potentially disrupt the established identity, character, and existing uses in the neighborhood. The request does not further Policy 4.1.2 – Identity and Design.

Chapter 5: Land Use

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

The subject site is located near the intersection of Unser Blvd SW and Sage Rd SW. Unser Blvd is designated as a Commuter Corridor, but Commuter Corridors are excluded from the Corridor definitions in the IDO. Unlike other Corridors in the Comprehensive Plan, development along the corridor has the potential to hinder its utility. The subject site is not located within any Centers, but – the intense uses allowed in the NR-C zone are intended to be concentrated in activity centers and generally away from single-family residential uses. The request does not further Goal 5.1 – Centers and Corridors.

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

The request for the NR-C zone would allow a development of a wide variety of commercial and industrial uses which are currently not allowed. However, the subject site is within a residential area, is not an ideal location to capture regional growth, and the request would allow for uses that would create unsustainable development patterns. The request does not further Policy 5.1.1 – Desired Growth.

*Sub policy c: Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

The request would provide an opportunity for infill development on the subject site. However, the zone change to NR-C would accommodate development in a generally inappropriate area outside of a Center or relevant type of Corridor. The request does not further sub policy 5.1.1c.

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

The request to NR-C would direct more intense commercial uses to the subject site, which is located in an area that is generally zoned R-1. The intense growth would be directed to an Area of Consistency. The current MX-T zone allows for an appropriate transition, and facilitates development that is compatible in density, scale, and intensity in relation to the surrounding area. This request does not further Policy 5.1.2 - Development Areas.

*Policy 5.1.12 – Commuter Corridors: Allow auto-oriented development along Commuter Corridors that are higher-speed and higher-traffic volume routes for people going across town, often as limited-access roadways.

The request would allow for high-intensity uses that are auto-oriented, however there are other aspects that make certain types of auto-oriented development incompatible with the surrounding area. The subject site is within an Area of Consistency, and is a neighborhood largely zoned R-1 which should be protected from intense development. This request partially furthers Policy 5.1.12- Commuter Corridors.

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

The existing MX-T zone allows for a mix of uses that allows residents to live, work, learn, shop, and play together. Uses under the MX-T zones are versatile and can provide residential and commercial uses that are compatible with the surrounding area. The NR-C zone would facilitate development of commercial services, but intense vehicle-related, entertainment, and industrial uses would become permissive and would be detrimental to the existing neighborhood. The request does not further Goal 5.2 – Complete communities.

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

The request would not contribute to creating a healthy and sustainable community because it would facilitate development of intense commercial uses that would be incompatible with the surrounding neighborhood. The requested zone change is not within any Center, and is located within an Area of Consistency where policies limit new development to an intensity and scale consistent with the neighborhood. The request does not further Policy 5.2.1 – Land Uses

*Sub policy 5.2.1(h): Encourage infill development that adds complementary uses

The request would facilitate development on the subject site, adjacent to an established neighborhood. Any new goods, and services would be within walking and biking distance of this neighborhood and of nearby neighborhoods. The subject site's status as a designated regional arterial promotes good access by vehicles. Though, there is potential for incompatible

uses that are not complimentary to the surrounding development. The request partially furthers sub policy 5.2.1(h).

*Sub policy 5.2.1(k): Discourage zone changes to detached single-family residential uses on the West Side.

The zone change request would remove single-family dwellings as an allowable use, therefore discouraging a zone change to detached single-family residential uses on the Westside. The request furthers Sub-policy 5.2.1(k).

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

The zone change to NR-C would encourage the development of an under-utilized lot, which has been vacant for several years. The request furthers Sub-policy 5.2.1 (n).

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

The subject site is already served by existing infrastructure and public facilities, so future development would generally promote efficient development patterns and use of land. However, this would be equally possible with a zone district that is lower in intensity. The request furthers Goal 5.3 – Efficient Development Patterns.

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

The request would support additional growth at the subject site, which is an infill site located in an area already served by existing infrastructure and public facilities. Though, this would be achievable with lower-intensity zone districts. The request furthers Policy 5.3.1 – Infill Development.

*Goal 5.4 – Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

The requested NR-C zone would not allow residential development and would prioritize uses that encourage job growth west of the Rio Grande. The request generally furthers Goal 5.4 – Jobs-Housing Balance.

*Policy 5.4.2 – West Side Jobs: Foster employment opportunities on the West Side.

The requested NR-C zone would encourage commercial development on a vacant site, which would foster employment opportunities on the West Side. The request furthers Policy 5.4.2 – West Side Jobs.

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 located in an Area of Consistency and is currently zoned MX-T, which acts as a transition from MX-L to the north to R-1B to the south, and ensures that development would reinforce the character and intensity of the surrounding area. The request for an NR-C zone would facilitate higher intensity development, as some allowable uses in the NR-C zone

are much more intense, i.e., light manufacturing, entertainment, and intense motor vehicle related uses. This request does not further Goal 5.6 – City Development Areas.

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

The request would direct more intense development outside of any designated Center, and to an area of Consistency, which is the opposite of the intent expressed in the Comprehensive Plan. The request does not further Policy 5.6.2 – Areas of Change.

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.

The subject site is located within an existing single-family neighborhood and outside of Centers designated by the Comprehensive Plan. Development in Areas of Consistency is intended to be compatible with the existing scale and character of surrounding neighborhoods. The NR-C zone would allow uses that are incompatible with the existing residences and surrounding neighborhoods.

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

Requirements

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

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

Justification & Analysis

The zone change justification letter analyzed here, received March 29th, is a response to Staff's request for a revised justification (see attachment). The subject site is currently MX-T (Mixed-Use – Transition). The requested zoning is NR-C (Non-Residential - Commercial). The reason for the zone change is to allow opportunity for a wider range of commercial development.

The applicant believes that the proposed zoning map amendment (zone change) meets the zone change decision criteria in IDO §14-16-6-7(G)(3) as elaborated in the justification letter. The citation is from the IDO. The applicant's arguments are in *italics*. Staff analysis follows in plain text.

- A. The proposed zone 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: The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comprehensive Plan, as amended, and other applicable plans adopted by the City. Please refer to the in-depth analysis of the applicable Goals and Policies below.

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

Applicable citations: Goal 5.1-Centers and Corridors, Policy 5.1.1-Desired Growth, sub-policy 5.1.1(c), Policy 5.2.1-Land Uses, Sub Policy 5.2.1(h)-Land Uses, Sub Policy 5.2.1(k)-Land Uses, Sub Policy 5.2.1(n)-Land Uses, Goal 5.3-Efficient Development Patterns, Policy 5.3.1-Infill Development, Goal 5.4 Jobs-Housing Balance, Policy 5.4.2-West Side Jobs

Applicable Goals and Policies not included: Goal 4.1-Character, Policy 4.1.2-Identity and Design, Policy 5.1.2-Development Areas, Goal 5.6 City Development Areas. Policy 5.6.2-Areas of Change, Policy 5.6.3-Areas of Consistency

The applicant's policy-based response does not adequately demonstrate that the request furthers a preponderance of applicable Goals and Policies. The request generally furthers some policies regarding Infill Development, and Jobs-Housing Balance. However, these policies could be equally furthered by a zone map amendment to a less intense zone than the requested NR-C zone, and could be achieved with the current zone. The request conflicts with policies regarding Character, Identity and Design, and Areas of Consistency. Therefore, there are significant conflicts and the request does not further a preponderance of applicable Goals and policies.

B. If the subject site is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. 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 Com Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant: Criteria 3 is met for this application. The existing zoning is not appropriate for this site because a different zone district is more advantageous to the community as articulated by the ABC Comp Plan.

The subject site is located wholly in an Area of Consistency. However, the requested change to NR-C, and the commercial developments which may be facilitated as a result, would clearly

reinforce the established character of the surrounding area, which includes a drive-through restaurant, a pre-school and a retail outlet.

Staff response: Criterion B is a two-part test, which the request does not meet. The applicant has not adequately demonstrated that the proposed zone would clearly reinforce or strengthen the established Area of Consistency. The NR-C zone would permit future development that is significantly different from the area's established neighborhood character. The NR-C zone district allows intense industrial, entertainment, commercial, and motor vehicle-related uses, which would be harmful to the existing neighborhood.

The request does not meet Criterion 3 (more advantageous to the community) because the applicant has not adequately demonstrated that the request furthers a preponderance of applicable Goals and policies and does not conflict with them. Therefore, a different zone category would not be more advantageous to the community than the current zoning.

The response to Criterion B is insufficient.

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

Applicant: The subject property is located wholly in an Area of Consistency, so this criterion does not apply.

Staff: The subject site is located wholly in an Area of Consistency. Therefore, this criterion does not apply.

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

Applicant: The requested zoning of NR-C does not allow permissive uses that would be harmful to the adjacent property, neighborhood, or community. The table below provides a comparison of uses from the MX-T and NR-C zones. Several uses become "P" Permissive with the requested zone change, which could be considered harmful by neighbors, including hospital, bar, nightclub, light vehicle fueling station, light vehicle sales and rental, and pawn shop.

Regarding hospitals, the neighborhood is protected by the use-specific standards that require a Conditional Use Approval when located within 300 feet of residential zone districts. The subject site is

adjacent to several residentially zoned properties. In addition, the size of the site is not conducive to use as a hospital.

Cannabis sales would require a Conditional Use Approval, as the site is within 300 feet of the Kidz Academy, a newly constructed preschool. Liquor sales would likewise be restricted on the subject properties, as state statutes require that licensees not be located within 300 feet of a school.

Kenneling facilities must be located indoors, and the building must be separated by at least 25 feet any residential zone. In addition, any activities associated with kenneling which are conducted outside of a fully enclosed building are prohibited within 50 feet in any direction of any residential zone district.

Light manufacturing uses require a minimum 25-foot landscape edge buffer when located adjacent to any non-industrial development. Any activities related to light manufacturing must be within a fully enclosed building, unless a Conditional Use Approval is obtained.

Light vehicle fueling stations, sales, and rental are all limited in their impact or potential development by the size and shape of the properties and the location near low-density residential development. The use-specific standard for light vehicle fueling stations require a Conditional Use Approval by the ZHE due to the site's adjacency to residential zone districts. Any outdoor sales and rental areas are prohibited within 50 feet of the surrounding residential zones, which severely limits the area of the site where cars could be parked for such a use.

Lastly, pawn shops are restricted to a distance separation of one mile, which ensures a dispersion and limitation of their potential impacts.

Overall, the Applicant believes that the site's size, the surrounding zoning, and IDO requirements, including the use-specific standards all work together to safeguard the community from any harmful uses and impacts from the proposed Zoning Map Amendment.

TABLE 2. IDO ZONING COMPARISON: NR-C VS. MX-T

Use	NR-C	MX-T
Dwelling, single-family detached, cluster development, cottage development, two-family detached, townhouse	-	P
Dwelling, live work	CA	P
Assisted living facility or nursing home	-	P
Community residential facility, small, medium	-	P
Dormitory	-	C
Group home small, medium	-	C
Adult or child day care facility	P	P

Community center or library	C	P
Museum *	P	P
Sports Field, University or college *	P	CV
Hospital *	P	-
Vocational school	P	P
Kennel	P	-
Veterinary hospital or other pet services	P	C
Adult entertainment	-	-
Auditorium or theater *	P	A
Bar & Tap room or tasting room	P	C
Nightclub	P	-
Restaurant	P	C
Hotel or motel *	P	P
Car wash	P	-
Light vehicle fueling station, sales and rental, & repair	P	-
Bank	P	P
Blood services facility	C	-
Club or event facility	P	C
Construction contractor facility and yard *	P	-
Commercial services	P	-
Medical or dental clinic	P	P
Mortuary	P	-
Office or Personal and business services, small	P	P
Research or testing facility	P	P
Self-storage	P	-
Amphitheater *	C	-
Other outdoor entertainment	P	A
Art gallery	P	P
Bakery goods or confectionery shop	P	C
Building and home improvement materials store	P	-
General retail, small; Cannabis retail	P	P
Liquor retail	C	C
Pawn shop	P	-
Nicotine retail	C	C
Artisan manufacturing	P	C
Cannabis cultivation and Cannabis-derived products manufacturing	P	C
Light manufacturing	P	-

Staff: The applicant provided a partial comparison of the existing MX-T zoning and the proposed NR-C zoning. Some uses that would become permissive under the NR-C zone, which are not currently allowed, are Kennel, Nursery, Heavy vehicle and equipment sales, rental, fueling, and repair, Construction contractor facility and yard, Self-storage, Other outdoor entertainment, Building and home improvement materials store, General retail (medium, and large), Liquor retail, Cannabis cultivation, Cannabis-infused products manufacturing, Light manufacturing, Recycling drop-off bin facility, Warehousing, and Wholesaling and distribution center.

The applicant discussed, some new permissive uses and included discussion on those that have potential to be harmful: Hospitals, Cannabis sales, Kennel, Light Manufacturing, light vehicle fueling station, pawn shop. The applicant discusses the applicable IDO Use-Specific standards and State laws that would adequately regulate these uses and mitigate any potential harm to the surrounding properties, the neighborhood, or the community.

The applicant does not discuss the following uses that would be potentially harmful to the surrounding neighborhood: Cannabis cultivation and Cannabis-derived products manufacturing, construction contractor facility and yard, club or event facility, Heavy vehicle and equipment sales, rental, fueling, and repair, car wash, hotel or motel, bar nightclub, Warehousing, and Wholesaling and distribution center.

Staff generally agrees to with the discussion and the focus on said uses that were discussed, however, many uses that have potential for harm were not discussed or noted.

The response to Criterion D is insufficient.

- E. The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 of the following requirements:
1. Have adequate capacity to serve the development made possible by the change of zone.
 2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
 3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.
 4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City- approved Development Agreement between the City and the applicant.

Applicant: The subject properties will be adequately served by the existing City infrastructure immediately adjacent to the property and in the surrounding area. This infrastructure includes roadways, water, sewer, and storm drain facilities in the Southwest Mesa neighborhood that can serve the project. These infrastructure improvements were constructed by the property owner and will finally be utilized to provide needed services.

Staff: The request appears to meet the requirement that the City's existing infrastructure and public improvements adequately serve the subject site and have adequate capacity to serve

the development made possible by the change of zone (requirement 1). The response to Criterion E is sufficient.

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

Applicant: The justification for this Zoning Map Amendment is not based on the property's location on a major street but rather the request being more advantageous to the community as articulated by the Comprehensive Plan.

Staff: The subject site's location along designated Regional Principal Arterial, Unser Blvd. SW, provides some rationale for the proposed NR-C zoning. However, this is not the primary reason for the request. Rather, this rationale is tied to the policy analysis, which does not show that the request furthers a preponderance of applicable Goals and policies.

The response to Criterion F is insufficient.

- G. The applicant's justification for the requested zone change is not completely or predominantly on the cost of land or economic conditions.

Applicant: The justification for this Zoning Map Amendment does not rely on the cost of land or economic considerations. However, taking advantage of investment in the infrastructure needed to serve these properties, which are both vacant lots, helps support the economic vitality of the neighborhood and will be a positive step for the neighborhood and community overall.

Staff: 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.

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: This request creates a justifiable spot zone, because the proposed NR-C zone clearly facilitates the ABC Comprehensive Plan by providing additional commercial uses, services and jobs on the Southwest Mesa. This location is more suitable to the proposed NR-

C, as it is accessed by a major collector, as well as a designated Commuter Corridor which carried approximately 20,000 vehicles per day prior to the pandemic (Criteria 2).

The ABC Comprehensive Plan specifically discourages zone changes which allow single-family detached uses on the West Side. Such uses are permissive within MX-T zones, but are not an allowable use within NR-C. The requested zone has the same maximum building height of 38 feet as the MX-L zone, including those found on the adjacent parcels within the Unser & Sage Marketplace.

The Applicant requests this zone change because the NR-C zone allows self-storage and drive-through restaurants as permissive uses. While self-storage and drive-through restaurants are also permissive in MX-H, a change to MX-H would allow adult retail as a permissive use, which is not an allowed use within the NR-C zone. Surrounding residential properties are safeguarded against many of the potentially harmful permissive uses allowed within NR-C zones through use-specific standards and buffers required by the IDO.

Staff: The applicant raises a good point regarding the amount of traffic that travels along Unser Blvd SW, a designated Commuter Corridor. However, the future desired uses by the applicant, self-storage and restaurant with a drive through, are allowed in the MX-L zone. Though, self-storage requires a conditional use permit through the ZHE. This step provides protections to the existing neighborhood and allows them to have a say in the development that happens in the neighborhood. Restaurant and drive through are allowed as accessory and permissive uses, respectively, in the MX-L zone, which would be a better fit for a requested zone map amendment.

The request for NR-C zone would create a spot zone and is not necessary to achieve the type of development the applicant is requesting, while a request for a less intense zone, i.e., MX-L, would not. The purpose of review and analysis is to review all potential uses within the requested zone, though there are protections in place from some of the intense uses in the NR-C zone, many allowable uses would not match the character nor the intensity of the surrounding neighborhood.

Further, as discussed above, the request does not further a preponderance of applicable Comprehensive Goals and Policies.

The response to criterion H is insufficient.

III. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other interested agencies reviewed this application. Few comments were received. PNM commented that existing easements and setbacks should be carefully considered when developing the subject site. Solid waste discussed the placement of future trash enclosures and stated they would have to be placed away for the neighboring residential area. Other agencies had no significant comments to discuss (see attachments).

Neighborhood/Public

South West Alliance of Neighborhoods, Westside Coalition of Neighborhood Associations, South Valley Coalition of Neighborhood Associations, Stinson Tower NA, and the Westgate Heights NA were all required to be notified, which the applicant did (see attachments). Property owners within 100 feet of the subject site were also notified, as required (see attachments).

The applicant offered a pre-application neighborhood meeting but none was requested by the affected neighborhood associations. The applicant informed staff that the Certified Mail was deemed undeliverable. Staff notified the applicant that they should send First Class mail in addition to the Certified Mail, however, evidence that this was done has not been received at the time this staff report was written.,

As of this writing, Staff has not received any correspondence or phone calls from the public regarding the request.

IV. CONCLUSION

The request is for a Zoning Map Amendment (zone change) for an approximately 6.0-acre site that comprises a portion of land between Unser Blvd SW and Secret Valley Dr SW, along Sage Rd SW. The applicant would like to change the subject site's zoning to allow future commercial uses such as a restaurant with a drive-through, and a self-storage facility.

The request has not been adequately justified pursuant to the IDO Review and Decision Criteria for zone changes in IDO 14-16-6-7(G)(3) and conflicts with Criterion A, B, D, F, and H. The zone change would be harmful to the health and general welfare of the community; it is inconsistent with the predominant land use of adjacent property; presents significant conflicts with several, applicable Goals and policies in the Comprehensive Plan; is not more advantageous to the community; and would allow permissive uses that are harmful to adjacent property because of incompatibilities.

The affected neighborhood organizations are the South West Alliance of Neighborhoods, Westside Coalition of Neighborhood Associations, South Valley Coalition of Neighborhood Associations, Stinson Tower NA, and the Westgate Heights NA. They were all required to be notified, which the applicant did. Property owners within 100 feet of the subject site were also notified, as required however, the applicant stated that the Certified Mail was not received. Staff advised the applicant to re-send via First Class mail.

Staff recommends DENIAL.

FINDINGS - RZ-2022-00014, April 21, 2022- Zoning Map Amendment (Zone Change)

1. The request is for a zoning map amendment (zone change) for an approximately 6.0-acre site legally described as Tract A-1 and Tract A-2, Plat Of Tracts A-1 Thru A-6 Unser & Sage Marketplace, (being a replat of Tract A Unit 1-B Lands of Albuquerque South), and comprising a portion of land between Unser Blvd SW and Secret Valley Dr SW, along Sage Rd SW (the “subject site”).
2. The subject site is zoned MX-T (Mixed Use-Transition Zone District). The applicant is requesting a zone change to NR-C (Non-Residential Commercial) to facilitate future development with commercial uses such as a self-storage facility, and a restaurant with a drive-through.
3. The subject site is in an Area of Consistency, and is along a Commuter Corridor as designated in the Comprehensive Plan. The subject site is not located within any designated Activity Center.
4. 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.
5. The request conflicts significantly with the following, applicable Goal and Policies from Chapter 4: Community Identity:

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

The subject site is currently zoned MX-T. The MX-T zone provides a transition between residential neighborhoods and more intense development in the adjacent MX-L zone. The zone change from MX-T to NR-C would disrupt this transition, remove the buffer, and leave the neighborhood unprotected from intense development that would become permissive in the NR-C zone district.

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

The MX-T zone allows for residential and other less intense uses to be developed in an area with mostly R-1 zoning. This transitional zoning ensures that the appropriate type and scale of land uses are developed, while protecting and enhancing the existing neighborhood. The zone change request from MX-T to NR-C would drastically change existing zoning patterns on and around the subject site. The intense motor-vehicle related, entertainment, and industrial uses would potentially disrupt the established identity, character, and existing uses in the neighborhood.

6. The request conflicts significantly with the following, applicable Goal and Policies from Chapter 5: Land Use:
 - A. Goal 5.1-Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The subject site is located near the intersection of Unser Blvd SW and Sage Rd SW. Unser Blvd is designated as a Commuter Corridor, but Commuter Corridors are excluded from the Corridor definitions in the IDO. Unlike other Corridors in the Comprehensive Plan, development along the corridor has the potential to hinder its utility. The subject site is not located within any Centers, but – the intense uses allowed in the NR-C zone are intended to be concentrated in activity centers and generally away from single-family residential uses.

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

The request for the NR-C zone would allow a development of a wide variety of commercial and industrial uses which are currently not allowed. However, the subject site is within a residential area, is not an ideal location to capture regional growth, and the request would allow for uses that would create unsustainable development patterns.

- C. Sub-policy 5.1.1c: Encourage employment density, compact development, redevelopment and infill Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

The request would provide an opportunity for infill development on the subject site. However, the zone change to NR-C would accommodate development in a generally inappropriate area outside of a Center or relevant type of Corridor.

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

The request to NR-C would direct more intense commercial uses to the subject site, which is located in an area that is generally zoned R-1. The intense growth would be directed to an Area of Consistency. The current MX-T zone allows for an appropriate transition, and facilitates development that is compatible in density, scale, and intensity in relation to the surrounding area.

7. The request conflicts significantly with the following Goal and policies in Chapter 5-Land use, with respect to complete communities.

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

The existing MX-T zone allows for a mix of uses that allows residents to live, work, learn, shop, and play together. Uses under the MX-T zones are versatile and can provide residential and commercial uses that are compatible with the surrounding area. The NR-C zone would facilitate development of commercial services, but intense vehicle-related, entertainment, and industrial uses would become permissive and would be detrimental to the existing neighborhood.

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

The request would not contribute to creating a healthy and sustainable community because it would facilitate development of intense commercial uses that would be incompatible with the surrounding neighborhood. The requested zone change is not within any Center, and is located within an Area of Consistency where policies limit new development to an intensity and scale consistent with the neighborhood.

8. The request conflicts significantly with the following Goal and Policies regarding city development areas in chapter 5-Land Use.

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

The subject site is located in an Area of Consistency and is currently zoned MX-T, which acts as a transition from MX-L to the north to R-1B to the south, and ensures that development would reinforce the character and intensity of the surrounding area. The request for an NR-C zone would facilitate higher intensity development, as some allowable uses in the NR-C zone are much more intense, i.e., light manufacturing, entertainment, and intense motor vehicle related uses.

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

The request would direct more intense development outside of any designated Center, and to an area of Consistency, which is the opposite of the intent expressed in the Comprehensive Plan.

- C. 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.

The subject site is located within an existing single-family neighborhood and outside of Centers designated by the Comprehensive Plan. Development in Areas of Consistency is intended to be compatible with the existing scale and character of surrounding neighborhoods. The NR-C zone would allow uses that are incompatible with the existing residences and surrounding neighborhoods

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

- A. Criterion A: The applicant's policy-based response does not adequately demonstrate that the request furthers a preponderance of applicable Goals and Policies. The request generally

further some policies regarding Infill Development, and Jobs-Housing Balance. However, these policies could be equally furthered by a zone map amendment to a less intense zone than the requested NR-C zone, and could be achieved with the current zone. The request conflicts with policies regarding Character, Identity and Design, and Areas of Consistency. Therefore, there are significant conflicts and the request does not further a preponderance of applicable Goals and policies.

- B. Criterion B: Criterion B is a two-part test, which the request does not meet. The applicant has not adequately demonstrated that the proposed zone would clearly reinforce or strengthen the established Area of Consistency. The NR-C zone would permit future development that is significantly different from the area's established neighborhood character. The NR-C zone district allows intense industrial, entertainment, commercial, and motor vehicle-related uses, which would be harmful to the existing neighborhood.

The request does not meet Criterion 3 (more advantageous to the community) because the applicant has not adequately demonstrated that the request furthers a preponderance of applicable Goals and policies and does not conflict with them. Therefore, a different zone category would not be more advantageous to the community than the current zoning.

- C. Criterion C: The subject site is located wholly in an Area of Consistency. Therefore, criterion C does not apply.
- D. Criterion D: The applicant provided a partial comparison of the existing MX-T zoning and the proposed NR-C zoning. Some uses that would become permissive under the NR-C zone, which are not currently allowed, are Kennel, Nursery, Heavy vehicle and equipment sales, rental, fueling, and repair, Construction contractor facility and yard, Self-storage, Other outdoor entertainment, Building and home improvement materials store, General retail (medium, and large), Liquor retail, Cannabis cultivation, Cannabis-infused products manufacturing, Light manufacturing, Recycling drop-off bin facility, Warehousing, and Wholesaling and distribution center.

The applicant discussed, some new permissive uses and included discussion on those that have potential to be harmful: Hospitals, Cannabis sales, Kennel, Light Manufacturing, light vehicle fueling station, pawn shop. The applicant discusses the applicable IDO Use-Specific standards and State laws that would adequately regulate these uses and mitigate any potential harm to the surrounding properties, the neighborhood, or the community.

The applicant does not discuss the following uses that would be potentially harmful to the surrounding neighborhood: Cannabis cultivation and Cannabis-derived products manufacturing, construction contractor facility and yard, club or event facility, Heavy vehicle and equipment sales, rental, fueling, and repair, car wash, hotel or motel, bar nightclub, Warehousing, and Wholesaling and distribution center.

- E. Criterion E: The request appears to meet the requirement that the City's existing infrastructure and public improvements adequately serve the subject site and have adequate capacity to serve the development made possible by the change of zone (requirement 1).

- F. Criterion F: The subject site's location along designated Regional Principal Arterial, Unser Blvd. SW, provides some rationale for the proposed NR-C zoning. However, this is not the primary reason for the request. Rather, this rationale is tied to the policy analysis, which does not show that the request furthers a preponderance of applicable Goals and policies.
- G. Criterion G: 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.
- H. Criterion H: The request for NR-C zone would create a spot zone and is not necessary to achieve the type of development the applicant is requesting, while a request for a less intense zone, i.e., MX-L, would not. The purpose of review and analysis is to review all potential uses within the requested zone, though there are protections in place from some of the intense uses in the NR-C zone, many allowable uses would not match the character nor the intensity of the surrounding neighborhood.

Further, as discussed above, the request does not further a preponderance of applicable Comprehensive Goals and Policies.

10. The applicant's policy analysis does not adequately demonstrate that the request furthers applicable Goals and policies in the Comprehensive Plan and does not significantly conflict with it (Criterion A). There are significant conflicts with Goals and policies regarding Land Use, Areas of Consistency, and Areas of Change. Based on this demonstration, the proposed zone category would not be more advantageous to the community than the current zoning.
11. Further, as noted above, Criterion B, D, F and H are not met.
12. The future desired uses by the applicant, self-storage and restaurant with a drive through, are allowed in the MX-L zone. Though, self-storage requires a conditional use permit through the ZHE. This step provides protections to the existing neighborhood and allows them to have a say in the development that happens in the neighborhood. Restaurant and drive through are allowed as accessory and permissive uses, respectively, in the MX-L zone, which would be a better fit for a requested zone map amendment.
13. The affected neighborhood organizations are the South West Alliance of Neighborhoods, Westside Coalition of Neighborhood Associations, South Valley Coalition of Neighborhood Associations, Stinson Tower NA, and the Westgate Heights NA. They were all required to be notified, which the applicant did. Property owners within 100 feet of the subject site were also notified, as required.
14. The Certified Mail was not delivered to the Property owners within 100 feet, staff advised the agent to re-notify using First Class mail.
15. As of this writing, Staff has not received any correspondence or phone calls and is unaware of any opposition.

RECOMMENDATION - RZ-2022-00014, April 21, 2022

DENIAL of Project #: 2021-003120, Case #: 2022-00014, a zone change from MX-T to NR-C, for Tract A-1 and Tract A-2, Plat Of Tracts A-1 Thru A-6 Unser & Sage Marketplace, (being a replat of Tract A Unit 1-B Lands of Albuquerque South), an approximately 6.0 acre site comprising a portion of land between between Unser Blvd SW and Secret Valley Dr SW, along Sage Rd SW, based on the preceding Findings.

Sergio Lozoya

**Sergio Lozoya
Current Planner**

Notice of Decision cc list:

cc: Todd Megrath, President - Mack ABQ I, LLC, tmegrath@msquareddevelopment.com
Consensus Planning, Vos@consensusplanning.com
South West Alliance of Neighborhoods (SWAN Coalition), Jerry Gallegos jgallegoswccdg@gmail.com
South West Alliance of Neighborhoods (SWAN Coalition), Luis Hernandez Jr., luis@wccdg.org
Westside Coalition of Neighborhood Associations, Elizabeth Haley ekhaley@comcast.net
Westside Coalition of Neighborhood Associations, Rene Horvath, aboard111@gmail.com
South Valley Coalition of Neighborhood Associations, Roberto Roibal, rroibal@comcast.net
South Valley Coalition of Neighborhood Associations, Patricio Dominguez, dpatriciod@gmail.com
Stinson Tower NA, Eloy Padilla Jr., eloygdav@gmail.com
Stinson Tower NA, Lucy Arzate- Boyles arzate.boyles2@yahoo.com
Westgate Heights NA, Matthew Archuleta, mattearchuleta1@hotmail.com
Westgate Heights NA, Christopher Sedillo navrmc6@aol.com
Legal: dking@cabq.gov

File

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Long Range Planning

CITY ENGINEER

Transportation Development

.

Hydrology Development

New Mexico Department of Transportation (NMDOT)

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

WATER UTILITY AUTHORITY

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION-

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Should the zone change be approved, the proposed trash enclosures will have to be placed away from the residential homes.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

No comment

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY PUBLIC WORKS/TRANSPORTATION PLANNING

No adverse comments. For information purposes only, the site is over a ½ mile from a Bernalillo County maintained road or traffic signal at Sage Rd and Coors Blvd.

BERNALILLO COUNTY PLANNING AND DEVELOPMENT SERVICES

No comment.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No adverse comments

ALBUQUERQUE PUBLIC SCHOOLS

No comments.

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA)

MID-REGION METROPOLITAN PLANNING ORGANIZATION – TRANSPORTATION

MRMPO has no adverse comment. For informational purposes:

Unser Blvd is functionally classified as a Principal Arterial.

Sage Rd is functionally classified as a Major Collector.

Unser Blvd is a Limited Access facility. Please contact Nathan Masek by email at npmasek@mrcog-nm.gov with any questions about access control.

A Proposed Bike Lane is identified on Sage Rd east of Unser in the Long Range Bikeway System (LRBS).

Unser Blvd is and Intelligent Transportation System (ITS) Corridor. Please consult the reviewing agency's Traffic Engineering and/or ITS Department with any questions regarding ITS infrastructure.

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

There are PNM facilities abutting the site and/or easements around the entire perimeter of the site, along Sage Rd SW, Unser Blvd SW, and within the site.

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

Any existing easements or 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 resulting future Site Plan or Plat.

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.



Figure 1: Looking southwest towards the subject site along Sage Rd SW.



Figure 2: Looking west down Sage Rd SW along the northern border of the subject site.



Figure 3: Looking south along the eastern portion of the subject site, which borders single-family residential dwellings.



Figure 4: Looking northwest from the southeast corner of the subject site, towards existing businesses.



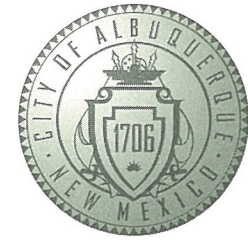
Figure 5: Looking north towards Unser Blvd SW from the western border of the subject site.



Figure 6: Looking towards development to the north of the subject site.

HISTORY

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

January 9, 2020

City of Albuquerque
Planning Department
Urban Design & Development
600 2nd St. NW, 3rd Floor
Albuquerque, NM 87102

Project #2019-003120
RZ-2019-00070 – Zone Map Amendment (Zone Change)

LEGAL DESCRIPTION:

Consensus Planning, agent for Unser & Sage LLC, request the above action for all or a portion of Tracts A1 & A2 Plat of Tracts A-1 through A-6 of Unser & Sage Marketplace, Zoned MX-L to MX-T, located on Sage SW, between Unser & Sage Rd. SW, containing approximately 5.80 acres. (M-10) Staff Planner: Whitney Phelan

PO Box 1293

On January 9, 2020 the Environmental Planning Commission (EPC) voted to APPROVE Project 2019-003120/RZ-2019-00070, Zone Map Amendment from MX-L to MX-T based on the following Findings:

NM 87103

www.cabq.gov

1. This is a request for a Zoning Map Amendment (Zone Change) for a site approximately 5.80-acres known as Tracts A-1 and A-2, Plat of Tracts A-1 through 6, Unser & Sage Marketplace. The subject site is located on the south side of Sage Rd SW, between Unser Blvd SW and Sage Rd SW. The site is currently vacant and contains two lots.
2. The Environmental Planning Commission (EPC) is hearing this case as a recommending body. Pursuant to Section 6-7(F)(1) of the Integrated Development Ordinance because the subject site is less than 10 gross acres and is located wholly or partially in an Area of Consistency as shown in the ABC Comprehensive Plan, as amended.
3. The subject site is zoned MX-L (Mixed-Use Low Intensity); the intention of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at the corners of Collector intersections. The applicant is requesting a zone change to MX-T (Mixed-Use Transition) in order to provide a transition between residential neighborhoods and more intense commercial areas.
4. The subject site is located within an Area of Consistency and along a Commuter Corridor as designated in the Comprehensive Plan. The subject site is not located within a Protection Overlay Zone.

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5. There is MX-L and County designated residential zoning to the north of the site. Lots to the south and east of the subject site are zoned R-1A and developed with single-family dwellings. The property immediately adjacent to the west is zoned PD.
6. 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.
7. The request generally furthers the following, applicable Comprehensive Plan Goals and policies in regards to Community Identity:

- (a) 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 requested MX-T zoning would protect the identity and cohesiveness of the surrounding neighborhood. The purpose of the MX-T zoning district is to provide a transition between residential neighborhoods and more intense commercial areas. The current zoning, MX-L, is intended to provide for neighborhood-scale convenience shopping needs, primarily at the corners of collector intersections. This request would create a transition between higher intensity retail at the intersection corner and the residential lots to the south and east.

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

The request would allow a mix of uses that can serve as a transition between MX-L zoning to the north and County designated C-1 to the northwest of the residential neighborhood to the south of the subject site.

8. The request generally furthers the following, applicable Comprehensive Plan Goals and policies in regards to Land Use:

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

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

Commuter Corridors are intended for long-distance trips across town by automobile, including limited-access streets. These roads tend to be higher-speed and higher-traffic routes. Although the subject site is ripe for strip development, increasing retail uses along the corridor would decrease the utility of this corridor. MX-T allows multiple residential options as well as some commercial, like office and accessory retail uses, which generally require longer visits and would not generate as many vehicle trips as a retail or other more intense commercial uses. The requested zoning, MX-T, would support the type of development intended by the Comprehensive Plan for Commuter Corridors.

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- (b) GOAL 5.3- Efficient Development Patterns: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

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

POLICY 5.3.2- Leapfrog Development: Discourage growth in areas without existing infrastructure and public facilities.

The request allows more residential uses than MX-L and will create an opportunity for transitions between the MX-L to the north and a buffer between Unser Blvd to the west and housing to the east of the subject site. Infrastructure has already been improved on the site, therefore it will not create growth in areas without existing infrastructure.

- (c) 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.

The subject site is located in an Area of Consistency, where the Comprehensive Plan intends and encourages support of zone changes in predominantly single-family residential neighborhoods that help align the appropriate zone with existing land uses. It seeks to ensure that development will reinforce the scale, intensity, and setbacks of the immediately surrounding context. In areas with predominantly single-family residential uses, the Comp Plan intends that zone changes be considered that help align the appropriate zone with existing land uses.

- (d) POLICY 5.6.4- Appropriate Transitions: Provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

The request generally furthers Policy 5.6.4- Appropriate Transitions by creating a transition, MX-T, between MX-L zoned properties to the north of the subject site and R-1A zoned properties to the south. County zoned properties to the north are zoned for agricultural and residential uses as well.

9. The request partially furthers the following, applicable Comprehensive Plan Goals and policies in regards to Urban Design:

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

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

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The request is for a zone change, which does not include building design or site planning. There is no way to evaluate future design at this stage, though the applicable IDO design standards (see 4.1.2-Identity and Design) would ensure higher quality design that would add to the existing community character.

10. The request generally furthers the following, applicable Comprehensive Plan Goals and policies in regards to Housing:

GOAL 9.2: Sustainable Design: Promote housing design that is sustainable and compatible with the natural built environment.

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

The MX-T zone district allows more options for single-family residential development and duplexes. The design standards in the IDO would require that the new development match existing densities, scale, and setbacks as the surrounding single-family homes. The current MX-L zoning only allows townhomes and multi-family residential uses, which are not as closely aligned in density and scale as the existing single-family properties.

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

- A. Criterion A: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies (and other plans if applicable) and does not significantly conflict with them. The applicant has not adequately demonstrated, in his policy-based response, that the request would be consistent with the City's health, safety, morals and general welfare.

The request on conflicts with Subpolicy 5.2.1.k- Discourage zone changes to detached single-family residential uses on the West Side. However, the current development pattern to the east and south of the site (zoned R-1A) is single-family dwellings with extra-small lot sizes. The request from MX-L to MX-T zoning would allow for single-family dwellings of small lots sizes, duplexes, townhomes, apartments or a mix of all these uses to exist on the property. MX-T would also maintain many of the commercial and office uses allowed in MX-L, therefore allowing the site to be developed with both residential and commercial uses. The applicant has stated throughout the justification letter and at the neighborhood meeting that up to half of the site will be maintained for small-scale commercial uses permitted in MX-T. The change to MX-T would also allow the MX-L properties to the north of the site to develop as desired because the zoning would not trigger neighborhood edge provisions that the R-1 and R-T zoning districts would apply. The request furthers applicable Goals and Policies regarding Areas of Consistency, Commuter Corridors, Appropriate Transitions and Efficient Development Patterns

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- B. Criterion B: The subject site is located wholly in an Area of Consistency. A zone change from MX-L to MX-T would permit development that would reinforce and strengthen the established character of the surrounding parcels. The applicant has sufficiently shown that the current zoning of MX-L is inappropriate because MX-T is more advantageous to the community as articulated by the ABC Comp Plan, as amended. The adjacent R-1A lots have been developed with Single-family dwellings and the request will allow similar development to occur on the currently vacant site, while still allowing small neighborhood-scale commercial development to occur as a transition between residential uses to the south and commercial uses to the north of the site. Although Policy 5.2.1.k discourages zone map amendments that encourage more single-family residential development on the westside, zone map amendments are not based on the intended use and the allowable uses in MX-T only differ slightly from the current zoning and meets policies related to Areas of Consistency and Appropriate Transitions.
 - C. Criterion C: The subject site is located wholly in an Area of Consistency, so this criterion does not apply.
 - D. Criterion D: The change in potential permissive uses from MX-L to MX-T create a predictable development pattern and decrease the bucket of potential uses in terms of commercial uses. Several uses, such as Car Wash, Light Vehicle Fueling and Light Vehicle Repair would no longer be permissive if the request is approved, which can sometimes be seen as nuisance uses by residential property owners. Additional permissive uses that would be allowed are dwelling, single-family and dwelling, duplex, both of which would match the surrounding context and not be harmful.
 - E. Criterion E: The City's existing infrastructure and public improvements will have adequate capacity to serve the development made possible by the change of zone (Criterion 1) because the site already has adequate capacity to serve the development made possible by the change of zone.
 - F. Criterion F: The justification for the request is not based on the property's location on a major street.
 - G. Criterion G: The request is not based primarily upon the cost of land or economic considerations. The request would allow the site to serve as a transition zone between the MX-L to the north and the R-1A to the east and south, while also maintaining the context and scale and the surrounding land uses.
 - H. Criterion H: The request would result in a spot zone by applying a zone district different from surrounding zone districts to one small area or one premises, however, the area of the zone change can function as a transition between adjacent zone districts (Criterion 1).
13. The applicant's policy analysis adequately demonstrates that the request generally furthers a preponderance of applicable Goals and policies in the Comprehensive Plan and does not significantly conflict with it. Based on this demonstration, the proposed zone category would be more advantageous to the community than the current zoning.

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14. The affected neighborhood organizations are the Southwest Alliance of Neighborhoods, Westside Coalition of Neighborhood Associations, South Valley Coalition of Neighborhood Associations, Stinson Tower Neighborhood Association, and Westgate Heights Neighborhood Association. Property owners within 100 feet of the subject site were also notified as required.
15. As of this writing, Staff has received no letters in support or opposition of this request.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **JANUARY 24, 2020**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the IDO, Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's recommendation.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

Sincerely,


for Brennon Williams
Planning Director

BW/RB

cc: COA Planning Department, , 600 2nd St. NW, 3rd Fl., ABQ, NM 87102
South West Alliance of Neighborhoods, Cherise Quezada, cherquezada@yahoo.com
South West Alliance of Neighborhoods, Jerry Gallagos, jgallagosswwcdg@gmail.com
Westside Coailition NA, Harry Hendriksen, hlhen@comcast.net
Westside Coailition NA, Rene Horvath, abaord10@juno.com
South Valley Coailition NA, Roberto Roibal, rroibal@comcast.net
South Valley Coailition NA, Marcia Fernandez, mbfernandez1@gmail.com
Stinson Tower NA, Eloy Paddilla Jr., eloygdav@gmail.com
Stinson Tower NA, Dan Sosa III, sosalaw@msn.com
Westgate Heights NA, Matthew Arculeta, mattearchuleta1@hotmail.com
Westgate Heights NA, Eric Faull, dunduen@outlook.com
Bruce Rizzieri, 1225 Rael St. SW, Albuquerque NM 87121

ZONING

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

Please refer to IDO Section 14-16-2-5(A) for the NR-C Zone
District

APPLICANT INFORMATION



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

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input 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: Todd Megrath, President - Mack ABQ I, LLC		Phone:
Address: 10540 W Cheyenne Ave		Email: tmegrath@msquareddevelopment.com
City: Las Vegas	State: NV	Zip: 89109
Professional/Agent (if any): Consensus Planning		Phone: 505-764-9801
Address: 302 8th Street NW		Email: vos@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site:		List <u>all</u> owners: Unser & Sage, LLC

BRIEF DESCRIPTION OF REQUEST

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

Lot or Tract No.: Tracts A-1 and A-2	Block:	Unit:
Subdivision/Addition: Unser & Sage Marketplace	MRGCD Map No.:	UPC Code: SEE ATTACHED
Zone Atlas Page(s): M-10-Z	Existing Zoning: MX-T	Proposed Zoning: NR-C
# of Existing Lots: 2	# of Proposed Lots:	Total Area of Site (acres): ~ 5.8

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Sage Rd SW	Between: Unser Blvd SW	and: Secret Valley Dr SW
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2019-003120	
Signature:	Date: 03/10/2022
Printed Name: James Strozier, FAICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

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

Form Z: Policy Decisions

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

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

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

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

☐ **ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN**

☐ **ADOPTION OR AMENDMENT OF FACILITY PLAN**

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

☐ **AMENDMENT TO IDO TEXT**

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

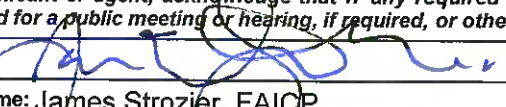
☒ **ZONING MAP AMENDMENT – EPC**


☐ **ZONING MAP AMENDMENT – COUNCIL**

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

☐ **ANNEXATION OF LAND**

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

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.	
Signature: 	Date: 03/10/2022
Printed Name: James Strozler, FAICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	



UPC List:

Tract A-1, Unser & Sage Marketplace

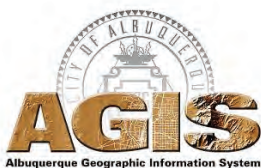
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Tract A-2, Unser & Sage Marketplace

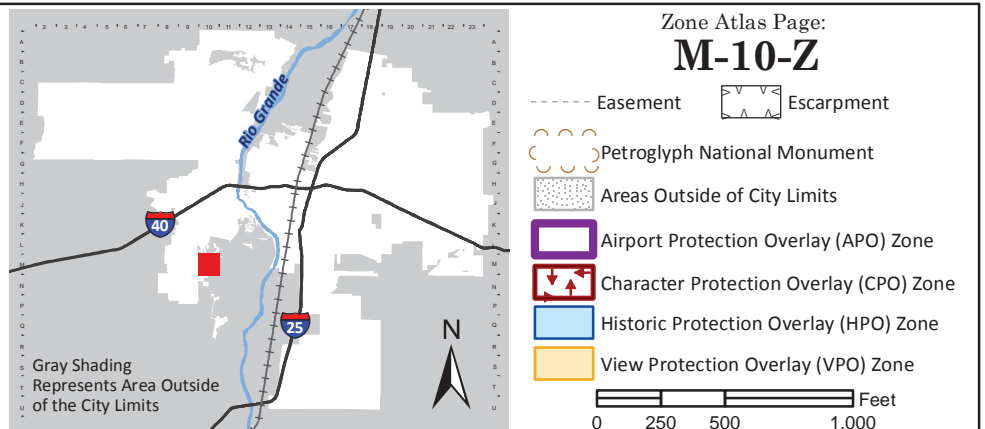
- 101005524548221179

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).



March 3, 2022

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

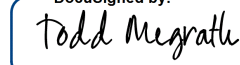
RE: Request for a Zoning Map Amendment

Dear Mr. Chairman:

This letter is to confirm that Consensus Planning, Inc. is authorized to represent Mack ABQ I, LLC in the Zone Map Amendment related to the properties legally described as Unser & Sage Marketplace, Tracts A-1 and A-2, which consist of approximately 5.9 acres. The subject site is owned by Unser & Sage, LLC and under purchase agreement by Mack ABQ I, LLC. The purchase agreement has been included as proof.

Please feel free to call Consensus Planning at (505) 764-9801 with any questions or concerns.

Sincerely,

DocuSigned by:

571C7F415DEA4BF...

Todd Megrath
President, Mack ABQ I, LLC

CC: Property Owner
Unser & Sage, LLC

March 3, 2022

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

RE: Request for a Zoning Map Amendment

Dear Mr. Chairman:

This letter is to confirm that Consensus Planning, Inc. is authorized to represent Mack ABQ I, LLC in the Zone Map Amendment related to the properties legally described as Unser & Sage Marketplace, Tracts A-1 and A-2, which consist of approximately 5.9 acres. The subject site is owned by Unser & Sage, LLC and under purchase agreement by Mack ABQ I, LLC. The purchase agreement has been included as proof.

Please feel free to call Consensus Planning at (505) 764-9801 with any questions or concerns.

Sincerely,

DocuSigned by:

EFFF1E3006D641D...

Property Owner
Unser & Sage, LLC

CC: Todd and Brittany Megrath
Mack ABQ I, LLC

PRE-APPLICATION REVIEW TEAM (PRT) MEETING REQUEST

Pre-application Review Team (PRT) Meetings are available to help applicants identify and understand the allowable uses, development standards, and processes that pertain to their request. **PRT Meetings are for informational purposes only; they are non-binding and do not constitute any type of approval.** Any statements regarding zoning at a PRT Meeting are not certificates of zoning. The interpretation of specific uses allowed in any zone district is the responsibility of the Zoning Enforcement Officer (ZEO).

When you submit PRT notes to meet a Pre-application Meeting requirement in Table 6-1-1, you will be charged a \$50 PRT fee.

Official Use only		
PA#:	Received By:	Date:
APPOINTMENT DATE & TIME:		

Applicant Name: Consensus Planning, Inc. Phone#: 505-764-9801 Email: vos@consensusplanning.com

PROJECT INFORMATION:

For the most accurate and comprehensive responses, please complete this request as fully as possible and submit any relevant information, including site plans, sketches, and previous approvals.

Size of Site: +/- 5.79 acres Existing Zoning: MX-T Proposed Zoning: NR-C

Previous case number(s) for this site: PR-2019-003120

Applicable Overlays or Mapped Areas: None

Residential – Type and No. of Units: _____

Non-residential – Estimated building square footage: N/A No. of Employees: N/A

Mixed-use – Project specifics: _____

LOCATION OF REQUEST:

Physical Address: Sage Rd SW Zone Atlas Page (Please identify subject site on the map and attach) M-10-Z

BRIEFLY DESCRIBE YOUR REQUEST (What do you plan to develop on this site?)

Zone Map Amendment request from MX-T to NR-C to allow the development of a self-storage facility (Tract A-1) and drive-through restaurant (Tract A-2).

QUESTIONS OR CONCERNS (Please be specific so that our staff can do the appropriate research)

PRE-APPLICATION MEETING NOTES

PA#: 22-046 AMENDMENT (changes in red) Notes Provided (date): 3/08/22 update from 2-24-22
Site Address and/or Location: SAGE RD SW, ALBUQUERQUE NM 87121 - TR A-1 PLAT OF TRS A-1 THRU A-6
UNSER & SAGE MARKETPLACE

Pre-application notes are for informational purposes only and are non-binding. They do not constitute an approval of any kind. Additional research may be necessary to determine the exact type of process and/or application required. Factors unknown and/or thought of as minor at this time could become significant as a case progresses.

Request Zoning map amendment from MX-T to NR-C for the development of a self-storage facility on Tract A-1 and a drive-through restaurant on Tract A-2

Basic Site Information

Current Use(s): Vacant Size (acreage): approximately 5.74
Zoning: MX-T Overlay Zone(s): N/A

Comprehensive Plan Designations

Corridor(s): Unser Blvd Commuter
Development Area: Consistency Near Major Public Open Space (MPOS)?: N/A
Center: N/A

Integrated Development Ordinance (IDO)

Please refer to the IDO for requirements regarding dimensional standards, parking, landscaping, walls, signage, etc.
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

Proposed Use(s): Self-Storage, Restaurant with Drive-through Accessory Use

Use Specific Standards: 4-3(D)(29) Self-storage, 4-3(D)(8) Restaurant, 4-3(F)(4) Drive through

Applicable Definition(s): **Self-storage**

A use consisting of 3 or more individual, small, self-contained, fully enclosed units in building that are leased or owned for the storage of business and household goods or contractors' supplies. Storage areas provided for renters of residential dwellings on the same premises are not considered self-storage.

Restaurant

An establishment that serves food and beverages that are consumed on its premises by customers seated at tables and/or counters either inside or outside the building thereon and/or that may provide customers with take-out service of food and/or beverages for off-site consumption. Sale of alcoholic beverages is controlled by other provisions in this IDO and the New Mexico State statutes regarding alcoholic drink sales. See also *Bar* and *Taproom or Tasting Room*.

Drive-through or Drive-up Facility

Facilities associated with a primary use, including but not limited to banks, financial institutions, restaurants, dry cleaners, and drug stores, but not including car washes or light vehicle fueling, to offer goods and services directly to customers waiting in motor vehicles.

Sensitive Lands: *Please see IDO Section 14-16-5-2 for information about required analysis, development standards, and changes to process that may result if this Section applies.*

Notice

Neighborhood Meeting Offer Required? (see IDO Table 6-1-1). If yes, please refer to:

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

Process

Decision Type(s) (see IDO Table 6-1-1): Zoning Map Amendment - EPC

Specific Procedure(s)*: 6-7(G)

**Please refer to specific procedures for relevant decision criteria required to be addressed.*

Decision Making Body/ies: EPC

Is this a PRT requirement? Yes

Handouts Provided

- | | | | |
|--|---|--|---|
| <input checked="" type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Site Plan Amendments | <input type="checkbox"/> Site Plan- EPC | <input type="checkbox"/> Site Plan- DRB |
| <input type="checkbox"/> Site Plan- Admin | <input type="checkbox"/> Variance-ZHE | <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Site History/Research | <input type="checkbox"/> Transportation | <input type="checkbox"/> Hydrology | <input type="checkbox"/> Fire |

If you have additional questions, please contact Staff at planningprt@cabq.gov or at (505) 924-3860. Please include the PA# with your inquiry.

Additional Notes:

- Associated Site Plan and Zone Change: Project # 1008203 Site Plan for Subdivision & PR-2019-003120 ZMA M-XL to MX-T
- For a Zoning Map Amendment from MX-T to NR-C, the applicant is **required to go to Zoning Map Amendment – EPC**. Tracts A-1 and A-2 are approximately 5.74 acres.
- For a proposed future development of a self-storage facility and a restaurant with a drive-through, the applicant will have to follow the Design Standards of the Unser & Sage Marketplace Site Plan for Subdivision (PR # 1008203).
 - The Unser & Sage Marketplace Site Plan for Subdivision and totals approximately 10 acres. **The Site Plan was originally intended for C-1 uses, neighborhood commercial.**
 - **Changing the zoning from MX-T to NR-C will create a spot zone, with intensive uses compared to the surrounding area. A sound justification will be needed for recommended approval of this zone change.**



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: Unser & Sage ZMA **Building Permit #:** _____ **Hydrology File #:** _____
Zone Atlas Page: M-10-Z **DRB#:** _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Tracts A-1 and A-2, Unser and Sage Marketplace
City Address: 99999 Sage Rd SW

Applicant: MACK ABQ I, LLC (Agent: Consensus Planning, Inc.) **Contact:** Thomas Lampo
Address: 302 8th Street NW, Albuquerque, NM 87102
Phone#: 505-764-9801 **Fax#:** _____ **E-mail:** lampo@consensusplanning.com

Development Information

Build out/Implementation Year: 2022 **Current/Proposed Zoning:** MX-T

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

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

Describe development and Uses:
Zone map amendment for self storage facility (Tract A-1) and a drive-through restaurant (Tract A-2)

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

Facility

Building Size (sq. ft.): N/A

Number of Residential Units: None

Number of Commercial Units: N/A

Traffic Considerations

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

Expected Number of Employees (if known):* N/A

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

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

Driveway(s) Located on: Street Name Unser Blvd SW and Sage Rd SW

Adjacent Roadway(s) Posted Speed:	<u>Street Name Sage Rd SW</u>	<u>Posted Speed 35 MPH</u>
	<u>Street Name Unser Blvd SW</u>	<u>Posted Speed 40 MPH</u>

* If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Sage Rd SW - Major Collector; Unser Blvd SW - Principal Arterial
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: None - West Route 66 Activity Center > 1000 ft
(urban center, employment center, activity center)

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

Adjacent Roadway(s) Traffic Volume: 1996-2004: 68679 (Sage) Volume-to-Capacity Ratio: V/C .25-.5(PM) - V/C .5-.75(AM) Sage
2005: 10713 (Unser) (if applicable) V/C .25-.5(PM) - V/C .25-.5(AM) Unser

Adjacent Transit Service(s): Bus Route 54 Nearest Transit Stop(s): > 1000 ft (Arenal at Unser)

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Existing bike lane on Unser Blvd, none on Sage
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Existing sidewalks along Unser Blvd and Sage (edge of property)

Relevant Web-sites for Filling out Roadway Information:

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

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

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

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

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

TIS Determination

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

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

Thresholds Met? Yes [☐] No [☒]

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

Notes: Traffic scoping will need reevaluation when the property is developed.

M. P. E.

3/8/2022

TRAFFIC ENGINEER

DATE

Submittal

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

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

Site Plan/Traffic Scoping Checklist

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

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



March 10, 2022 (*Updated 03/29/2022*)

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

RE: Request for a Zoning Map Amendment

Dear Mr. Chairman:

Landscape Architecture
Urban Design
Planning Services

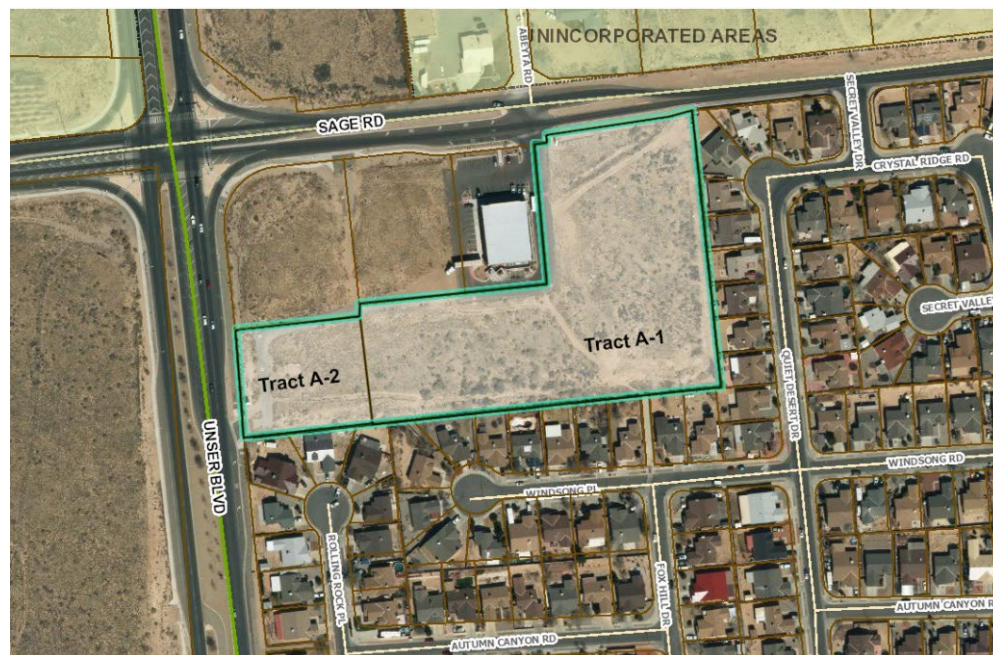
302 Eighth St. NW
Albuquerque, NM 87102

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

On behalf of Mack ABQ I, LLC., Consensus Planning is submitting this request for approval of a Zoning Map Amendment – EPC. The purpose of this letter is to provide justification of the Applicant's request for a Zoning Map Amendment by responding to the decision criteria specified in Integrated Development Ordinance (IDO) Section 14-16-6-7(G) and outlining how this request supports and furthers the Comprehensive Plan's goals and policies. The subject properties are located near the southeast corner Unser Boulevard SW and Sage Road SW (see Figure 1). The request consists of two properties, which total approximately 5.8 acres in size, and are legally described as Tracts A-1 and A-2, Unser & Sage Marketplace.

These properties are currently zoned MX-T, Mixed-Use Transition, and this request is to rezone the properties to NR-C, Non-Residential – Commercial to allow a self-storage facility to locate on Tract A-1 and a drive-through restaurant on Tract A-2. The request meets the applicability criteria in IDO section 14-16-6-7(G), so the request is subject to approval by the Environmental Planning Commission as a Zoning Map Amendment – EPC and does not require City Council approval.

Figure 1. Subject site (in green) and surrounding context.



PRINCIPALS

James K. Strozier, FAICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP



PROJECT SUMMARY

The Applicant requests a Zoning Map Amendment for the properties located near the southeast corner Unser Boulevard SW and Sage Road SW. These properties are currently zoned MX-T, Mixed-Use Transition, and the requested zone change is for NR-C, Non-Residential - Commercial. The goal of this zoning map amendment is to facilitate the eventual development of the eastern tract as a self-storage facility and the western tract as a drive-through restaurant.

SITE HISTORY

Based on a review of the subject site, Consensus Planning located the following case history for the 5.80-acre subject site:

- PR 2019-003120
 1. On January 9, 2020 the Environmental Planning Commission (EPC) voted to APPROVE Project 2019-003120/RZ-2019-00070, Zone Map Amendment from MX-L to MX-T.
 2. The zone change to MX-T was requested in order to develop the lots with small scale commercial uses and lower density residential development. This development was not pursued further and the property owner is under contract to sell these lots to the Applicant for the proposed commercial uses.
- 1008203
 1. On April 8, 2010 the Environmental Planning Commission (EPC) voted to APPROVE Project 1008203 / 10EPC-40011, a site development plan for subdivision for all or a portion of Tract A Plat of Tracts A & B, Unit 1-B Lands of Albuquerque zoned C-1.
 2. This site development plan required an approved infrastructure list that included improvements to both Sage Road and Unser Boulevard. The required improvements that included sidewalks, curb/gutter, and deceleration lanes were completed.

Prior to adoption of the IDO, the zoning found on the subject properties was C-1: Neighborhood Commercial, which is similar in scope and function to this request for NR-C. The zone change approved in 2020 down-zoned the site from MX-L to MX-T to allow for a small scale mixed-use commercial and residential development, which never came to fruition.

SITE VISION

The subject properties are in the Southwest Mesa, a relatively diverse area of Albuquerque that contains a mix of single-family and multi-family residential, offices, and smaller commercial offerings. However, the Southwest Mesa currently has an imbalance of jobs to households, and a limited capacity for vehicular crossings at the river. Both issues are identified as challenges to achieving the vision of the ABC Comprehensive Plan, and are targeted by Policies 5.2.1 and 5.4.2, among others, which specifically discourage expansion of residential uses, while simultaneously encouraging an expansion of commercial uses west of the river. More intense commercial uses are located along the Central Avenue corridor to the north of the subject properties, and additional commercially zoned properties are located west of the site, near the intersection of 98th Street SW and Sage Road SW. Retail and commercial services which currently exist within the Unser and Sage Marketplace, include

Kidz Academy, a preschool, as well as a drive-through restaurant/coffeeshop, the Human Bean and a Family Dollar. This request, if approved, will allow for an appropriate scale of development of commercial and retail services on the two remaining parcels within the Unser and Sage Marketplace, which is a natural progression for the site, a worthy infill project and a needed service.

Figure 2. View of site facing Unser Blvd SW.



LAND USE AND ZONING

The subject site is within the Southwest Mesa Community Planning Area and is designated as an Area of Consistency in the 2017 Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan). Areas of low-density residential, some of which are vacant are found to the north, south and east of the subject properties, and are zoned R-1A and A-1 (County). To the west a vacant tract is zoned PD, which is next to a religious institution zoned R-1A. North and west of the subject properties are commercial retail and commercial services zoned MX-L and C-1 (County).

Of the five tracts within the Unser & Sage Marketplace, three have been developed with commercial service or retail uses, including a drive-through restaurant, preschool and retail store. The requested change is consistent with other commercial properties and support needed services for the surrounding neighborhood.

NORTH	MX-L & A-1 (BernCo)	Commercial retail, commercial services, vacant, single-family residential
EAST	R-1A	Single-family residential
SOUTH	R-1A	Single-family residential
WEST	PD, R-1A & C-1 (BernCo)	Vacant, religious institution, single-family residential



PLANNING CONTEXT

The subject properties are located within an “Area of Consistency,” as designated by the Comprehensive Plan, and are along Sage Road SW, a major collector, and Unser Boulevard SW, a principal arterial and a designated Commuter Corridor. The subject properties are not within an Activity, Employment, Urban or Village Center, nor are they within a Premium Transit Area, Major Transit Corridor Area or Main Street Area. The Arenal/86th/Benavides Major Transit Corridor is approximately 1000 feet south of the subject properties, while the Coors Boulevard and Central Avenue Major Transit Corridors are east and north of the subject properties, respectively.

The subject properties are within the Southwest Mesa Community Planning Area, as defined within the Comprehensive Plan, and which began an assessment cycle in March, 2021.

NEIGHBORHOOD ASSOCIATION NOTICES AND PROPERTY OWNER LETTERS

Consensus Planning sent the required notifications to the following Neighborhood Coalitions and Associations:

- South West Alliance of Neighborhoods (SWAN Coalition)
- Westside Coalition of Neighborhood Associations
- South Valley Coalition of Neighborhood Associations
- Stinson Tower Neighborhood Association
- Westgate Heights Neighborhood Association

Pre-application notification was sent on February 8, 2022, and no meeting was requested. Notice letters were mailed on March 10, 2022 to all the property owners included within a 100’ for the Zoning Map Amendment. The 100’ buffer map and property owner list are both included with this application.

INTEGRATED DEVELOPMENT ORDINANCE JUSTIFICATION CRITERIA

The following explanation summarizes how the request for a Zoning Map Amendment meets the IDO criteria pursuant to IDO Section 14-16-6-7(G) Zoning Map Amendment – EPC.

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

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

Applicant response: The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comprehensive Plan, as amended, and other applicable plans adopted by the City. Please refer to the in-depth analysis of the applicable Goals and Policies below.



ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN

The subject site is within the Southwest Mesa Community Planning Area, which is referred to as an emerging community, and is designated as an Area of Consistency in the 2017 Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan).

Approval of the requested zone change is more advantageous to the community as articulated by, and clearly facilitates realization of, the ABC Comp Plan. The following is an analysis of the applicable ABC Comp Plan goals and policies.

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

Applicant Response: The request furthers this goal and its policies and sub-policies because it will allow for new growth and development of an underutilized site connected by a multi-modal network of corridors. The subject properties are located off Unser Boulevard, which is a designated Commuter Corridor, and are directly north of The Arenal/86th/Benavides Major Transit Corridor. The Tower Employment Center is east of the site, and the Central Avenue Major Transit Corridor and West Route 66 Activity Center are north of the subject properties. Primary access to the subject properties is through Unser Boulevard, which contains several pedestrian connections, as well as bike lanes and a dedicated bike path. A bike lane has been proposed for Sage Road.

Policy 5.1.1 Desired Growth, Sub-Policy c): Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

Applicant Response: The development of the subject properties furthers this sub-policy by encouraging an increase in employment density, redevelopment of existing underutilized properties, and infill of vacant property near an Employment Center and off a Commuter Corridor. The zone change will support the development of commercial retail and commercial services.

At present, Tracts A-1 and A-2 are severely underutilized, and the redevelopment of these lots with NR-C permissive uses will complement the surrounding properties, which contain MX-L permissive and conditional uses. The development of this property may spur additional development on the adjacent vacant parcels, adding opportunities for new businesses.

Policy 5.1.12 Commuter Corridors: Allow auto-oriented development along Commuter Corridors that are higher-speed and higher-traffic volume routes for people going across town, often as limited-access roadways.

Applicant Response: The request helps further this policy by allowing auto-oriented development to occur near the intersection of two high-traffic volume routes. Before 2020, the average daily traffic count on Unser Boulevard was above 20,000 vehicles and uses under NR-C would be well suited along such a heavily traveled corridor. The existing infrastructure and designated access points were previously approved and constructed, which will support the proposed uses.

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

Applicant Response: This zone change request facilitates this goal because it will allow the development of the subject properties to include additional retail and commercial services, which are in-demand. At present, there is an imbalance in the jobs-housing balance in the Southwest Mesa, with a lack of commercial uses to serve the growing population.

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

Applicant Response: This zone change request supports this policy because it will bring additional uses to the subject properties that are conveniently accessible for the Southwest Mesa community via automobile, walking, bicycle, and public transportation options.

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

Applicant Response: This request furthers this sub-policy by facilitating infill development of the property with the proposed restaurant, which will be compatible with the surrounding development that includes a drive-through restaurant, and commercial service uses.

Sub-policy k) Discourage zone changes to detached single-family residential uses on the West Side.

Applicant Response: This request furthers this sub-policy, as this commercial zone change would eliminate the option for single-family residential on a site on the West Side.

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

Applicant Response: This request furthers this sub-policy, as this commercial zone change would facilitate a productive use of lots which have remained vacant since annexation.

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

Applicant Response: The requested zone change will further this goal by promoting development on infill sites in an area which is already relatively developed. The development will support the efficient use of land by allowing the development of two projects which are similar in scope and function to those on surrounding parcels. Streets, utilities, water, and sewer are currently installed and will be utilized with the future development of these parcels made possible by a zone change to NR-C. The zone change will support the public good by providing employment opportunities and commercial services via the proposed developments.

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

Applicant Response: The requested zone change furthers this policy by providing the appropriate zoning to develop these infill sites. As an infill location in a developed area, existing infrastructure is available to support new development. Public facilities include City of Albuquerque drainage facilities (and associated storm drains) located to the south of the subject properties, as well as improved streets, water and sewer services.

Goal 5.4 Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

Applicant Response: This zone change request supports the balancing of jobs and housing by prioritizing job growth and needed services west of the Rio Grande.

Policy 5.4.2: Foster employment opportunities on the West Side.

Applicant Response: This zone change request furthers Policy 5.4.2 by allowing for development which will create jobs west of the river. The zone map amendment will facilitate commercial development of parcel which has remained vacant since annexation, in the City's Southwest Mesa, which in turn assists in improving the jobs-housing balance west of the Rio Grande.

6-7(G)(3)(b): If the subject property is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character.

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: Criteria 3 is met for this application. The existing zoning is not appropriate for this site because a different zone district is more advantageous to the community as articulated by the ABC Comp Plan.

The subject site is located wholly in an Area of Consistency. However, the requested change to NR-C, and the commercial developments which may be facilitated as a result, would clearly reinforce the established character of the surrounding area, which includes a drive-through restaurant, a pre-school and a retail outlet.

The existing zoning for the subject site does not allow for the desired retail and commercial services use of the property, and development with this use is clearly more advantageous to the community as articulated by the ABC Comp Plan, as described in detail earlier in this letter.

Changing the zoning from MX-T to NR-C furthers the applicable ABC Comp Plan policies described in this letter. The site is located along a Commuter Corridor, and is near a Major Transit Corridor, as well as a designated Employment Center, which are all critical considerations relative to these policies.

The proposed zoning will allow development that serves the surrounding and overall Southwest Mesa neighborhood by increasing the potential uses of the property. This zoning suits the properties designation as an Area of Consistency, and it is well served by existing infrastructure.

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 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 wholly in an Area of Consistency, so this criterion does not apply.

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

Applicant response: The requested zoning of NR-C does not allow permissive uses that would be harmful to the adjacent property, neighborhood, or community. The table below provides a comparison of uses from the MX-T and NR-C zones.

TABLE 2. IDO ZONING COMPARISON: NR-C VS. MX-T		
Use	NR-C	MX-T
Dwelling, single-family detached, cluster development, cottage development, two-family detached, townhouse	-	P
Dwelling, live work	CA	P
Assisted living facility or nursing home	-	P
Community residential facility, small, medium	-	P
Dormitory	-	C
Group home small, medium	-	C
Adult or child day care facility	P	P



Community center or library	C	P
Museum *	P	P
Sports Field, University or college *	P	CV
Hospital *	P	-
Vocational school	P	P
Kennel	P	-
Veterinary hospital or other pet services	P	C
Adult entertainment	-	-
Auditorium or theater *	P	A
Bar & Tap room or tasting room	P	C
Nightclub	P	-
Restaurant	P	C
Hotel or motel *	P	P
Car wash	P	-
Light vehicle fueling station, sales and rental, & repair	P	-
Bank	P	P
Blood services facility	C	-
Club or event facility	P	C
Construction contractor facility and yard *	P	-
Commercial services	P	-
Medical or dental clinic	P	P
Mortuary	P	-
Office or Personal and business services, small	P	P
Research or testing facility	P	P
Self-storage	P	-
Amphitheater *	C	-
Other outdoor entertainment	P	A
Art gallery	P	P
Bakery goods or confectionery shop	P	C
Building and home improvement materials store	P	-
General retail, small; Cannabis retail	P	P
Liquor retail	C	C
Pawn shop	P	-
Nicotine retail	C	C
Artisan manufacturing	P	C
Cannabis cultivation and Cannabis-derived products manufacturing	P	C
Light manufacturing	P	-

**Not practical due to size/property constraints.*

Several uses become “P” Permissive with the requested zone change, which could be considered harmful by neighbors, including hospital, bar, nightclub, light vehicle fueling station, light vehicle sales and rental, and pawn shop.

Regarding hospitals, the neighborhood is protected by the use-specific standards that require a Conditional Use Approval when located within 300 feet of residential zone districts. The subject site is adjacent to several residentially zoned properties. In addition, the size of the site is not conducive to use as a hospital.

Cannabis sales would require a Conditional Use Approval, as the site is within 300 feet of the Kidz Academy, a newly constructed preschool. Liquor sales would likewise be restricted on the subject properties, as state statutes require that licensees not be located within 300 feet of a school.

Kenneling facilities must be located indoors, and the building must be separated by at least 25 feet any residential zone. In addition, any activities associated with kenneling which are conducted outside of a fully enclosed building are prohibited within 50 feet in any direction of any residential zone district.

Light manufacturing uses require a minimum 25 foot landscape edge buffer when located adjacent to any non-industrial development. Any activities related to light manufacturing must be within a fully enclosed building, unless a Conditional Use Approval is obtained.

Light vehicle fueling stations, sales, and rental are all limited in their impact or potential development by the size and shape of the properties and the location near low-density residential development. The use-specific standard for light vehicle fueling stations require a Conditional Use Approval by the ZHE due to the site's adjacency to residential zone districts. Any outdoor sales and rental areas are prohibited within 50 feet of the surrounding residential zones, which severely limits the area of the site where cars could be parked for such a use.

Lastly, pawn shops are restricted to a distance separation of one mile, which ensures a dispersion and limitation of their potential impacts.

Overall, the Applicant believes that the site's size, the surrounding zoning, and IDO requirements, including the use-specific standards all work together to safeguard the community from any harmful uses and impacts from the proposed Zoning Map Amendment.

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

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

Applicant Response: The subject properties will be adequately served by the existing City infrastructure immediately adjacent to the property and in the surrounding area. This infrastructure includes roadways, water, sewer, and storm drain facilities in the Southwest Mesa neighborhood that can serve the project. These infrastructure improvements were constructed by the property owner and will finally be utilized to provide needed services.

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 this Zoning Map Amendment is not based on the property's location on a major street but rather the request being more advantageous to the community as articulated by the Comprehensive Plan.

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

Applicant response: The justification for this Zoning Map Amendment does not rely on the cost of land or economic considerations. However, taking advantage of investment in the infrastructure needed to serve these properties, which are both vacant lots, helps support the economic vitality of the neighborhood and will be a positive step for the neighborhood and community overall.

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

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

Applicant response: This request creates a justifiable spot zone, because the proposed NR-C zone clearly facilitates the ABC Comprehensive Plan by providing additional commercial uses, services and jobs on the Southwest Mesa. This location is more suitable to the proposed NR-C, as it is accessed by a major collector, as well as a designated Commuter Corridor which carried approximately 20,000 vehicles per day prior to the pandemic (Criteria 2).

The ABC Comprehensive Plan specifically discourages zone changes which allow single-family detached uses on the West Side. Such uses are permissive within MX-T zones, but are not an allowable use within NR-C. The requested zone has the same maximum building height of 38 feet as the MX-L zone, including those found on the adjacent parcels within the Unser & Sage Marketplace.

The Applicant requests this zone change because the NR-C zone allows self-storage and drive-through restaurants as permissive uses. While self-storage and drive-through restaurants are also permissive in MX-H, a change to MX-H would allow adult retail as a permissive use, which is not an allowed use within the NR-C zone. Surrounding residential properties are safeguarded against many of the potentially harmful permissive uses allowed within NR-C zones through use-specific standards and buffers required by the IDO.



PLANNING

CONSENSUS

CONCLUSION

On behalf of Mack ABQ I, LLC., we respectfully request the Environmental Planning Commission's approval of this Zoning Map Amendment.

Sincerely,

A handwritten signature in black ink, appearing to read "James K. Strozier".

James K. Strozier, FAICP
Principal

STAFF INFORMATION

March 18, 2020

TO: Michael Vos, Tom Lampo: Consensus Planning
FROM: Sergio Lozoya, Current Planner
City of Albuquerque Planning Department
TEL: (505) 924-3349
RE: Project #2019-003120/RZ-2022-00014, Unser and Sage Zone Change

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

⇒ A revised zoning change justification letter pursuant to the zone change criteria (one copy) by:

12 pm on Friday, March 25, 2022.

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

1) Introduction:

- A. Though I've done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.
- B. This is what I have for the legal description: Tract A-1 Plat Of Tracts A-1 Thru A-6 Unser & Sage Marketplace, and Tract A-2 Plat Of Tracts A-1 Thru A-6 Unser & Sage Marketplace (Being A Replat of Tract A Unit 1-B Lands Of Albuquerque South), is this correct?
- C. It is my understanding that this request is for a Zone Map Amendment from MX-T to NR-C.

2) Process:

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:
<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. Timelines and EPC calendar: the EPC public hearing for April 21. Final staff reports will be available one week prior, on April 14 .
- C. Note that, if a zone change request is denied, you cannot reapply again for one year.
- D. Agency comments will be distributed as staff receives them. I will email you a copy of the comments.

3) Notification & Neighborhood Issues:

Notification requirements for a zone change are explained in Section 14-16-6-4(K), Public Notice (IDO, p. 378). The required notification consists of: i) an emailed letter to neighborhood

representatives indicated by the ONC, and ii) a mailed letter (first-class) to property owners within 100 feet of the subject site.

- A. It appears that notification offering the pre-application facilitated meeting is complete.
- B. It looks like a pre-application facilitated meeting was not requested. Is that correct? Did anyone respond and say “no thanks”?
- D. The notification to property owners also appears complete. Thank you for providing photos of the certified mail receipts and a list of the neighbors within a 100’ buffer.
- E. Have any neighborhood representatives or members of the public contacted you so far?

4) Project Letter:

- A. In general, the project letter is good.

5) Zone Map Amendment (zone change)- Overview:

Note: A zone change justification is about the requirements of the zone change criteria 14-16-6-7 (g)(3) and how a proposed project can be demonstrated to fulfill them. The merits of the project itself and planning and/or market trends, generally do not belong in this discussion.

- A. Please expand on criterion H regarding a “spot zone”. Why is NR-C necessary when other zones such as MX-L would allow restaurant and drive through (permissive and accessory) and self-storage as a conditional use? What IDO requirements make sense in this area (is NR-C more advantageous in terms of design standards)? This section should be strong as it is important to justify the creation of a “spot zone”.
- B. Please respond to criterion H and clearly explain which situation applies (criterion H, 1 – 3), in addition to the Comprehensive Plan analysis.
- C. Would the applicant be willing to negotiate to a less intense zone?

NOTIFICATION

From: [Carmena, Delaina L.](#)
To: [Michael Vos](#)
Subject: 99999 Sage Road SE Unser Blvd and Sage Road Neighborhood Meeting Inquiry
Date: Friday, February 4, 2022 12:40:41 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[1000consAltPage_M-10-Z_Site.pdf](#)

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976
South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	luis@wccdg.org	5921 Central Avenue NW	Albuquerque	NM	87105		
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114
South Valley Coalition of Neighborhood Associations	Roberto	Roibal	rroibal@comcast.net	2233 Don Felipe Road SW	Albuquerque	NM	87105		5054809651
South Valley Coalition of Neighborhood Associations	Patricio	Dominguez	dpatriciod@gmail.com	3094 Rosendo Garcia Road SW	Albuquerque	NM	87105		5052382429
Stinson Tower NA	Eloy	Padilla Jr.	eloygdav@gmail.com	7619 Greywolf Road SW	Albuquerque	NM	87121	5053150789	
Stinson Tower NA	Lucy	Arzate-Boyles	arzate.boyles2@yahoo.com	3684 Tower Road SW	Albuquerque	NM	87121	5059343035	
Westgate Heights NA	Matthew	Archuleta	mattearchuleta1@hotmail.com	1628 Summerfield Place SW	Albuquerque	NM	87121	5054016849	
Westgate Heights NA	Christoper	Sedillo	navrmc6@aol.com	605 Shire Street SW	Albuquerque	NM	87121	6193155051	

PLEASE NOTE: 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.

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: <https://www.cabq.gov/planning/urban-design-development/public-notice>. The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf. The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>

Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

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

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



Delaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org <webmaster=cabq.gov@mailgun.org> **On Behalf Of** webmaster@cabq.gov
Sent: Friday, February 4, 2022 8:45 AM
To: Office of Neighborhood Coordination <vos@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

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

Neighborhood Meeting Inquiry For:
Environmental Planning Commission
If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:
Contact Name
Michael Vos
Telephone Number
5057649801
Email Address
vos@consensusplanning.com
Company Name
Consensus Planning, Inc.
Company Address
302 8th Street NW
City
Albuquerque
State

From: [Michael Vos](#)
To: jgallegoswccdg@gmail.com; luis@wccdg.org; ekhaley@comcast.net; aboard111@gmail.com; rroibal@comcast.net; dpatriciod@gmail.com; eloygdav@gmail.com; arzate.boyles2@yahoo.com; mattearchuleta1@hotmail.com; navrmc6@aol.com
Subject: Neighborhood Meeting Notification for Southeast Corner of Unser and Sage
Date: Tuesday, February 8, 2022 8:51:00 AM
Attachments: [Neighborhood Meeting Request - Info Packet.pdf](#)

Dear Neighbors,

This is a notification that Consensus Planning is preparing an application for a Zoning Map Amendment for the vacant properties located at the southeast corner of Unser Boulevard and Sage Road SE behind the Family Dollar and new coffee shop. Per the Integrated Development Ordinance (IDO), this amendment will need to be reviewed and approved by the Environmental Planning Commission (EPC).

The proposed amendment will rezone the property from MX-T (Mixed-use Transition) to NR-C (Non-residential Commercial). The purpose of this zone change is to allow the development of the site with a self-storage facility and a restaurant pad site.

Please see the attached City forms containing additional details of the property. As part of the City process and in accordance with the City's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(c) Neighborhood Meeting, we are sending this email to allow an opportunity to schedule a public meeting concerning the project. Per City requirements, you have 15 days to respond to this notice and request a public meeting prior to application submittal.

Please feel free to contact me with any questions at vos@consensusplanning.com or contact us by phone at 505-764-9801. I look forward to coordinating with you.

Sincerely,
Michael Vos, AICP
CONSENSUS PLANNING, INC.
302 Eighth Street NW
Albuquerque, NM 87102
phone (505) 764-9801
vos@consensusplanning.com



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



PART I - PROCESS

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

Application Type: Zoning Map Amendment - EPC

Decision-making Body: Environmental Planning Commission (EPC)

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

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

PART II – DETAILS OF REQUEST

Address of property listed in application: 99999 Sage Road SW (southeast corner of Unser Blvd and Sage Road)

Name of property owner: Unser & Sage, LLC

Name of applicant: M Square Development (Agent: Consensus Planning, Inc.)

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

To be determined - anticipating a possible application for the April 21, 2022 EPC hearing

Address, phone number, or website for additional information:

Please contact Michael Vos with Consensus Planning for more information at vos@consensusplanning.com or by calling (505) 764-9801.

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

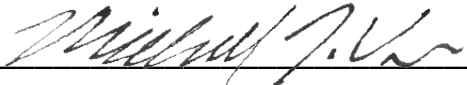
☐ Drawings, elevations, or other illustrations of this request.

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

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

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

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

 (Applicant signature) February 7, 2022 (Date)

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

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT, 600 2ND ST. NW, ALBUQUERQUE, NM 87102 505.924.3860

www.cabq.gov

Printed 11/1/2020



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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

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

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

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

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

Date of Request*: February 7, 2022

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: See attached list of affected associations

Name of NA Representative*: See attached

Email Address* or Mailing Address* of NA Representative¹: See attached

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

Email address to respond yes or no: vos@consensusplanning.com

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

Meeting Date / Time / Location:

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

1. Subject Property Address* 99999 Sage Road SE
Location Description Southeast corner of Unser Blvd and Sage Road (behind Family Dollar)
2. Property Owner* Unser & Sage, LLC
3. Agent/Applicant* [if applicable] Consensus Planning, Inc. / M Square Development
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)

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

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

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

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

Summary of project/request^{3*}:

Zoning Map Amendment to change the zoning from MX-T (Mixed-use Transition)
to NR-C (Non-residential Commercial).

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

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

Please contact Michael Vos with Consensus Planning for more information at
vos@consensusplanning.com or by calling (505) 764-9801.

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

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

Explanation:

No variances or waivers are anticipated at this time.

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

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

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

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

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

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

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

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] Approx. 5.8 acres
- b. IDO Zone District MX-T (Mixed-use Transition)
- c. Overlay Zone(s) [if applicable] N/A
- d. Center or Corridor Area [if applicable] Commuter Corridor (Unser Blvd)

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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

From: [Carmena, Delaina L.](#)
To: [Michael Vos](#)
Subject: 99999 Sage Road SE Unser Blvd and Sage Road Neighborhood Meeting Inquiry
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[image003.png](#)
[image004.png](#)
[image005.png](#)
[1000consAltPage_M-10-Z_Site.pdf](#)

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976
South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	luis@wccdg.org	5921 Central Avenue NW	Albuquerque	NM	87105		
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114
South Valley Coalition of Neighborhood Associations	Roberto	Roibal	rroibal@comcast.net	2233 Don Felipe Road SW	Albuquerque	NM	87105		5054809651
South Valley Coalition of Neighborhood Associations	Patricio	Dominguez	dpatriciod@gmail.com	3094 Rosendo Garcia Road SW	Albuquerque	NM	87105		5052382429
Stinson Tower NA	Eloy	Padilla Jr.	eloygdav@gmail.com	7619 Greywolf Road SW	Albuquerque	NM	87121	5053150789	
Stinson Tower NA	Lucy	Arzate-Boyles	arzate.boyles2@yahoo.com	3684 Tower Road SW	Albuquerque	NM	87121	5059343035	
Westgate Heights NA	Matthew	Archuleta	mattearchuleta1@hotmail.com	1628 Summerfield Place SW	Albuquerque	NM	87121	5054016849	
Westgate Heights NA	Christoper	Sedillo	navrmc6@aol.com	605 Shire Street SW	Albuquerque	NM	87121	6193155051	

PLEASE NOTE: 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.

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: <https://www.cabq.gov/planning/urban-design-development/public-notice>. The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf. The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>

Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

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If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

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



Delaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org <webmaster=cabq.gov@mailgun.org> **On Behalf Of** webmaster@cabq.gov
Sent: Friday, February 4, 2022 8:45 AM
To: Office of Neighborhood Coordination <vos@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

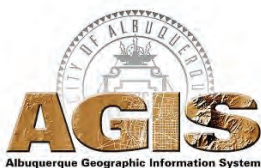
[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Neighborhood Meeting Inquiry For:
Environmental Planning Commission
If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:
Contact Name
Michael Vos
Telephone Number
5057649801
Email Address
vos@consensusplanning.com
Company Name
Consensus Planning, Inc.
Company Address
302 8th Street NW
City
Albuquerque
State

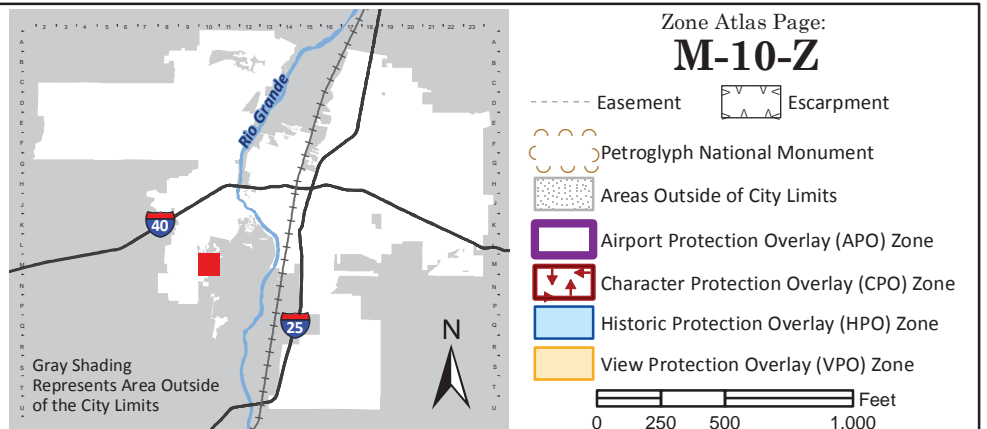
[illegible]

IDO Zone Atlas

May 2018

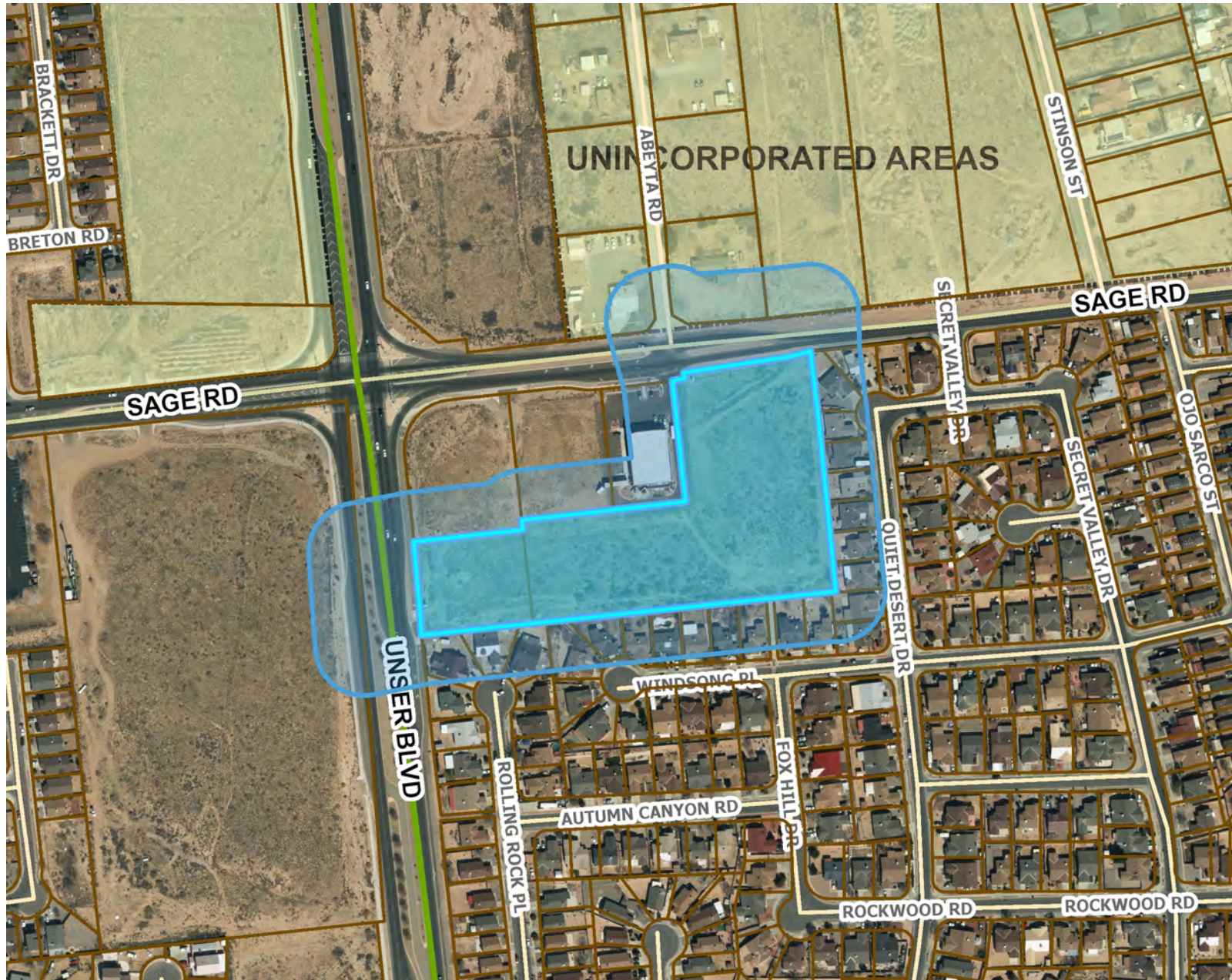


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).





Unser & Sage 100-foot Buffer Map



Legend

- Bernalillo County Parcels
- Primary Streets
 - Freeway
 - Principal Arterial
 - Minor Arterial
 - Local Streets
- BN and SF Railroad
- Other Streets
- Municipal Limits
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
- World Street Map

Notes

Prepared by Consensus Planning 3/9/22

601 0 301 601 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
3/9/2022 © City of Albuquerque

1: 3,607

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUSADD2	Legal Description	Acres
101005511645720205	AMIRHAMZEH ENTERPRISES LLC	9605 SOMMER PL	OAKDALE CA 95361	UNSER	ALBUQUERQUE NM 87121	TRS 483 484 & 485 UNIT NO 7 ATRISCO GRANT CONT 15.000 AC	15
101005518544521144	BECERRIL JORGE GABRIEL & CABALLERO VANESSA	1405 ROLLING ROCK PL SW	ALBUQUERQUE NM 87121-3540	1405 ROLLING ROCK PL SW	ALBUQUERQUE NM 87121	LT 43 BLK A PLAT FOR ROLLING HILLS SUBDIVISION UNIT THREECONT 6,941 SF	0.1593
101005526745521101	CASTILLO FABRICIO	1329 QUIET DESERT DR SW	ALBUQUERQUE NM 87121	1329 QUIET DESERT DR SW	ALBUQUERQUE NM 87121	LT 12 BLK A PLAT FOR ROLLING HILLS SUBD UNIT 1 CONT 0.1681AC M/L OR 7,323 SF M/L	0.1681
101005522245621120	COVARRUBIAS ENRIQUE & SOMMER	7801 WINDSONG PL SW	ALBUQUERQUE NM 87121-3532	7801 WINDSONG PL SW	ALBUQUERQUE NM 87121	LT 19 BLK A PLAT FOR ROLLING HILLS SUBDIVISION UNIT THREECONT 6,679 SF	0.1533
101005526045821114	ESTRADA CARLOS A CERVANTES	7605 WINDSONG PL SW	ALBUQUERQUE NM 87121-3530	7605 WINDSONG PL SW	ALBUQUERQUE NM 87121	LT 13 BLK A PLAT FOR ROLLING HILLS SUBDIVISION UNIT THREECONT 8,027 SF	0.1843
101005520145321141	ESTRADA EMETERIO	1404 ROLLING ROCK PL SW	ALBUQUERQUE NM 87121	1404 ROLLING ROCK PL SW	ALBUQUERQUE NM 87121	LT 40 BLK A PLAT FOR ROLLING HILLS SUBDIVISION UNIT THREECONT 8,769 SF	0.2013
101005526549221107	FERNANDEZ GUSTAVO E PASTRANA	1305 QUIET DESERT DR SW	ALBUQUERQUE NM 87121-3507	1305 QUIET DESERT DR SW	ALBUQUERQUE NM 87121	LOT 6 BLK A PLAT FOR ROLLING HILLS SUBD UNIT 1 CONT 0.1420AC M/L OR 6,187 SF M/L	0.142
101005526449821108	FIERRO TERESA I	1301 QUIET DESERT DR SW	ALBUQUERQUE NM 87121	1301 QUIET DESERT DR SW	ALBUQUERQUE NM 87121	LOT 5 BLK A PLAT FOR ROLLING HILLS SUBD UNIT 1 CONT 0.1244AC M/L OR 5,423 SF M/L	0.1245
101005526746221102	GARCIA DANTE M & DEBORAH L	6600 NATALIE AVE NE	ALBUQUERQUE NM 87110-1312	1327 QUIET DESERT DR SW	ALBUQUERQUE NM 87121	LT 11 BLK A PLAT FOR ROLLING HILLS SUBD UNIT 1 CONT 0.1574AC M/L OR 8,857 SF M/L	0.1574
101005524645721116	GONZALEZ-NAJERA COINTA L	7701 WINDSONG PL SW	ALBUQUERQUE NM 87121-3531	7701 WINDSONG PL SW	ALBUQUERQUE NM 87121	LT 15 BLK A PLAT FOR ROLLING HILLS SUBDIVISION UNIT THREECONT 7,587 SF	0.1742
101005526747421104	HARMON KALENA RENE & LOVATO GABRIEL JOSEPH	1319 QUIET DESERT DR SW	ALBUQUERQUE NM 87121-3507	1319 QUIET DESERT DR SW	ALBUQUERQUE NM 87121	LOT 9 BLK A PLAT FOR ROLLING HILLS SUBD UNIT 1 CONT 0.1420AC M/L OR 6,187 SF M/L	0.142
101005526746821103	JIMENEZ ANGELICA	1323 QUIET DESERT DR SW	ALBUQUERQUE NM 87121	1323 QUIET DESERT DR SW	ALBUQUERQUE NM 87121	LT 10 BLK A PLAT FOR ROLLING HILLS SUBD UNIT 1 CONT 0.1420AC M/L OR 6,187 SF M/L	0.142
101005521149821177	KIDZ ACADEMY PRESCHOOL LADERA REAL ESTATE LLC	1621 20TH AVE SE	RIO RANCHO NM 87124-1842	SAGE RD SW	ALBUQUERQUE NM 87121	TR A-4 PLAT OF TRS A-1 THRU A-6 UNSER & SAGE MARKETPLACE(BEING A REPL OF TR A UNIT 1-B	1.1023
101005519445421142	LEDEZMA MARIA D	1400 ROLLING ROCK PL SW	ALBUQUERQUE NM 87121	1400 ROLLING ROCK PL SW	ALBUQUERQUE NM 87121	LT 41 BLK A PLAT FOR ROLLING HILLS SUBDIVISION UNIT THREECONT 7,500 SF	0.1722
101005523445621118	LERMA DANIEL	7709 WINDSONG PL SW	ALBUQUERQUE NM 87121	7709 WINDSONG PL SW	ALBUQUERQUE NM 87121	LT 17 BLK A PLAT FOR ROLLING HILLS SUBDIVISION UNIT THREECONT 7,379 SF	0.1694
101005526850921110	LOPEZ RACHEL M & VIGIL MICHAEL EUGENE & LOPEZ CARL	7509 CRYSTAL RIDGE RD SW	ALBUQUERQUE NM 87121	7509 CRYSTAL RIDGE RD SW	ALBUQUERQUE NM 87121	LOT 3 BLK A PLAT FOR ROLLING HILLS SUBD UNIT 1 CONT 0.1614AC M/L OR 7,031 SF M/L	0.1614
10100552024621140	LUJAN PEDRO L	1408 ROLLING ROCK PL SW	ALBUQUERQUE NM 87121-3539	1408 ROLLING ROCK PL SW	ALBUQUERQUE NM 87121	LT 39 BLK A PLAT FOR ROLLING HILLS SUBDIVISION UNIT THREECONT 5,929 SF	0.1361
101005620801230309	MARQUEZ ANACLETO & ALICIA	3901 SAGE RD SW	ALBUQUERQUE NM 87105	3901 SAGE RD SW	ALBUQUERQUE NM 87121	*1 ABEYTA SUBDIVISION COMPRISING TRACTS 471 & 472 UNIT 7 TOWN OF ATRISCO GRAN	0.9
101005526548621106	MARTINEZ DOMINIC J & VIOLA MARIE ULIBARR	1309 QUIET DESERT DR SW	ALBUQUERQUE NM 87121	1309 QUIET DESERT DR SW	ALBUQUERQUE NM 87121	LOT 7 BLK A PLAT FOR ROLLING HILLS SUBD UNIT 1 CONT 0.1420AC M/L OR 6,187 SF M/L	0.142
101005521045221122	NIETO MARIA	7809 WINDSONG PL SW	ALBUQUERQUE NM 87121-3532	7809 WINDSONG PL SW	ALBUQUERQUE NM 87121	LT 21 BLK A PLAT FOR ROLLING HILLS SUBDIVISION UNIT THREECONT 9,452 SF	0.217
101005623001430701	OTERO KENNETH R JR	401 MERLIDA RD SW	ALBUQUERQUE NM 87121	1232 ABEYTA RD SW	ALBUQUERQUE NM 87121	*10 ABEYTA SUBDIVISION COMPRISING TRACTS 471 & 472 UNIT 7 TOWN OF ATRISCO GRAN	1
101005524045721117	PEREA ROBERTO & SANCHEZ KIMBERLY	7705 WINDSONG PL SW	ALBUQUERQUE NM 87121	7705 WINDSONG PL SW	ALBUQUERQUE NM 87121	LT 16 BLK A PLAT FOR ROLLING HILLS SUBDIVISION UNIT THREECONT 7,483 SF	0.1718
101005522749721178	REALTY INCOME PROPERTIES 19 LLC	11995 EL CAMINO REAL	SAN DIEGO CA 92130-2539	7700 SAGE RD SW	ALBUQUERQUE NM 87121	TR A-5 PLAT OF TRS A-1 THRU A-6 UNSER & SAGE MARKETPLACE(BEING A REPL OF TR A UNIT 1-B	0.8257
101005526350521109	RIVERA OMAR & POWELL BRITTNEY D	7515 CRYSTAL RIDGE RD SW	ALBUQUERQUE NM 87121-3504	7515 CRYSTAL RIDGE RD SW	ALBUQUERQUE NM 87121	LOT 4 BLK A PLAT FOR ROLLING HILLS SUBD UNIT 1 CONT 0.1773AC M/L OR 7,727 SF M/L	0.1774
101005518645321143	SANCHEZ JESUS M & REYNA KARINA GONZALES	1401 ROLLING ROCK PL SW	ALBUQUERQUE NM 87121-3540	1401 ROLLING ROCK PL SW	ALBUQUERQUE NM 87121	LT 42 BLK A PLAT FOR ROLLING HILLS SUBDIVISION UNIT THREECONT 9,739 SF	0.2236
101005526648021105	SIMKINS HOWARD F & TAWNY J	35 ANNE PICKARD LP	TUERAS NM 87059	1315 QUIET DESERT DR SW	ALBUQUERQUE NM 87121	LOT 8 BLK A PLAT FOR ROLLING HILLS SUBD UNIT 1 CONT 0.1420AC M/L OR 6,187 SF M/L	0.142
101005525445821115	SOLIS IVAN & ELIZABETH	118 ORTEGA RD NW TRLR #4	ALBUQUERQUE NM 87114-1500	7609 WINDSONG PL SW	ALBUQUERQUE NM 87121	LT 14 BLK A PLAT FOR ROLLING HILLS SUBDIVISION UNIT THREECONT 7,716 SF	0.1771
101005519249321176	TRES LOBOS REAL ESTATE LLC	1621 20TH AVE SE	RIO RANCHO NM 87124-1842	SAGE RD SW	ALBUQUERQUE NM 87121	TR A-3 PLAT OF TRS A-1 THRU A-6 UNSER & SAGE MARKETPLACE(BEING A REPL OF TR A UNIT 1-B	1.3693
101005519247421175	UNSER & SAGE LLC	6300 JEFFERSON ST NE	ALBUQUERQUE NM 87109-3480	SAGE RD SW	ALBUQUERQUE NM 87121	TR A-2 PLAT OF TRS A-1 THRU A-6 UNSER & SAGE MARKETPLACE(BEING A REPL OF TR A UNIT 1-B	1.0086
101005524548221179	UNSER & SAGE LLC	6300 JEFFERSON ST NE	ALBUQUERQUE NM 87109-3480	SAGE RD SW	ALBUQUERQUE NM 87121	TR A-1 PLAT OF TRS A-1 THRU A-6 UNSER & SAGE MARKETPLACE(BEING A REPL OF TR A UNIT 1-B	4.7931
101005522945621119	VALADEZ EDGAR	7715 WINDSONG PL SW	ALBUQUERQUE NM 87121-3531	7715 WINDSONG PL SW	ALBUQUERQUE NM 87121	LT 18 BLK A PLAT FOR ROLLING HILLS SUBDIVISION UNIT THREECONT 7,275 SF	0.167
101005624506030705	VASQUEZ MIGUEL	7209 LUNA AZUL AVE SW	ALBUQUERQUE NM 87121-9107	N/A	ALBUQUERQUE NM 87121	TRACT 473 UNIT 7 TOWN OF ATRISCO GRANT	5.2
101005521645621121	WADE DANIEL B JR	7805 WINDSONG PL SW	ALBUQUERQUE NM 87121	7805 WINDSONG PL SW	ALBUQUERQUE NM 87121	LT 20 BLK A PLAT FOR ROLLING HILLS SUBDIVISION UNIT THREECONT 7,818 SF	0.1795

AMIRHAMZEH ENTERPRISES LLC
9605 SOMMER PL
OAKDALE CA 95361

BECERRIL JORGE GABRIEL & CABALLERO
VANESSA
1405 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121-3540

CASTILLO FABRICIO
1329 QUIET DESERT DR SW
ALBUQUERQUE NM 87121

COVARRUBIAS ENRIQUE & SOMMER
7801 WINDSONG PL SW
ALBUQUERQUE NM 87121-3532

ESTRADA CARLOS A CERVANTES
7605 WINDSONG PL SW
ALBUQUERQUE NM 87121-3530

ESTRADA EMETERIO
1404 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121

FERNANDEZ GUSTAVO E PASTRANA
1305 QUIET DESERT DR SW
ALBUQUERQUE NM 87121-3507

FIERRO TERESA I
1301 QUIET DESERT DR SW
ALBUQUERQUE NM 87121

GARCIA DANTE M & DEBORAH L
6600 NATALIE AVE NE
ALBUQUERQUE NM 87110-1312

GONZALEZ-NAJERA COINTA L
7701 WINDSONG PL SW
ALBUQUERQUE NM 87121-3531

HARMON KALENA RENE & LOVATO
GABRIEL JOSEPH
1319 QUIET DESERT DR SW
ALBUQUERQUE NM 87121-3507

JIMENEZ ANGELICA
1323 QUIET DESERT DR SW
ALBUQUERQUE NM 87121

KIDZ ACADEMY PRESCHOOL LADERA
REAL ESTATE LLC
1621 20TH AVE SE
RIO RANCHO NM 87124-1842

LEDEZMA MARIA D
1400 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121

LERMA DANIEL
7709 WINDSONG PL SW
ALBUQUERQUE NM 87121

LOPEZ RACHEL M & VIGIL MICHAEL
EUGENE & LOPEZ CARLA B
7509 CRYSTAL RIDGE RD SW
ALBUQUERQUE NM 87121

LUJAN PEDRO L
1408 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121-3539

MARQUEZ ANACLETO & ALICIA
3901 SAGE RD SW
ALBUQUERQUE NM 87105

MARTINEZ DOMINIC J & VIOLA MARIE
ULIBARR
1309 QUIET DESERT DR SW
ALBUQUERQUE NM 87121

NIETO MARIA
7809 WINDSONG PL SW
ALBUQUERQUE NM 87121-3532

OTERO KENNETH R JR
401 MERLIDA RD SW
ALBUQUERQUE NM 87121

PEREA ROBERTO & SANCHEZ KIMBERLY
7705 WINDSONG PL SW
ALBUQUERQUE NM 87121

REALTY INCOME PROPERTIES 19 LLC
11995 EL CAMINO REAL
SAN DIEGO CA 92130-2539

RIVERA OMAR & POWELL BRITTNEY D
7515 CRYSTAL RIDGE RD SW
ALBUQUERQUE NM 87121-3504

SANCHEZ JESUS M & REYNA KARINA
GONZALES
1401 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121-3540

SIMKINS HOWARD F & TAWNY J
35 ANNE PICKARD LP
TIJERAS NM 87059

SOLIS IVAN & ELIZABETH
118 ORTEGA RD NW TRLR #4
ALBUQUERQUE NM 87114-1500

TRES LOBOS REAL ESTATE LLC
1621 20TH AVE SE
RIO RANCHO NM 87124-1842

UNSER & SAGE LLC
6300 JEFFERSON ST NE
ALBUQUERQUE NM 87109-3480

VALADEZ EDGAR
7715 WINDSONG PL SW
ALBUQUERQUE NM 87121-3531

VASQUEZ MIGUEL
7209 LUNA AZUL AVE SW
ALBUQUERQUE NM 87121-9107

WADE DANIEL B JR
7805 WINDSONG PL SW
ALBUQUERQUE NM 87121



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



PART I - PROCESS

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

Application Type: Zoning Map Amendment - EPC

Decision-making Body: Environmental Planning Commission (EPC)

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

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

PART II – DETAILS OF REQUEST

Address of property listed in application: 99999 Sage Road SW (southeast corner of Unser Blvd and Sage Road)

Name of property owner: Unser & Sage, LLC

Name of applicant: M Square Development/Mack ABQ I, LLC (Agent: Consensus Planning, Inc.)

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

April 21, 2022 at 8:30 AM via Zoom - see second page for Zoom information.

Address, phone number, or website for additional information:

Please contact Michael Vos with Consensus Planning for more information at vos@consensusplanning.com or by calling (505) 764-9801.

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

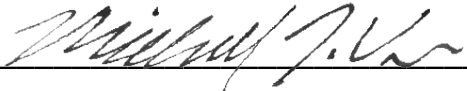
☐ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable. N/A. A pre-submittal meeting was not requested.

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

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

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

 (Applicant signature) March 10, 2022 (Date)

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



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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

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

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

April 21, 2022 EPC Zoom Meeting Information:

To join online with video: <https://cabq.zoom.us/j/2269592859>

To call in: (301) 715-8592

Meeting ID: 226 959 2859

Additional information, the staff report, and meeting agenda can be found online approximately one week before the hearing on the following website:

<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

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

Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed to a Property Owner

Date of Notice*: March 10, 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: _____

Mailing Address*: _____

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

1. Subject Property Address* 99999 Sage Road SW
Location Description Southeast corner of Unser Boulevard and Sage Road - vacant lots
2. Property Owner* Unser & Sage, LLC
3. Agent/Applicant* [if applicable] Consensus Planning, Inc. / Mack ABQ I, LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]

☒ Zoning Map Amendment

☐ Other: _____

Summary of project/request¹*:

Zoning Map Amendment from MX-T to NR-C to facilitate development with

self-storage and a potential restaurant with drive-through facility.

See bottom of last page for a brief summary of our justification for this change.

5. This application will be decided at a public hearing by*:

☒ Environmental Planning Commission (EPC)

☐ City Council

This application will be first reviewed and recommended by:

☐ Environmental Planning Commission (EPC)

☐ Landmarks Commission (LC)

☒ Not applicable (Zoning Map Amendment – EPC only)

Date/Time*: April 21, 2022 at 8:30 AM via Zoom

Location*²: Join Zoom Meeting: <https://cabq.zoom.us/j/2269592859>

To call in: (301) 715-8592
Meeting ID: 226 959 2859

¹ Attach additional information, as needed to explain the project/request.

² Physical address or Zoom link

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

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

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

6. Where more information about the project can be found^{*3}:

Please contact Michael Vos with Consensus Planning for more information at vos@consensusplanning.com or by calling (505) 764-9801.

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

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

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

Explanation^{*}:

No deviations, variances, or waivers are being requested at this time. The application is only for a Zoning Map Amendment.

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

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

Pre-application notification was sent to the affected Neighborhood Associations on February 8, 2022 notifying them of this pending application, but no requests for a pre-submittal meeting were received.

³ Address (mailing or email), phone number, or website to be provided by the applicant

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

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

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] Approximately 5.8 acres
 2. IDO Zone District Existing: MX-T (Mixed-use Transition), Proposed: NR-C (Non-residential Commercial)
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] Unser Boulevard Commuter Corridor
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Summary of Justification for the Zoning Map Amendment to NR-C:

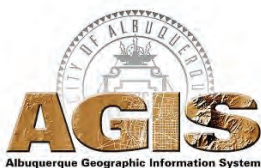
The Applicant desires to develop a self-storage facility on a portion of the site, and NR-C is the first zone district that allows self-storage as a permissive use. This change of zoning is advantageous to the community because it allows additional commercial uses on the West Side in an area where they have historically been lacking. The Applicant also intends to develop a restaurant with a drive-through facility on the property, if the zoning is approved.

The request furthers Comprehensive Plan policies, including Policy 5.1.1 Desired Growth, to provide commercial uses and jobs in appropriate locations; Policy 5.1.12 Commuter Corridors; Policy 5.2.1 Land Uses, by encouraging infill development and use of vacant land; Policy 5.3.1 Infill Development; and Goal 5.4 Jobs-Housing Balance and Policy 5.4.2, to foster additional employment opportunities on the West Side.

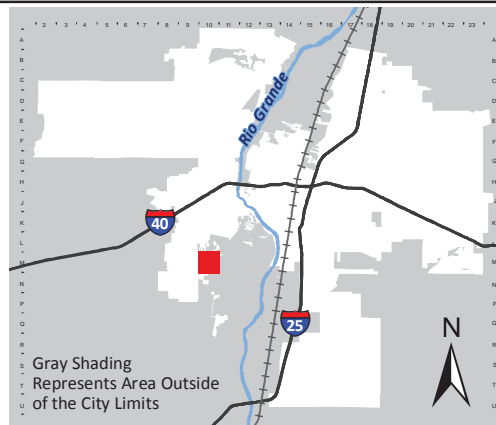
⁵ Available here: <https://tinurl.com/idozoningmap>









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:
M-10-Z

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

A horizontal number line representing distance in feet. It has tick marks at 0, 250, 500, and 1,000. The line is divided into four equal segments by these tick marks.

7021 0350 0000 8535 6471

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Albuquerque, NM 87121

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☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage \$7.38

Sent To BECERRIL JORGE GABRIEL & CABALLERO
 VANESSA
 Street and 1405 ROLLING ROCK PL SW
 City, State, ALBUQUERQUE NM 87121-3540

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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage \$7.38

Sent To KIDZ ACADEMY PRESCHOOL LADERA
 REAL ESTATE LLC
 Street and 1621 20TH AVE SE
 City, State, RIO RANCHO NM 87124-1842

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Albuquerque, NM 87121

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 \$3.05
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☐ Certified Mail Restricted Delivery \$0.00
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☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage \$7.38

Sent To ESTRADA CARLOS A CERVANTES
 7605 WINDSONG PL SW
 City, State, ALBUQUERQUE NM 87121-3530

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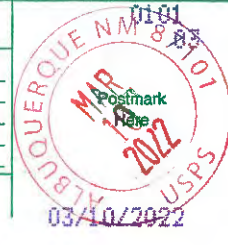
Certified Mail Fee \$3.75
 \$3.05
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage \$7.38

Sent To PEREA ROBERTO & SANCHEZ KIMBERLY
 7705 WINDSONG PL SW
 City, State, ALBUQUERQUE NM 87121

PS Form 3849, September 2015 Edition See Reverse for Instructions



7021 0350 0000 8535 6485

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Albuquerque, NM 87121

Certified Mail Fee \$3.75
 \$3.05
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage \$7.38

Sent To FIERRO TERESA I
 1301 QUIET DESERT DR SW
 City, State, ALBUQUERQUE NM 87121

PS Form 3849, September 2015 Edition See Reverse for Instructions



7021 0350 0000 8535 6492

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

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Albuquerque, NM 87121

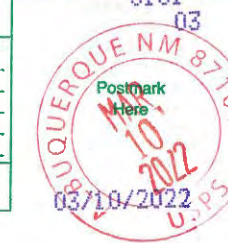
Certified Mail Fee \$3.75
 \$3.05
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage \$7.38

Sent To HARMON KALENA RENE & LOVATO
 GABRIEL JOSEPH
 Street and 1319 QUIET DESERT DR SW
 City, State, ALBUQUERQUE NM 87121-3507

PS Form 3849, September 2015 Edition See Reverse for Instructions



7021 0350 0000 8535 6515

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☐ Return Receipt (hardcopy) \$3.05

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage \$7.38

Sent To LUJAN PEDRO L

Street and Apt. 1408 ROLLING ROCK PL SW

City, State, Zip ALBUQUERQUE NM 87121-3539

PS Form 3800



7021 0350 0000 8535 6508

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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$3.05

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage \$7.38

Sent To LEDEZMA MARIA D

Street and Apt. 1400 ROLLING ROCK PL SW

City, State, Zip ALBUQUERQUE NM 87121

PS Form 3800



7021 0350 0000 8535 6546

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Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$3.05

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage \$7.38

Sent To SIMKINS HOWARD F & TAWNY J

Street and Apt. 35 ANNE PICKARD LP

City, State, Zip TIJERAS NM 87059

PS Form 3800



7021 0350 0000 8535 6522

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Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$3.05

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage \$7.38

Sent To NIETO MARIA

Street and Apt. 7809 WINDSONG PL SW

City, State, Zip ALBUQUERQUE NM 87121-3532

PS Form 3800



7021 0350 0000 8535 6560

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Albuquerque NM 87121

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$3.05

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage \$7.38

Sent To CASTILLO FABRICIO

Street and Apt. 1329 QUIET DESERT DR SW

City, State, Zip ALBUQUERQUE NM 87121

PS Form 3800



7021 0350 0000 8535 6553

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Albuquerque NM 87109

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$3.05

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage \$7.38

Sent To UNSER & SAGE LLC

Street and Apt. 6300 JEFFERSON ST NE

City, State, Zip ALBUQUERQUE NM 87109-3480

PS Form 3800



7021 0350 0000 8535 6584

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Albuquerque, NM 87110

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Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.58

Total Postage \$7.38

Sent To GARCIA DANTE M & DEBORAH L
6600 NATALIE AVE NE
Albuquerque, NM 87110-1312

PS Form 3800



7021 0350 0000 8535 6577

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Albuquerque, NM 87121

OFFICIAL USE

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.58

Total Postage \$7.38

Sent To ESTRADA EMETERIO
1404 ROLLING ROCK PL SW
Albuquerque, NM 87121

PS Form 3800



7021 0350 0000 8535 6607

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Albuquerque, NM 87121

OFFICIAL USE

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.58

Total Postage \$7.38

Sent To LERMA DANIEL
7709 WINDSONG PL SW
Albuquerque, NM 87121

PS Form 3800



7021 0350 0000 8535 6591

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Albuquerque, NM 87121

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Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.58

Total Postage \$7.38

Sent To JIMENEZ ANGELICA
1323 QUIET DESERT DR SW
Albuquerque, NM 87121

PS Form 3800



7021 0950 0000 9987 5211

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Albuquerque, NM 87121

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Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.58

Total Postage \$7.38

Sent To OTERO KENNETH R JR
401 MERLIDA RD SW
Albuquerque, NM 87121

PS Form 3800



7021 0350 0000 8535 6614

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Albuquerque, NM 87121

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Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.58

Total Postage \$7.38

Sent To MARQUEZ ANACLETO & ALICIA
3901 SAGE RD SW
Albuquerque, NM 87105

PS Form 3800



7021 0950 0000 9987 5235

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

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

Albuquerque, NM 87114

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$3.05

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage \$7.38

Sent To SOLIS IVAN & ELIZABETH

118 ORTEGA RD NW TRLR #4

ALBUQUERQUE NM 87114-1500

PS Form 3800



7021 0950 0000 9987 5228

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Albuquerque, NM 87121

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$3.05

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage \$7.38

Sent To RIVERA OMAR & POWELL BRITTNEY D

7515 CRYSTAL RIDGE RD SW

ALBUQUERQUE NM 87121-3504

PS Form 3800



7021 0950 0000 9987 5259

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Albuquerque, NM 87121

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$3.05

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage \$7.38

Sent To VASQUEZ MIGUEL

7209 LUNA AZUL AVE SW

ALBUQUERQUE NM 87121-9107

PS Form 3800



7021 0950 0000 9987 5242

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Albuquerque, NM 87121

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$3.05

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage \$7.38

Sent To VALADEZ EDGAR

7715 WINDSONG PL SW

ALBUQUERQUE NM 87121-3531

PS Form 3800



7021 0350 0000 8535 6539

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

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

San Diego, CA 92130

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$3.05

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage \$7.38

Sent To REALTY INCOME PROPERTIES 19 LLC

11995 EL CAMINO REAL

SAN DIEGO CA 92130-2539

PS Form



7021 0950 0000 9987 5266

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

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

Albuquerque, NM 87121

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$3.05

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage \$7.38

Sent To WADE DANIEL B JR

7805 WINDSONG PL SW

ALBUQUERQUE NM 87121

PS Form 3800



721 0350 0000 8535 6362

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

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

Oakdale, CA 95361

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.58

Total Postage \$7.38

Sent To AMIRHAMZEH ENTERPRISES LLC
9605 SOMMER PL
OAKDALE CA 95361

PS Form 3849



721 0350 0000 8535 6423

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

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Albuquerque, NM 87121

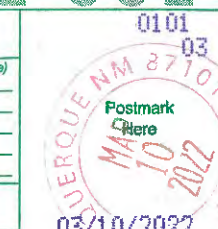
Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.58

Total Postage \$7.38

Sent To MARTINEZ DOMINIC J & VIOLA MARIE
ULIBARR
1309 QUIET DESERT DR SW
ALBUQUERQUE NM 87121

PS Form 3849



721 0350 0000 8535 6366

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Albuquerque, NM 87121

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.58

Total Postage \$7.38

Sent To FERNANDEZ GUSTAVO E PASTRANA
1305 QUIET DESERT DR SW
ALBUQUERQUE NM 87121-3507

PS Form 3849



721 0350 0000 8535 6379

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Albuquerque, NM 87121

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.58

Total Postage \$7.38

Sent To COVARRUBIAS ENRIQUE & SOMMER
7801 WINDSONG PL SW
ALBUQUERQUE NM 87121-3532

PS Form 3849



721 0350 0000 8535 6416

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Albuquerque, NM 87121

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.58

Total Postage \$7.38

Sent To LOPEZ RACHEL M & VIGIL MICHAEL
EUGENE & LOPEZ CARLA B
7509 CRYSTAL RIDGE RD SW
ALBUQUERQUE NM 87121

PS Form 3849



721 0350 0000 8535 6393

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Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.58

Total Postage \$7.38

Sent To GONZALEZ-NAJERA COINTA L
7701 WINDSONG PL SW
ALBUQUERQUE NM 87121-3531

PS Form 3849



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Rio Rancho, NM 87124

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Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.58

Total Postage \$7.38

Sent To TRES LOBOS REAL ESTATE LLC
Street and Ap. 1621 20TH AVE SE
City, State, Zi RIO RANCHO NM 87124-1842

PS Form 38



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Albuquerque, NM 87121

OFFICIAL USE

Certified Mail Fee	\$3.75
Extra Services & Fees (check box, add fee as appropriate)	\$3.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.58

Total Postage \$7.38

Sent To SANCHEZ JESUS M & REYNA KARINA
Street and Ap. GONZALES
City, State, Zi 1401 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121-3540

PS Form



From: [Carmona, Dalaina L.](#)
To: [Michael Vos](#)
Subject: 99999 Sage Road SW Unser Blvd and Sage Road Public Notice Inquiry
Date: Wednesday, March 9, 2022 3:14:27 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image007.png](#)
[100FormsAltmapPage_M-10-Z_Site.pdf](#)

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	###	5E+09	5E+09
South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	luis@wccdg.org	5921 Central Avenue NW	Albuquerque	NM	###		
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque	NM	###	5E+09	
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	###		5E+09
South Valley Coalition of Neighborhood Associations	Roberto	Roibal	rroibal@comcast.net	2233 Don Felipe Road SW	Albuquerque	NM	###		5E+09
South Valley Coalition of Neighborhood Associations	Patricio	Dominguez	dpatriciod@gmail.com	3094 Rosendo Garcia Road SW	Albuquerque	NM	###		5E+09
Stinson Tower NA	Bruce	Rizzeri	stnapres@outlook.com	1225 Rael Street SW	Albuquerque	NM	###	5E+09	
Stinson Tower NA	Lucy	Arzate-Boyles	arzate.boyles2@yahoo.com	3684 Tower Road SW	Albuquerque	NM	###	5E+09	
Westgate Heights NA	Matthew	Archuleta	mattearchuleta1@hotmail.com	1628 Summerfield Place SW	Albuquerque	NM	###	5E+09	
Westgate Heights NA	Christopher	Sedillo	navmc6@aol.com	605 Shire Street SW	Albuquerque	NM	###	6E+09	

PLEASE NOTE: 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-application> with those types of questions.

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. <https://www.cabq.gov/planning/urban-design-development/public-notice>. The Checklist form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official-public-notice-form-2019.pdf>. The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>.

Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

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

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

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

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

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



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org <webmaster=cabq.gov@mailgun.org> **On Behalf Of** webmaster@cabq.gov

Sent: Wednesday, March 9, 2022 12:07 PM

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

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

Subject: Public Notice Inquiry Sheet Submission

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

Public Notice Inquiry For:

Environmental Planning Commission

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

Contact Name

Michael Vos

Telephone Number

5057649801

Email Address

vos@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 8th Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Tracts A-1 and A-2, Unser and Sage Marketplace

Physical address of subject site:

99999 Sage Road SW

Subject site cross streets:

Unser Blvd and Sage Road

From: [Michael Vos](#)
To: jgallegoswccdg@gmail.com; luis@wccdg.org; ekhaley@comcast.net; aboard111@gmail.com; rroibal@comcast.net; dpatriciod@gmail.com; stnapres@outlook.com; arzate.boyles2@yahoo.com; mattearchuleta1@hotmail.com; navrmc6@aol.com
Cc: [Tom Lampo](#)
Subject: Emailed Notice for Zoning Map Amendment - EPC at Unser and Sage
Date: Thursday, March 10, 2022 11:47:00 AM
Attachments: [Unser and Sage Notice Packet.pdf](#)

Dear Neighbors,

This email is notification that Consensus Planning, Inc., on behalf of Unser & Sage, LLC and Mack ABQ I, LLC, has applied to the Environmental Planning Commission (EPC) for a Zoning Map Amendment – EPC for the vacant property located at the southeast corner of Unser Boulevard and Sage Road SW. These lots are legally described as Tracts A-1 and A-2, Unser & Sage Marketplace and are behind the Family Dollar, recently opened Human Bean Coffee Shop, and under construction Kidz Academy.

The purpose of the Zoning Map Amendment is to change the zoning from MX-T (Mixed-use Transition) to NR-C (Non-residential Commercial). It is the Applicant's intent to develop the properties with a self-storage facility and a restaurant with drive-through service facility.

The EPC hearing for this application will be held on April 21, 2022, beginning at 8:30 AM via Zoom. You may join the Zoom meeting using the following information:

Join Zoom Meeting: <https://cabq.zoom.us/j/2269592859>

To call in: (301) 715-8592

Meeting ID: 226 959 2859

Additional information, including a copy of the staff report and meeting agenda will be available on the EPC webpage approximately one week before the hearing:

<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

If you have any questions or need additional information, please do not hesitate to give us a call at (505) 764-9801 or send me an email at vos@consensusplanning.com.

Sincerely,

Michael Vos, AICP

CONSENSUS PLANNING, INC.

302 Eighth Street NW

Albuquerque, NM 87102

phone (505) 764-9801

vos@consensusplanning.com

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

Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed/Emailed to a Neighborhood Association

Date of Notice*: 03/10/2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: See attached list of affected associations

Name of NA Representative*: See attached

Email Address* or Mailing Address* of NA Representative¹: See attached

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

1. Subject Property Address* 99999 Sage Road SW
Location Description Southeast corner of Unser Blvd and Sage Rd (behind Family Dollar)
2. Property Owner* Unser & Sage, LLC
3. Agent/Applicant* [if applicable] Consensus Planning Inc. / M Square Development
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
☒ Zoning Map Amendment
☐ Other: _____

Summary of project/request²*: _____

Zoning Map Amendment to change the zoning from MX-T (Mixed-use Transition)
to NR-C (Non-residential Commercial).

5. This application will be decided at a public hearing by*:

☐ Environmental Planning Commission (EPC)

☐ City Council

This application will be first reviewed and recommended by:

☒ Environmental Planning Commission (EPC)

☐ Landmarks Commission (LC)

☐ Not applicable (Zoning Map Amendment – EPC only)

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

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

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

Date/Time*: April 21, 2022 at 8:40 a.m. MST

Location*³: Zoom: <https://cabq.zoom.us/j/2269592859> or by calling 1 301 715 8592 and entering Meeting ID: 226 959 2859

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

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

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

Please contact Michael Vos with Consensus Planning for more information at vos@consensusplanning.com or by calling (505) 764-9801

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

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

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

Explanation*:

No variances or waivers are anticipated at this time.

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

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

A meeting was not requested.

³ Physical address or Zoom link

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

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

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

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] Approximately 5.8 acres
 2. IDO Zone District MX-T
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] Unser Boulevard Commuter Corridor
- Current Land Use(s) [vacant, if none] Vacant

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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

From: Carmona, Dalaina L.
To: Michael Vos
Subject: 99999 Sage Road SW Unser Blvd and Sage Road Public Notice Inquiry
Date: Wednesday, March 9, 2022 3:14:27 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image007.png
100FormsAllspPage_M-10-Z_Site.pdf

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	###	5E+09	5E+09
South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	luis@wccdg.org	5921 Central Avenue NW	Albuquerque	NM	###		
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque	NM	###	5E+09	
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	###		5E+09
South Valley Coalition of Neighborhood Associations	Roberto	Roibal	rroibal@comcast.net	2233 Don Felipe Road SW	Albuquerque	NM	###		5E+09
South Valley Coalition of Neighborhood Associations	Patricio	Dominguez	dpatriciod@gmail.com	3094 Rosendo Garcia Road SW	Albuquerque	NM	###		5E+09
Stinson Tower NA	Bruce	Rizzeri	stnapres@outlook.com	1225 Rael Street SW	Albuquerque	NM	###	5E+09	
Stinson Tower NA	Lucy	Arzate-Boyles	arzate.boyles2@yahoo.com	3684 Tower Road SW	Albuquerque	NM	###	5E+09	
Westgate Heights NA	Matthew	Archuleta	mattearchuleta1@hotmail.com	1628 Summerfield Place SW	Albuquerque	NM	###	5E+09	
Westgate Heights NA	Christopher	Sedillo	navmc6@aol.com	605 Shire Street SW	Albuquerque	NM	###	6E+09	

PLEASE NOTE: 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-application>, with those types of questions.

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. <https://www.cabq.gov/planning/urban-design-development/public-notice>. The Checklist form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official-public-notice-form-2019.pdf>. The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>.

Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

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

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

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

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

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



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org <webmaster=cabq.gov@mailgun.org> **On Behalf Of** webmaster@cabq.gov

Sent: Wednesday, March 9, 2022 12:07 PM

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

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

Subject: Public Notice Inquiry Sheet Submission

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

Public Notice Inquiry For:

Environmental Planning Commission

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

Contact Name

Michael Vos

Telephone Number

5057649801

Email Address

vos@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 8th Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Tracts A-1 and A-2, Unser and Sage Marketplace

Physical address of subject site:

99999 Sage Road SW

Subject site cross streets:

Unser Blvd and Sage Road



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



PART I - PROCESS

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

Application Type: Zoning Map Amendment - EPC

Decision-making Body: Environmental Planning Commission (EPC)

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

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

PART II – DETAILS OF REQUEST

Address of property listed in application: 99999 Sage Road SW (southeast corner of Unser Blvd and Sage Road)

Name of property owner: Unser & Sage, LLC

Name of applicant: M Square Development/Mack ABQ I, LLC (Agent: Consensus Planning, Inc.)

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

April 21, 2022 at 8:30 AM via Zoom - see second page for Zoom information.

Address, phone number, or website for additional information:

Please contact Michael Vos with Consensus Planning for more information at vos@consensusplanning.com or by calling (505) 764-9801.

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

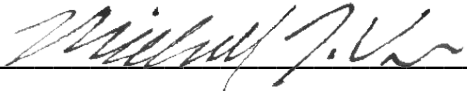
☐ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable. N/A. A pre-submittal meeting was not requested.

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

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

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

 (Applicant signature) March 10, 2022 (Date)

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



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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

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

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

April 21, 2022 EPC Zoom Meeting Information:

To join online with video: <https://cabq.zoom.us/j/2269592859>

To call in: (301) 715-8592

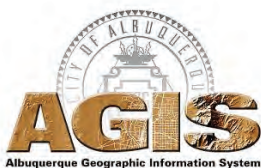
Meeting ID: 226 959 2859

Additional information, the staff report, and meeting agenda can be found online approximately one week before the hearing on the following website:

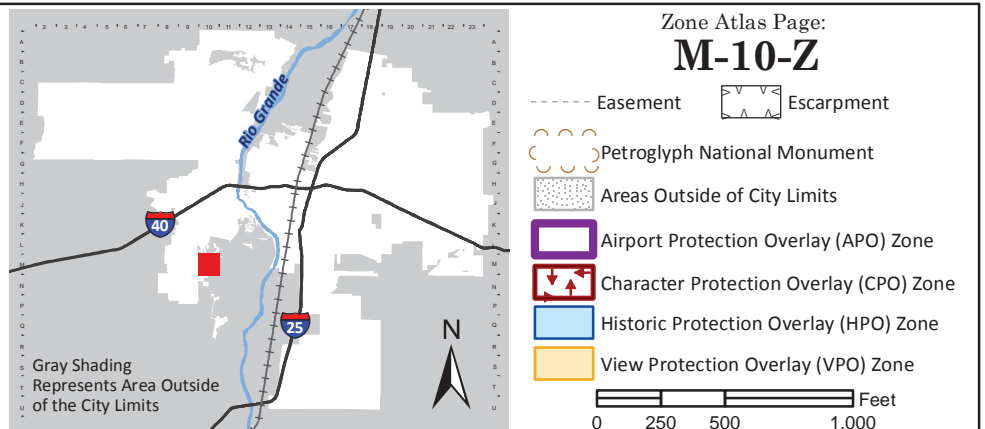
<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

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).



Planning, Inc.
Street NW
Albuquerque, NM 87102

FIERRO TERESA I
1301 QUIET DESERT DR SW
ALBUQUERQUE NM 87121

FIRST-CLASS



PITNEY BOWES
US POSTAGE
02 1P \$ 000.53⁰
0002118651 APR 04 2022
MAILED FROM ZIP CODE 87102

Planning, Inc.
Street NW
Albuquerque, NM 87102

GONZALEZ-NAJERA COINTA L
7701 WINDSONG PL SW
ALBUQUERQUE NM 87121-3531

FIRST-CLASS

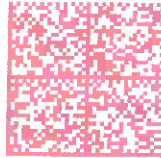


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0002118651 APR 04 2022
MAILED FROM ZIP CODE 87102

Planning, Inc.
Street NW
Albuquerque, NM 87102

VASQUEZ MIGUEL
7209 LUNA AZUL AVE SW
ALBUQUERQUE NM 87121-9107

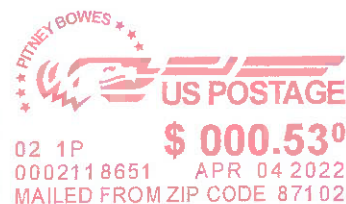
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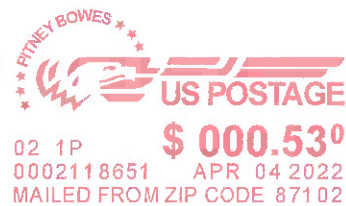
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RIVERA OMAR & POWELL BRITTNEY D
7515 CRYSTAL RIDGE RD SW
ALBUQUERQUE NM 87121-3504

us Planning, Inc.
th Street NW
rque, NM 87102

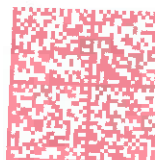
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CASTILLO FABRICIO
1329 QUIET DESERT DR SW
ALBUQUERQUE NM 87121

is Planning, Inc.
h Street NW
que, NM 87102

FIRST-CLASS



LUJAN PEDRO L
1408 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121-3539

Planning, Inc.
Street NW
ue, NM 87102

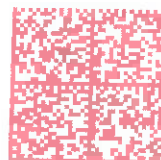
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LEDEZMA MARIA D
1400 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121

us Planning, Inc.
th Street NW
rque, NM 87102

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NIETO MARIA
7809 WINDSONG PL SW
ALBUQUERQUE NM 87121-3532

s Planning, Inc.
Street NW
ue, NM 87102

FIRST-CLASS



LOPEZ RACHEL M & VIGIL MICHAEL
EUGENE & LOPEZ CARLA B
7509 CRYSTAL RIDGE RD SW
ALBUQUERQUE NM 87121

s Planning, Inc.
n Street NW
que, NM 87102

VALADEZ EDGAR
7715 WINDSONG PL SW
ALBUQUERQUE NM 87121-3531

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1404 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121

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MAILED FROM ZIP CODE 87102

Planning, Inc.
Street NW
je, NM 87102

LERMA DANIEL
7709 WINDSONG PL SW
ALBUQUERQUE NM 87121

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0002118651

APR 04 2022

MAILED FROM ZIP CODE 87102

BECERRIL JORGE GABRIEL & CABALLERO
VANESSA
1405 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121