Environmental Planning Commission

Agenda #: 3
Project #: PR-2020-004014
Case #: RZ-2020-00013
Hearing Date: August 13, 2020

Staff Report

Agent	Tierra West, LLC
Applicant	Amirhamzeh Enterprises, LLC
Request	**Zoning Map Amendment (zone change)**
Legal Description	Tracts 483, 484 and 485, Unit Number 7 Atrisco Grant, and Tract D-2 Plat for Tracts D-1, D-2, D-3, and D-4 Albuquerque South Unit 1, being a replat of Tract D Albuquerque South Unit 1.
Location	on Unser Blvd. SW, btwn Sage Rd. SW and Sapphire St. SW/Arenal Rd. SW
Size	Approximately 18 acres
Existing Zoning	PD (≈15 ac) and MX-L (≈3 ac)
Proposed Zoning	MX-T

Staff Recommendation

DENIAL of RZ-2020-00013, based on the Findings beginning on Page 17.

Staff Planner
Catalina Lehner, AICP-Senior Planner

Summary of Analysis

The request is for a Zoning Map Amendment for an approximately 18 acre vacant site, consisting of a northern portion zoned PD and a southern portion zoned MX-L. The applicant is requesting MX-T zoning to facilitate development pursuant to the MX-T zone, which allows a variety of residential uses (including single-family homes), office, and limited commercial uses. The subject site is in an Area of Change.

The Zoning Map Amendment has not been adequately justified pursuant to the IDO zone change criteria, primarily due to significant conflicts with Comprehensive Plan Goals and policies regarding jobs-housing balance on the Westside and school capacity.

Neighborhood organizations are: Stinson Tower NA, Westgate Heights NA, Westside Coalition, SW Alliance of NAs (SWAN), and the South Valley Coalition. These, and property owners within 100 feet of the subject site, were notified as required. A pre-application meeting was held with the Stinson Tower NA, which is neutral regarding the request. Yellow signs were not posted in accordance with IDO 14-16-6-4(K)(3). Staff recommends denial.


Hearing Date:
August 13, 2020
Project Number:
PR-2020-004014
Case Numbers:
RZ-2020-00013
0
250
500
Feet
N
PR-2020-004014
SAGE RD
ROW/A6
UNSER BLVD
ABEYTA RD
WINDSONG PL
AUTUMN CANYON RD
ROLLING ROCK PL
FOX HILL PL
ARENAL RD
DESERT SPRINGS DR
SUMMERFIELD PL
QUARTZ DR
SAPPHIRE ST
PERIDOT AV
G/MARY ANN BINFORD
ELEM SCHOOL
82ND ST
ANGELINA DAISY ST
MIST LOOP
REGAL
FEATHERTOP RD
DIAMOND PL
TURQUOISE PL
GEM CT
485
484
483
486A
A
A1
A2
A3
A4
A5
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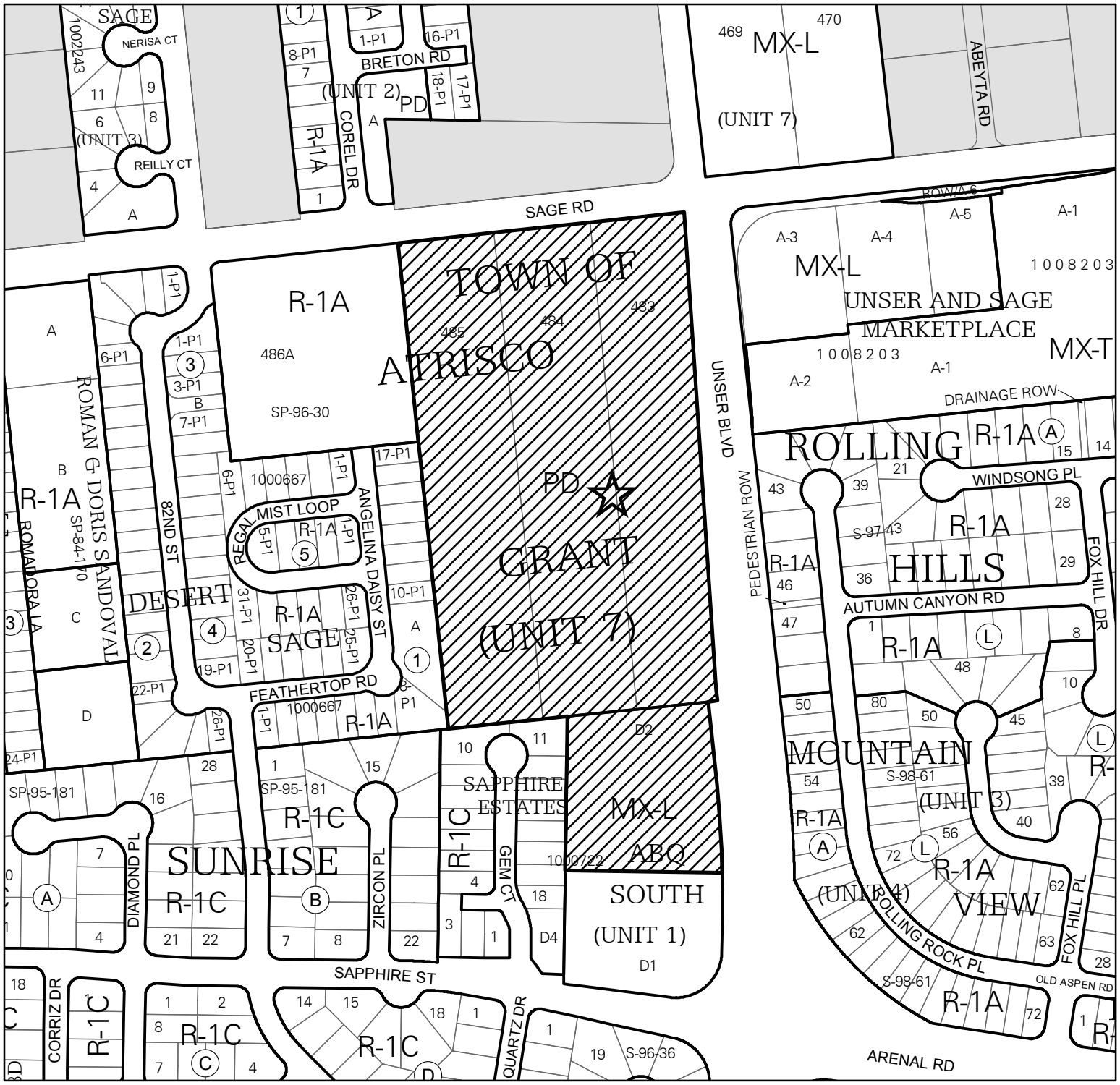
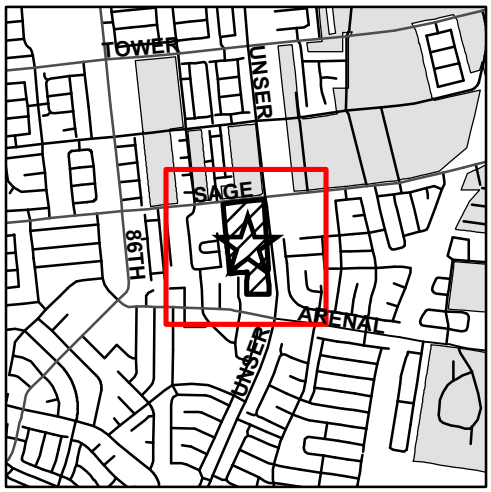
D1
D2
D4





IDO ZONING MAP

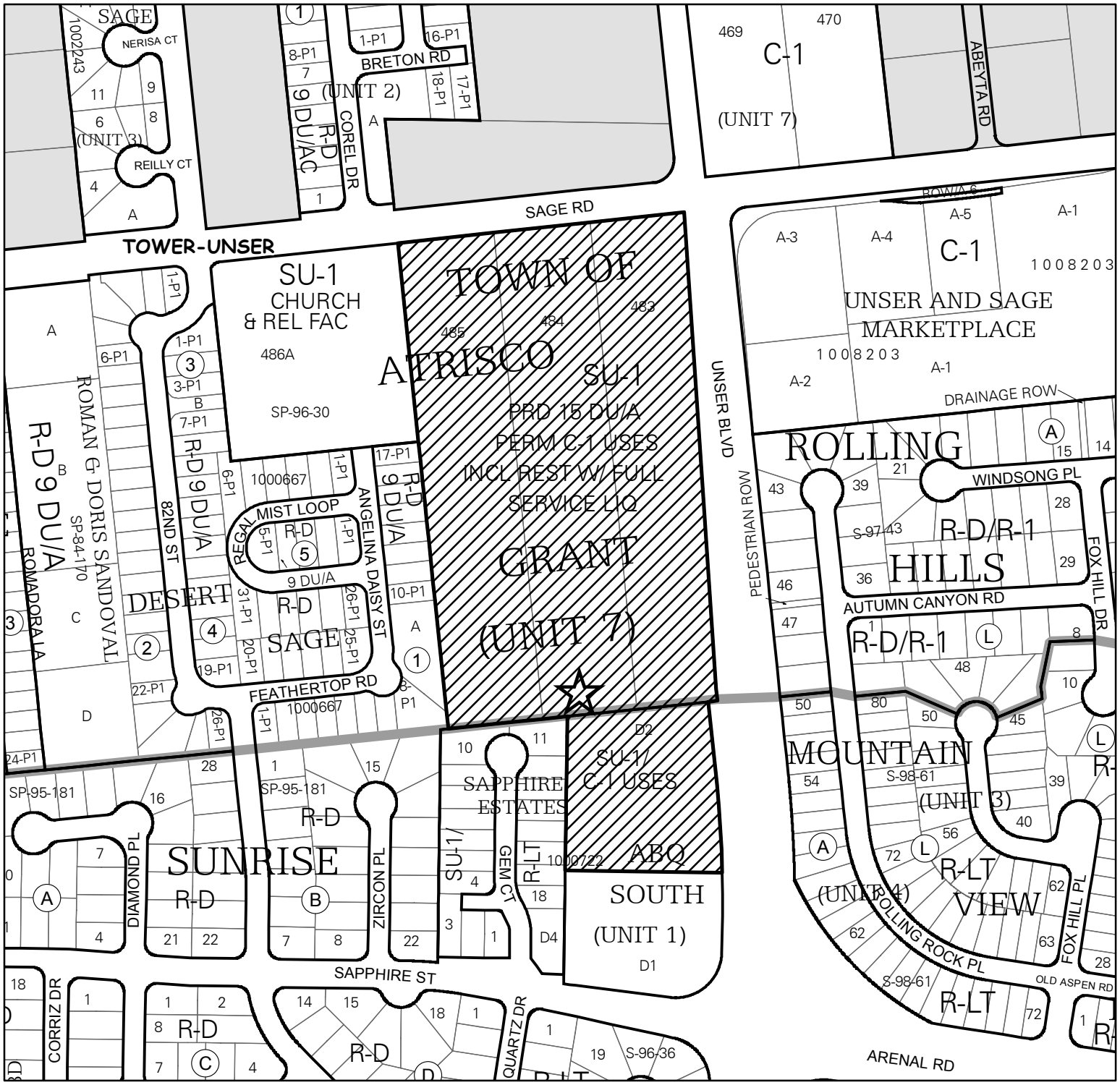
Note: Gray shading indicates County.

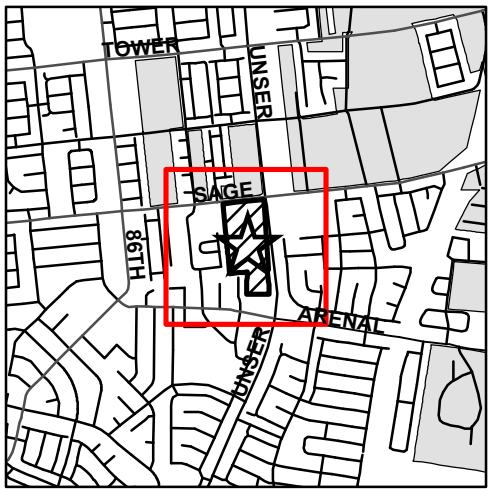
AGIS

1 inch = 300 feet

Hearing Date:
8/13/2020
Project Number:
PR-2020-004014
Case Numbers:
RZ-2020-00013

Zone Atlas Page:
M-10





OLD ZONING MAP

Note: Gray shading
indicates County.

1 inch = 300 feet

Hearing Date:
8/13/2020
Project Number:
PR-2020-004014
Case Numbers:
RZ-2020-00013

Zone Atlas Page:
M-10

LAND USE MAP

Note: Gray shading indicates County.

Key to Land Use Abbreviations

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

AGIS

1 inch = 300 feet

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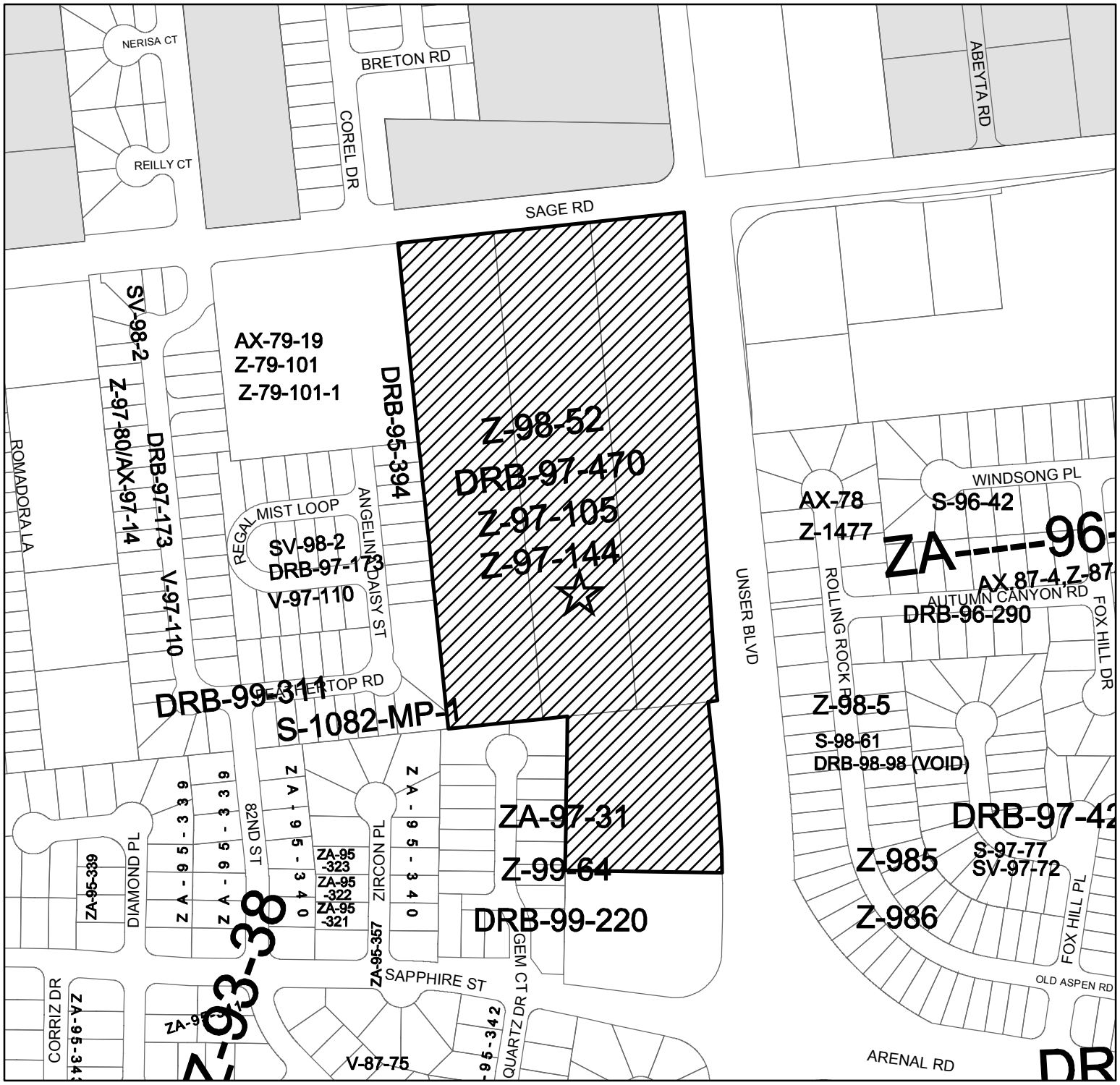
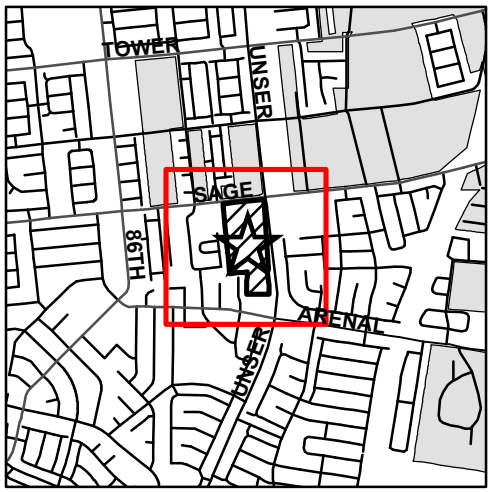
8/13/2020
Project Number:
PR-2020-004014
Case Numbers:
RZ-2020-00013

Zone Atlas Page:
M-10





HISTORY MAP

Note: Gray shading indicates County.

1 inch = 300 feet

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8/13/2020
Project Number:
PR-2020-004014
Case Numbers:
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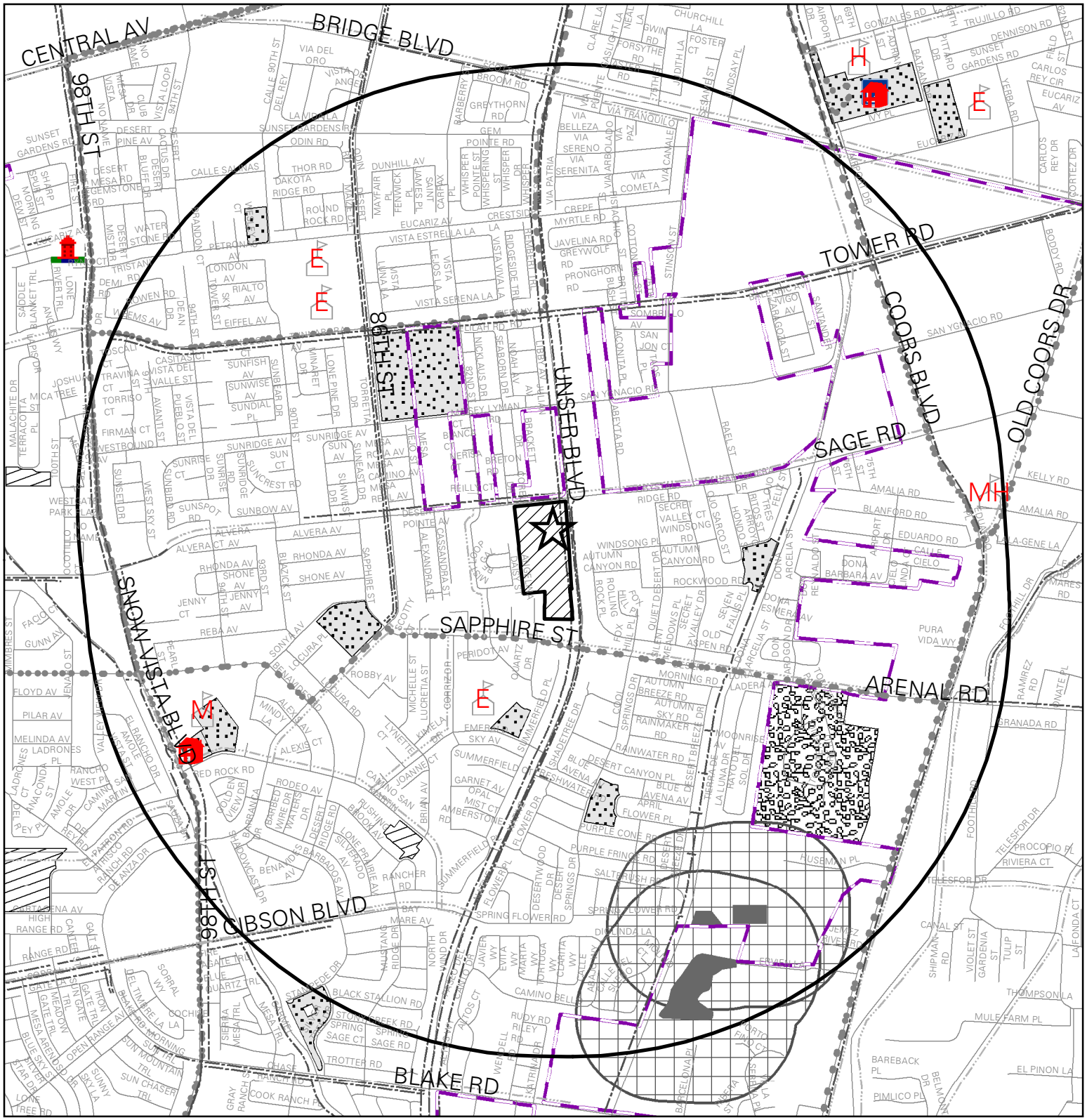
Zone Atlas Page:
M-10



Public Facilities Map with One-Mile Buffer

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

0 0.5 1 Miles

Project Number: PR-2020-004014

Table of Contents

I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	Zoning	*Comprehensive Plan Area*	*Land Use*
Site	PD (northern portion) MX-L (southern portion)	Area of Change	Vacant
North	County C-1	Developing Urban Westside Strategic Plan	Vacant
South	R-1C, MX-L	Area of Consistency	Commercial retail, single-family homes
East	MX-L, MX-T, R-1A	Area of Consistency	Vacant, commercial retail, single-family homes
West	R-1A	Area of Consistency	Church, Single-family homes

Request

The request is for a Zoning Map Amendment (zone change) for an approximately 18 acre site known as Tracts 483, 484 and 485, Unit Number 7 Atrisco Grant, and Tract D-2 Plat for Tracts D-1, D-2, D-3, and D-4 Albuquerque South Unit 1, being a replat of Tract D Albuquerque South Unit 1 (the "subject site"). The subject site consists of two tracts: the northern portion (approximately 15 acres) and the southern portion (approximately 3 acres). The subject site is located on the western side of Unser Blvd. SW, between Sage Rd. SW and Saphire St. SW/Arenal Rd. SW.

The northern portion of the subject site is zoned PD and the southern portion of the subject site is zoned MX-L. The applicant is requesting a zone change to MX-T (Mixed Use-Transition zone district) in order to develop a residential subdivision.

EPC Role

The Environmental Planning Commission (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 its decision is appealed. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council. The City Council would make then make the final decision. The request is a quasi-judicial matter.

The EPC's role is to ensure that the review and decision criteria for Zoning Map Amendment – EPC (6-7(F)(3)) are met. This includes the applicant's burden to demonstrate that the requested zone district is more advantageous to the community as articulated by the Comprehensive Plan (including implementation of patterns of land use, development density and intensity, and connectivity).

Context

The subject site is in the Westgate area of the Southwest Mesa, a developing area characterized by a preponderance of single-family homes on small lots. There is also vacant land, some of which is in unincorporated Bernalillo County, and a few, very limited commercial retail uses such as a retail pharmacy and a dollar store. Historically, the Southwest Mesa has been and continues to be underserved by non-residential retail, service, restaurant, office, and employment uses.

North of the subject site, across Sage Rd. SW, is vacant land in the unincorporated County. South of the subject site is a retail pharmacy and single-family homes. To the west are single-family homes and a church. To the east, across Unser Blvd. SW, are more single-family homes and a dollar store.

The subject site is not located in a designated Activity Center. Unser Blvd. SW is a Commuter Corridor. Sapphire Rd. SW/Arenal Rd. SW is a Major Transit Corridor.

History

The subject site was part of a much larger annexation of land on the southwest mesa. What appears to be over two thousand acres was annexed in October 1960 (Ordinance 1170, AX-29, Z-986). Zoning would have been established at this time. Though records are spotty, apparently the subject site was part of the Snow Vista Master Plan (approximately 2,827 acres) that established an overall vision for the area.

In April 1998, a request for development of a mobile home subdivision on the northern portion of the subject site was indefinitely deferred by the EPC (Z-98-52) and never developed.

In June 1999, a zone change was approved for approximately 8 acres of the subject site and resulted in SU-1 for R-LT, SU-1 for C-1, and office zoning.

In 2002, the EPC approved a two-part request for a site development plan for subdivision and a site development plan for building permit for a 10 acre site located between approximately Quartz Dr. and Unser Blvd. SW, which included the approximately 3 acre southern portion of the subject site (Project #1000722, DRB 2002-001332 and 001333). The Development Review Board (DRB) signed-off on the site development plans, which facilitated development of the retail pharmacy on the northwest corner of the intersection of Unser Blvd. SW/ Sapphire Rd. SW-Arenal Rd. SW.

Also in 2002, an Administrative Amendment (AA) was approved to allow a monopole (a type of Wireless Telecommunications Facility, or WTF) on the western side of the larger, approximately 15 acre northern portion of the subject site (Project #1002000/02AA-00864). It appears that the monopole was not built. In 2006, an AA was approved for another monopole in this location (Project #1002002/06AA-00410). An AA for a collocation was approved in 2006 (06AA-00382).

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. Unser Blvd. SW is a Regional Principal Arterial. Sapphire Rd. SW/ Arenal Rd. SW is a Major Collector/Community Principal Arterial and Sage Rd. SW is a Major Collector.

Comprehensive Plan Corridor Designation

Unser Blvd. SW is a Commuter Corridor. Commuter Corridors are intended for long-distance trips across town by automobile, including limited access streets. Sage Rd. SW does not have a corridor designation. The Sapphire Rd. SW/Arenal Rd. SW is a Major Transit Corridor, known as the 86th/Benavidez/Arenal Major Transit corridor, is south of the subject site and does not abut it. Rather, it abuts the commercial use on the corner and the existing neighborhoods.

Trails/Bikeways

There are bicycle lanes along Unser Blvd. SW and Sage Rd. SW.

Transit

Transit service in the area is limited and the subject site is not directly served by transit. Albuquerque Ride Route #54-Bridge/Westgate runs south of the subject site, along Arenal Rd. SW/Sapphire St. SW, and provides service weekdays from morning to night and on Saturdays. The nearest bus stop is about a quarter mile walking distance from the southern portion of the subject site. The northern portion of the subject site is not served by transit.

Public Facilities/Community Services

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

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions

Low-Density Residential Development: Properties with residential development of any allowable land use in the Household Living category in Table 4-2-1 other than multi-family dwellings. Properties with small community residential facilities are also considered low-density residential development. Properties that include other uses accessory to residential primary uses are still considered low-density residential development for the purposes of this IDO. An area of platted or unplatted land that includes no more than 20 acres of land and where at least 75 percent of the parcels adjacent to the proposed development have been developed and contain existing primary buildings.

Zoning

The subject site is currently zoned PD [Planned Development Zone District, IDO 14-16-2-6] on the northern portion and MX-L [Mixed-Use Low Intensity Zone District, IDO 14-16-2-4] on the southern portion, which were assigned upon adoption of the IDO. The subject site was zoned SU-1; SU-1 for PRD 15 DU/ac and permissive C-1 uses including restaurant for the northern portion and SU-1 for C-1 Uses for the southern portion.

The PD zone district is intended to accommodate small to medium sized innovative projects that cannot be accommodated through the use of a base zone district and provide public, civic, or natural resource benefits. A PD zone can contain any of the uses listed in Table 4-2-1 except special uses (NR-SU) and can accommodate a combination of commercial, office, retail, and various housing

types, which is consistent with the concept the applicant mentions in the justification: commercial uses fronting Unser Blvd. and various housing types interior to the site. The PD zone offers some flexibility with respect to development standards to support such projects and requires that a site plan be presented to the EPC for review.

In the MX-L zone district, primary land uses are non-destination retail and commercial uses, townhouses, low-density multi-family residential dwellings, and civic and institutional uses to serve the surrounding area. Specific permissive uses are listed in Table 4-2: Allowable Uses, IDO p. 130. MX-L, similar to the former C-1 neighborhood commercial zone, is an important zone on the Westside because it allows a range of uses such as retail, restaurants, and various services, which are currently lacking in the underserved SW mesa area.

The request proposes to change the subject site's zoning to MX-T [Mixed Use, Transition Zone District, IDO 14-16-2-4(C)]. The purpose of the MX-T zone is to provide a transition between residential neighborhoods and more intense commercial areas. However, the area near the subject site does not have the "more intense commercial areas" since most of the land has been developed as single-family homes. Primary land uses include single-family homes, townhomes, a range of low-density multi-family residential, and small-scale office, institutional, and pedestrian-oriented commercial uses. Specific permissive uses are listed in Table 4-2-1 of the IDO.

The MX-T zone is the IDO equivalent to the former O-1 zone, in which non-single family dwelling units were allowed as a conditional use. During the development of the IDO, this intention was carried over to the new MX-T zone. However, single-family homes were also allowed in the new zone, but this was mostly intended to allow non-conforming single-family homes in the O-1 zone to become conforming. The intention was not to promote the development of new single-family homes using the MX-T zone.

Albuquerque / Bernalillo County Comprehensive Plan

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan designates an Area of Change. Applicable Goals and policies are listed below. The Goals and policies listed below are cited by the applicant in the zone change justification letter received July 28, 2020 (see attachment). Pursuant to the IDO Subsection 14-16-6-4(F)(2), the applicant bears the burden of providing a sound justification for the request, based on substantial evidence.

Chapter 4: Community Identity

Goal 4.1-Character
Policy 4.1.2-Identity and Design
Policy 4.1.4-Neighborhoods

Chapter 5: Land Use
Goal 5.1-Centers & Corridors
Policy 5.1.1- Desired Growth and subpolicies c and g
Policy 5.1.2- Development Areas
Policy 5.1.12-Commuter Corridors

Policy 5.2.1-Land Uses, subpolicy k
Goal 5.3-Efficient Development Patterns
Policy 5.3.1-Infill Development
Goal 5.6- City Development Areas
Policy 5.6.2- Areas of Change and subpolicies f and g
Policy 5.6.4-Appropriate Transitions

Chapter 7-Urban Design

Goal 7.3-Sense of Place
Policy 7.3.4-Infill

Chapter 9-Housing

Policy 9.2.1-Compatibility

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

Requirements
The review and decision criteria outline 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 analyzed here, received July 28, 2020, is a response to Staff's request for a revised justification (see attachment). The subject site is currently zoned PD (Planned Development Zone District) and MX-L (Mixed-Use Low Intensity Zone District). The requested zoning is MX-T (Mixed Use Transition Zone District). The reason for the request is to facilitate sale of the subject site for development of single-family homes.

The applicant believes that the proposed zone map amendment (zone change) meets the IDO's zone change decision criteria [14-16-6-7(F)(3)] as elaborated in the justification letter. Citations are from the IDO. The applicant's arguments are in *italics*. Staff analysis follows.

A. A proposed zone change must be found to be 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 by creating a transitional zone which permits a suitable transition of density and scale adjacent to the existing residential neighborhood zoned properties.

Staff: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers a preponderance of applicable Comprehensive Plan Goals and policies (and other plans if applicable) and does not significantly conflict with them. The applicant's justification does not state this and, more importantly, does not prove it. Consistency with the City's overall health, safety, and general welfare is not possible when significant conflicts with various applicable Goals and policies are present.

In this case, the request (the proposed zone change) conflicts with Goals and policies regarding complete communities, the jobs-housing balance, and school capacity. These issues disproportionately affect the Westside, resulting in lack of commercial services available to existing residents and overcrowded schools- especially relative to other parts of the City, which raises equity concerns.

The applicable citations are Goals and policies relevant to the request; note that relevancy does not automatically mean that the Goal or policy is furthered. In several instances, the request presents a significant conflict with an applicable Goal and/or policy.

Applicable citations: Goal 4.1; Policy 4.1.2-Identity and Design; Policy 4.1.4-Neighborhoods; Policy 5.1.1 Subpolicies b and g; Policy 5.2.1-Land Uses, Subpolicy k; Goal 5.3- Efficient Development Patterns; Policy 5.3.1-Infill Development; Goal 5.6-City Development Areas; Policy 5.6.2-Areas of Change and Subpolicies f and g;

Non-applicable citations: Goal 5.1-Centers & Corridors; Policy 5.1.1-Desired Growth; Policy 5.1.2-Development Areas; Policy 5.6.4-Appropriate Transitions; Goal 7.3- Sense of Place; Policy 7.3.4-Infill (design); Goal 9.2- Sustainable Design; Policy 9.2.1-Compatibility (design).

Relevant Goals and Policies not cited: Goal 5.2- Complete Communities; Policy 5.3.5-School Capacity; Goal 5.4-Jobs Housing balance; Policy 5.4.2-West Side Jobs and Subpolicy a; Policy 5.6.2-Areas of Change Subpolicy e; Policy 8.1-Placemaking and Policy 8.1.5-Available Land.

Staff: The applicant's justification does not adequately demonstrate that the request would further a preponderance of applicable Goals and policies and not be in significant conflict with them. All applicable Goals and policies, as well as the intent of the Comprehensive Plan, must be considered to properly evaluate the request.

Goals, Policies, and Vision- A cornerstone of the Comprehensive Plan vision is to address the jobs-housing imbalance on the Westside by locating jobs, services, and community facilities near housing, which would benefit the community by lessening commute times, decreasing congestion, and creating complete neighborhoods.

The request conflicts significantly with this vision and applicable Goals and policies with respect to the complete communities, the jobs-housing balance on the Westside, and school capacity,

which the applicant did not address. There are also conflicts with respect to the long-term vision of the Comprehensive Plan to facilitate job creation, provide commercial services close to home, and to not exacerbate existing inequities between the quadrants of the City.

The job-housing balance, school capacity, incomplete communities, and inequities with respect to services to meet daily needs, are particularly significant for the Southwest Mesa area, which continues to be under-served. Schools continue to operate over capacity, as explained by APS (see agency comments), and would be even more strained with additional residential development. New schools are contingent upon funding, which is likely difficult to obtain during these challenging economic times.

Equity is a Guiding Principle of the Comprehensive Plan that is woven through every chapter. Facilitating residential development (especially single-family homes on small lots) on the Southwest Mesa is an equity issue because the existing community is disproportionately underserved by non-residential services and employment opportunities compared to the rest of the City. The area already lacks basic services such as a grocery store, health care, and retail. This trend will continue unless the long-term consequences of actions become more important than the short-term gains from an individual development project.

The Transition Argument- Furthermore, the applicant's response relies upon the "transition" argument from more intense (typically commercial or industrial) to less intense (typically single-family homes) uses. The applicant states that the request would create a transitional zone that would permit a suitable transition of density and scale adjacent to the existing residentially zoned (R-1A) properties (p. 5) to the south and west, and that the proposed zone can be used to transition intensities across the site (p. 6). Though the MX-T zone is a transition zone by definition, there is no indication that the applicant would actually use it this way. Without a site plan to demonstrate that a transition of density and scale would actually occur, the applicant's claims are unsubstantiated and so is the resulting policy analysis.

Assuming but not admitting that the transition argument is accurate, it would still be incomplete because it addresses only the subject site from east to west. From north to south, the transition argument does not support the request. With MX-L on the south and County C-1 (MX-L equivalent) on the north, a large portion of MX-T in between the two parcels (and the future residential subdivision proposed) would not serve as a transition because a transition between two commercially-zoned parcels is not needed. MX-L zoning on the southern portion of the subject site already exists, and changing it to MX-T would not create a transition from anything.

Also, the transition argument is based on a site plan scenario for a mixed-use development, which is neither part of the request nor part of the record. In fact, the record indicates that a 100+ lot, homogeneous single-family subdivision is planned (see attachments) and is the underlying reason for the application. The type of transition the applicant relies upon, from commercial uses to existing residential uses, could occur from east to west and north to south, under the PD zone, without the proposed zone change. Since PD development requires a site plan-EPC, the transition of uses would be factual and verifiable. Regarding the lot already zoned MX-L, the IDO 14-16-5-9: Neighborhood Edges has built-in protections for the R-1 zoned lots to ensure that

neighborhoods are protected. For these reasons, the applicant's transition argument does not support the request.

Therefore, because the applicant has not demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies and does not significantly conflict with them, there is no demonstration that the request is consistent with the City's health, safety, morals, and general welfare. The response to Criterion A is insufficient.

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

9. There was typographical or clerical error when the existing zone district was applied to the property.
10. There has been a significant change in neighborhood or community conditions affecting the site.
11. 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: The subject site is located wholly in an Area of Change, so this criterion does not apply.

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

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

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

Applicant: The subject site is located wholly in an Area of Change. A zone change from the existing PD and MX-L zones to MX-T will be more advantageous as it will encourage development and growth of appropriate intensity and suitable transition in density from east to west, and would reinforce and strengthen the existing established character of the surrounding

residential parcels as supported by the Comp Plan by permitting residential development. The adjacent R-1C lots to the west and south have been developed with single-family dwellings and the change to MX-T zoning permits a mix of housing intensity and form to occur on the property. As described above in the goal and policy analysis this zone change request furthers numerous Comprehensive Plan goals and policies (refer Section A of this justification)·and is more advantageous to the community.

Staff: A different zone district (MX-T) on the subject site would generally not be more advantageous to the community as a whole than the existing zoning (PD and MX-L) in this case. The current zoning already allows development of uses that would serve existing residents and the area by providing a wider variety of commercial, employment, and service uses than the proposed zoning, while still being subject to the same protections offered by the IDO such as dimensional standards and use-specific standards. IDO 14-16-5-9: Neighborhood Edges would apply with any of these zone districts and would ensure that neighborhoods are protected regardless.

For example, the use of the lesser MX-T zone precludes development of a grocery store (permissive in MX-L and PD), which would be more advantageous to the community because it would create on-going jobs, improve access to food (an equity issue), and provide services near existing neighborhoods. Development of even more homogeneous single-family homes will only exacerbate existing disparities between the Southwest Mesa and other City quadrants, and result in temporary construction jobs rather than permanent jobs. The response to Criterion C is insufficient.

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 zone change does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community as the proposed zoning permits residential development and restricts less desirable uses that are non-compliant in a traditional neighborhood setting.

The change in potential permissive uses from PD and MX-L zone development to MX-T creates a predictable development pattern for the neighborhood and decreases higher intensity commercial uses. The MX-T zone allows for a greater variety of residential uses and the dimensional standards are the least intense of the four mixed use zones, and there are fewer commercial uses allowed. Therefore developing the property under an MX-T zoning designation and in line with the design standards set out in the IDO dimensional standards, means the undeveloped parcel is protected lot against more intense development in the future. The PD zone does not offer these same protections.

As compared below in the Use-Specific Standards table reviewing the permissive {P) uses under the MX-T when compared with the MX-L zoning, the MX-T zone has more uses than MX-T. Of those permissive uses the majority include greater variety and higher density housing being permissive in MX-T which is not allowed under MX-L zoning. Those uses which might be harmful to the community are more restricted under the MX-T zoning, such as bars, restaurants and liquor

sales which are conditional uses only, and motor vehicle uses such as vehicle fueling stations, car washes, along with kennels, drive through facilities are allowed under the MX-L zoning but not allowed in the MX-T zones. There are fewer commercial uses allowed in the MX-T zoning than in MX-L and therefore provides a strong transition from intense commercial to residential for the surrounding neighborhoods. Note: The applicant provided a table that compares the permissive and conditional uses in the MX-T and MX-L zones.

Staff: The applicant's generalized explanation does not prove this point because it includes inaccurate and confusing statements, does not substantiate the claims made with concrete examples, and does not precisely discuss the differences between existing and proposed zoning with respect to permissive uses.

Staff does not agree that the proposed zoning "restricts less desirable uses that are non-compliant in a traditional neighborhood setting" and that it would "create a predictable development pattern that decreases higher intensity commercial uses". Uses are non-compliant (perhaps non-conforming?) if they already exist. A traditional neighborhood setting is described in the Comprehensive Plan as a Complete Community, where residents have convenient access to goods and services, jobs, recreation, and open space in close proximity without the need to drive. The consistent application of standards and regulations creates predictability in development, particularly when shown on a site plan. The PD zone requires a Site Plan-EPC that shows specifically how standards are applied and affect the development pattern. A zone change to PD accompanied by a site plan would achieve this, but it's not the subject of the current request. The potential piece-meal development that could result under the MX-T zone would not create a predictable development pattern and, even if it did, Subsection D is not about site design so this argument is not fruitful.

Rather, Subsection D is about uses and potential harm, and what uses would become permissive in the proposed zone. The applicant did not precisely discuss the differences between existing and proposed zoning with respect to permissive uses, but instead makes generalized statements such as "decreases higher intensity commercial uses". The statement that there is a "greater variety and higher density housing being permissive in MX-T, which is not allowed under MX-L zoning" is incorrect and indicates that the comparison was not adequately made.

Both the MX-L and MX-T zones permissively allow Dwelling, Multi-Family; Dwelling, Live-Work; and Dwelling, Townhouse. The key difference is that the MX-T zone allows Dwelling, Single-Family Detached but MX-L does not. That is the whole reason for the request, as indicated in various places of the record, including the residential subdivision information provided to residents at the pre-application Neighborhood Meeting.

Single-family homes can be developed under the existing PD zoning, but they would have to meet the criteria of the PD zone for innovation, quality, and benefit to the community. A mixture of housing and/or commercial, office, or institutional uses equivalent to the MX-T zone, could be developed via the Site Plan-EPC process. If a mixed-use development was truly the intention, the applicant would either: i) not be requesting a zone change, or ii) would have already platted the subject site to create non-residential tracts along the major streets.

The applicant did not discuss potential harm as required. The closest approximation is some statements regarding adjacent property, but these are not adequately thought out. Staff finds that the request would result in harm to the neighborhood and community, which is consistent with the conflicts found with applicable Comprehensive Plan Goals and policies and contrary to the Vision of the Comprehensive Plan (see discussion in Sub-section A). The requested zone change would preclude the addition of permanent jobs on the Westside, remove more opportunities to provide commercial services near existing neighborhoods, and exacerbate school overcrowding—which harm the neighborhood and the larger community and perpetuate inequities in this under-served part of the City. 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: 1. There is currently no development plan for the property but the existing infrastructure including driveway cuts on Sage Rd and Unser Blvd. and the intersection signal operations provide suitable capacity to support a new development allowed under the change of zoning. 2. No capital funds are anticipated to support the development of the site. 3. No infrastructure improvements are needed at this time. 4. When future development is proposed for the property it will require approval of a Site Plan and at this time the City and ABCWUA and asses the existing infrastructure and determine whether additional improvements will be required.

Staff: The request, meaning the future development it will facilitate, must meet one of the four requirements. The applicant responded to each, in sum stating that there is sufficient infrastructure capacity to support future development. A development plan was presented to neighbors (see attachment) and is intended to go through the Development Review Board (DRB), which will review infrastructure issues at that time and require any needed improvements. 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 the zone change request is not based on the property's location on a major street (The Long Range Roadway System map designates Sage Rd SW as a Major Collector), but is considered more advantageous to the community and the surrounding

residential properties and furthers the cited goals and policies of the Comp Plan with the proposed zone change request.

Staff: The applicant's justification is not completely based on the subject site's location on a major street, though its location along Unser Blvd. SW is mentioned. The request is not more advantageous to the neighborhood and community in the long-term, and raises equity considerations. However, the response to Criterion F is insufficient.

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

Applicant: The zone change request is not based on the cost of land or economic considerations. The request will permit the site to serve as a transition zone between the R-1A zoned property to the west and the MX-L property to the south, while maintaining the context and scale and the surrounding land uses.

Staff: Though economic considerations are always a factor, in this case the applicant's justification is based predominantly upon them. As indicated in the record, the desire is to proceed immediately with an already-designed subdivision without regard to precluding future commercial and service uses that would benefit the neighborhood and community. The chance to create complete communities, not exacerbate school overcrowding, and provide lasting jobs is being overlooked in favor of short-term gain, and a zone change is not needed to maintain a consistent scale and compatibility with surrounding land uses. The determining factor for the request cannot be the subject site serving as a transition when there is no transition: residential zoning lies the west and east, and commercial zoning lies the south and north. The response to Criterion G is insufficient.

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: The zone change request does not result in a "spot zone" or "strip zone" as the proposed zoning is consistent with the MX-T zoning to the east. The zone change will help to facilitate an appropriately scaled development that supports transitional densities and scale across the site that clearly facilitates the cited goals and policies of the Comp Plan. As discussed the MX-T zone allows for a greater variety of residential uses with fewer commercial uses allowed when compared with the existing MX-L zoning and therefore provides a strong transition from intense commercial to residential for the surrounding neighborhoods that are zoned R-1A and MX-L to the south and west.

Staff: The request would not apply a zone district different from surrounding zone districts to one small area or one premises. There is MX-T zoning nearby, across Unser Blvd. SW. The subject site is approximately 18 acres in size and does not constitute a strip of land along a street. The response to Criterion H is sufficient.

III. AGENCY & NEIGHBORHOOD ISSUES

Reviewing Agencies

City departments and other interested agencies reviewed this application from 7/8/2020 to 7/22/2020. Long Range Planning Staff points out that a zone change cannot nullify an existing site plan, since the IDO carries prior approvals. One or both approved site plans may need to return to EPC for amendment. The applicant needs to provide a more precise policy justification to explain why the proposed zoning is more advantageous compared to the existing site plans. The justification should address, and the EPC should carefully consider, the location on a Commuter Corridor and the policy that discourages single-family housing on the West Side.

Albuquerque Public Schools (APS) notes that the following schools will be impacted: Mary Ann Binford, Truman Middle School, and Atrisco Heritage Academy. Truman Middle School and Atrisco Heritage Academy function above capacity. Mary Ann Binford Elementary School operates near capacity. Development will be a strain on all of these schools. Any measures to address current overcrowding are contingent upon taxpayer approval.

The Mid-Region Metropolitan Planning Organization (MRMPO) notes that Unser Blvd. SW is a Principal Arterial and a limited-access facility, and that Sage Rd. SW is a Major Collector. PNM commented regarding easements, new service delivery, and ground-mounted equipment. Agency comments begin on p.24.

Neighborhood/Public

The affected neighborhood organizations are the Westgate Neighborhood Association (NA), Stinson Tower NA, the Westside Coalition, the South Valley Coalition, and the Southwest Alliance of Neighbors (SWAN), which were notified as required by e-mail and by letter (see attachments). Certified mail return receipts were provided, though not required. Property owners within 100 feet of the subject site were also notified, as required, by letter. First-class, addressed envelopes were provided (see attachments).

Notification regarding the required pre-application neighborhood meeting was sent in February 2020, which is three months earlier than recommended on the EPC calendar for the August 2020 EPC hearing. Notification was made to the NA contacts listed in January 2020. Because several months had transpired, Staff requested that the applicant re-do the pre-application meeting to ensure that the requirements in IDO 14-16-6-4(C) are fulfilled; some neighborhood contacts had changed according to the ONC list.

A pre-application neighborhood meeting was held with the Stinson Tower NA on April 2, 2020 (see attachment, though notes that p. 2 of 3 is missing). The NA neither supports nor opposes the request, but had questions. The layout for a single-family subdivision was provided and discussed, as were uses allowed and uses nearby.

On August 5, 2020, Staff visited the site as required. Pursuant to IDO 14-16-6-4(K)(3), yellow notification signs are required to be posted for at least 15 consecutive days prior to the EPC hearing. Staff did not see a yellow sign along Unser Blvd. SW or Sage Rd. SW. Neither did other Planning Department Staff, who visited the subject site on August 6, 2020. Therefore, notification was incomplete.

As of this writing, Staff has not received any correspondence regarding the request.

IV. CONCLUSION

The request is for a zone map amendment (zone change) for an approximately 18 acre site, consisting of two lots and located on the western side of Unser Blvd. SW, between Sage Rd. SW and Sapphire Rd. SW/ Arenal Rd. SW. The area is partially developed with single-family homes, a church, and a couple of commercial retail uses.

The subject site is zoned PD (approximately 15 acres) and MX-L (approximately 3 acres). The applicant is requesting the MX-T (Mixed Use Transition) zone in order to develop the subject site with single-family homes.

The Zoning Map Amendment is not justified because the applicant has not adequately shown that the request would further a preponderance of applicable Goals and policies and not be in conflict with them (Criterion A). There are significant conflicts with Goals and policies regarding the jobs-housing balance and school capacity on the Westside. Lacking the required support from the Comprehensive Plan, the proposed zoning would also not be more advantageous to the community than the current zoning (Criterion C) and would exacerbate existing inequities. The applicant did not sufficiently discuss the proposed vs. existing zones and the issues of harm to the neighborhood and community (Criterion D), and the justification relies predominantly on economic factors pertaining to the applicant (Criterion G).

The affected neighborhood organizations are the Westgate Neighborhood Association (NA), Stinson Tower NA, the Westside Coalition, the South Valley Coalition, and the Southwest Alliance of Neighbors (SWAN), which were notified as required. Property owners within 100 feet of the subject site were also notified as required. A pre-application neighborhood meeting was held with the Stinson Tower NA, which neither supports nor opposes the request. Yellow signs were not posted for 15 days prior to the hearing, as required pursuant to IDO 14-16-6-4(K)(3).

As of this writing, Staff has not received any correspondence regarding the request.

Staff recommends denial.

FINDINGS - RZ-2020-00013, August 13, 2020- Zoning Map Amendment (Zone Change)

1. The request is for a zoning map amendment (zone change) for an approximately 18 acre site consisting of two lots known as Tracts 483, 484 and 485, Unit Number 7 Atrisco Grant, and Tract D-2 Plat for Tracts D-1, D-2, D-3, and D-4 Albuquerque South Unit 1, being a replat of Tract D Albuquerque South Unit 1 (the "subject site"). The subject site is located on Unser Blvd. SW, between Sage Rd. SW and Sapphire St. SW/Arenal Rd. SW.

2. The subject site is zoned PD (Planned Development Zone District) and MX-L (Mixed-Use Low Intensity Zone District). The PD zoning corresponds to the subject site's northern, approximately 15 acre portion and the MX-L zoning corresponds to the subject site's approximately 3 acre southern portion.

3. The applicant is requesting the MX-T zone (Mixed Use-Transition Zone District) in order to develop a subdivision of single-family homes, as indicated in the record. The purpose of the MX-T zone is to provide a transition between residential neighborhoods and more intense commercial areas. Primary land uses include a range of low-density multi-family residential and small-scale office, institutional, and pedestrian-oriented commercial uses.

4. The subject site is an area that the Comprehensive Plan designated an Area of Change. Unser Blvd. SW is designated a Commuter Corridor. The subject site is not in a designated activity center.

5. 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.

6. The request conflicts with the following, applicable Comprehensive Plan Goal and policy regarding Process and Communities:

   A. <u>Goal 4.2- Process:</u> Engage communities to identify and plan for their distinct character and needs.

      The IDO notification requirements for EPC cases include a legal ad, emailed letters, hard-copy letters, and sign postings at the site under consideration. These methods together help engage communities to participate in the process, through which they can identify and plan for their distinct character and needs. In this case, the sign posting at the subject site did not occur, so those who would have seen it and wanted to engage were prevented from doing so.

   B. <u>Policy 4.2.2-Community Engagement:</u> Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.

      Various methods of required notification are used to facilitate meaningful engagement opportunities. One such method is the posting of yellow signs at a subject site. Since the sign posting did not occur in this case, engagement opportunities regarding the request were not advertised to residents in a complete way.

7. The request conflicts with the following, applicable Comprehensive Plan Goal and policy regarding Complete Communities:

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

   The request would not foster complete communities where residents can live, work, learn, shop and play together because it would facilitate development of more single-family residential homes in an underserved area of the City where jobs, services, commercial, retail, and green spaces are already lacking.

   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 help to create healthy, sustainable, and distinct communities with a mix of uses conveniently accessible from surrounding neighborhoods because, as shown in the record, the intent to develop more homogeneous single-family homes would preclude provision of the variety of uses needed to create a distinct community with a mix of uses.

   C. Subpolicy k: Discourage zone change to detached single-family residential uses on the West side.

   The request would add to the existing jobs-housing imbalance on the City's Westside that the Comprehensive Plan vision seeks to remedy, as well as re-inforce the inequity of the Southwest Mesa compared to other parts of the City due to the lack of commercial and retail uses to serve existing residents.

8. The request conflicts with the following, applicable Comprehensive Plan Goal and policy regarding efficient development patterns:

   A. 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.

   Though the area has existing infrastructure, the request would not promote the efficient use of land to support the public good. The public would benefit from development patterns that place goods, services, and jobs in proximity to existing neighborhoods- especially in underserved areas such as the Southwest Mesa. The request would eliminate available land on which this could happen.

   B. Policy 5.3.5-School Capacity: Discourage zone changes from non-residential to residential or mixed-use zones when affected public schools have insufficient capacity to support the anticipated increase of students based on proposed dwelling units.

9. The request conflicts with the following, applicable Comprehensive Plan Goal and policies regarding the jobs-housing balance:

A. 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 request would facilitate development of single-family homes in an area characterized by existing single-family homes, resulting in land use homogeneity and perpetuating the lack of services in an underserved area. Job growth on the Westside would be deprioritized and the jobs-housing balance further skewed.

B. Policy 5.4.2-Westside Jobs: Foster employment opportunities on the West Side.

The request would facilitate development of single-family homes, which would remove a large tract of land from being available to foster employment opportunities on the Westside.

C. Subpolicy a: Ensure adequate capacity of land zoned for commercial, office, and industrial uses west of the Rio Grande to support additional job growth.

10. The request conflicts with the following, applicable Comprehensive Plan Goal and policies regarding economic development:

A. Policy 8.1- Placemaking: Create places where business and talent will stay and thrive.

The request would contribute to more homogeneous development on the Westside, which would not allow the opportunity to create diverse places where business and talent will stay and thrive.

B. Policy 8.1.5- Available Land: Maintain sufficient land that is appropriately zoned to accommodate projected employment growth in targeted areas.

The Westside is an area the Comprehensive Plan targets for employment growth. The request would eliminate the opportunity accommodate employment growth because it would facilitate development of single-family housing.

11. The request conflicts with Subpolicy b of Policy 5.6.2-Areas of Change. Growth and more intense development are generally intended to be directed to Areas of Change, such as the subject site. Subpolicy e states that the City should encourage development that expands employment opportunities. The request would occupy a large site in an Area of Change with single-family homes, which is not intense development and would not expand on-going employment opportunities for Westside residents.

12. Equity is a Guiding Principle of the Comprehensive Plan that is woven through every chapter. Facilitating residential development (especially single-family homes on small lots) on the Southwest Mesa is an equity issue because the existing community is disproportionately underserved by non-residential services and employment opportunities compared to the rest of the City. The area already lacks basic services such as a grocery store, health care, and retail. This trend will continue unless the long-term consequences of actions become more important than the short-term gains from an individual development project.

13. The request proposes to change the subject site's zoning to MX-T [Mixed Use, Transition Zone District, IDO 14-16-2-4(C)]. The purpose of the MX-T zone is to provide a transition between residential neighborhoods and more intense commercial areas. In this case, there are no "more intense commercial areas" near the subject site because much of the land that could provide commercial uses has been developed with single-family homes.

    From north to south, the transition argument does not support the request. With MX-L on the south and County C-1 (MX-L equivalent) on the north, a large portion of MX-T in between the two parcels (and the future residential subdivision proposed) would not serve as a transition because a transition between two commercially-zoned parcels is not needed. MX-L zoning on the southern portion of the subject site already exists, and changing it to MX-T would not create a transition from anything.

    Also, the transition argument is based on a site plan scenario for a mixed-use development, which is neither part of the request nor part of the record. Rather, the record indicates that a 100+ lot, homogeneous single-family subdivision is planned and is the underlying reason for the application.

14. The applicant has not adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 6-7(F)(3)-Review and Decision Criteria for Zone 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 a preponderance of applicable Comprehensive Plan Goals and policies (and other plans if applicable) and does not significantly conflict with them. The applicant's justification does not state this and, more importantly, does not prove it. Consistency with the City's overall health, safety, and general welfare is not possible when significant conflicts with various applicable Goals and policies are present.

    The request conflicts with Goals and policies regarding complete communities, the jobs-housing balance, and school capacity. These issues disproportionately affect the Westside, resulting in lack of commercial services available to existing residents and overcrowded schools- especially relative to other parts of the City, which raises equity concerns.

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

    C. Criterion C: A different zone district (MX-T) would generally not be more advantageous to the community as a whole than the existing zoning (PD and MX-L). The current zoning already allows development of uses that would serve existing residents and the area by providing a wider variety of commercial, employment, and service uses than the proposed zoning, while still being subject to the same protections offered by the IDO such as dimensional standards and use-specific standards. IDO 14-16-5-9: Neighborhood Edges would apply with any of these zone districts and would ensure that neighborhoods are protected regardless.

For example, the use of the lesser MX-T zone precludes development of a grocery store (permissive in MX-L and PD), which would be more advantageous to the community because it would create on-going jobs, improve access to food (an equity issue), and provide services near existing neighborhoods. Development of even more homogeneous single-family homes will only exacerbate existing disparities between the Southwest Mesa and other City quadrants, and result in temporary construction jobs rather than permanent jobs.

D. Criterion D: The applicant's generalized explanation does not prove that the request would not be harmful to the neighborhood or community. Claims are not supported with concrete examples and differences between existing and proposed zoning with respect to permissive uses are not sufficiently discussed. The statement that there is a "greater variety and higher density housing being permissive in MX-T, which is not allowed under MX-L zoning" is incorrect and indicates that the comparison was not adequately made.

Both the MX-L and MX-T zones permissively allow Dwelling, Multi-Family; Dwelling, Live-Work; and Dwelling, Townhouse. The key difference is that the MX-T zone allows Dwelling, Single-Family Detached but MX-L does not. That is the whole reason for the request, as indicated in the record.

A mixture of housing and/or commercial, office, or institutional uses equivalent to the MX-T zone, including single-family homes, could be developed under the existing PD zoning via the Site Plan-EPC process. If a mixed-use development was intended, the applicant would either: i) not be requesting a zone change, or ii) would have already platted the subject site to create non-residential tracts along the major streets.

The applicant did not discuss potential harm as required. Staff finds that the request would result in harm to the neighborhood and community, which is consistent with the conflicts found with applicable Comprehensive Plan Goals and policies and contrary to the Vision of the Comprehensive Plan (see discussion of Criterion A). The requested zone change would preclude the addition of permanent jobs on the Westside, remove more opportunities to provide commercial services near existing neighborhoods, and exacerbate school overcrowding—which harm the neighborhood and the larger community and perpetuate inequities in this under-served part of the City.

E. Criterion E: The request, meaning the future development it will facilitate, must meet one of the four requirements. The applicant responded to each, in sum stating that there is sufficient infrastructure capacity to support future development. A development plan was presented to neighbors (see attachment) and is intended to go through the Development Review Board (DRB), which will review infrastructure issues at that time and require any needed improvements.

F. Criterion F: The applicant's justification is not completely based on the subject site's location on a major street, though its location along Unser Blvd. SW is mentioned. The request is not more advantageous to the neighborhood and community in the long-term, and raises equity considerations.

G. Criterion G: Though economic considerations are always a factor, in this case the applicant's justification is based predominantly upon them. As indicated in the record, the desire is to proceed immediately with an already-designed subdivision without regard to precluding future commercial and service uses that would benefit the neighborhood and community. The chance to create complete communities, not exacerbate school overcrowding, and provide lasting jobs is being overlooked in favor of short-term gain, and a zone change is not needed to maintain a consistent scale and compatibility with surrounding land uses. The determining factor for the request cannot be the subject site serving as a transition when there is no transition: residential zoning lies the west and east, and commercial zoning lies the south and north.

H. Criterion H: The request would not apply a zone district different from surrounding zone districts to one small area or one premises. There is MX-T zoning nearby, across Unser Blvd. SW. The subject site is does not constitute a strip of land along a street.

15. The zoning map amendment is not justified because the applicant has not adequately shown that the request would further a preponderance of applicable Goals and policies and not be in conflict with them (Criterion A). There are significant conflicts with Goals and policies regarding the jobs-housing balance and school capacity on the Westside. Lacking the required support from the Comprehensive Plan, the proposed zoning would also not be more advantageous to the community than the current zoning (Criterion C) and would exacerbate existing inequities. The applicant did not sufficiently discuss the proposed vs. existing zones and the issues of harm (Criterion D), and the justification relies predominantly on economic factors (Criterion G).

16. The affected neighborhood organizations are the Westgate Neighborhood Association (NA), the Stinson Tower NA, the Westside Coalition, the South Valley Coalition, and the Southwest Alliance of Neighbors (SWAN), which were notified as required. Property owners within 100 feet of the subject site were also notified as required. As of this writing, Staff has not received any correspondence regarding the request.

17. A pre-application neighborhood meeting was held on April 2, 2020 with the Stinson Tower NA, which neither supports nor opposes the request. Topics discussed include uses allowed, the proposed subdivision (layout was previously provided), and uses nearby.

18. The required notification for the request is incomplete. On August 5, 2020, Staff visited the site as required. Pursuant to IDO 14-16-6-4(K)(3), yellow notification signs are required to be posted for at least 15 consecutive days prior to the EPC hearing. Staff did not see a yellow sign along Unser Blvd. SW or Sage Rd. SW. Neither did other Planning Department Staff, who visited the subject site on August 6, 2020. The applicant acknowledges that this requirement has not been met.

RECOMMENDATION - RZ-2020-00013, August 13, 2020

That a recommendation of DENIAL of Project #: PR-2020-004014, Case #: RZ-2020-00013, a zone change from PD and MX-L to MX-T, for Tracts 483, 484 and 485, Unit Number 7 Atrisco Grant, and Tract D-2 Plat for Tracts D-1, D-2, D-3, and D-4 Albuquerque South Unit 1, being a

replat of Tract D Albuquerque South Unit 1, an approximately 18 acre site located on the western side of Unser Blvd. NW, between Sage Rd. SW and Sapphire St. SW/Arenal Rd. SW, based on the preceding Findings.

Catalina Lehner, AICP
Senior Planner

Notice of Decision cc list:

Tierra West LLC, 5571 Midway Park Pl., Albuquerque NM, 87109
Amirhamzeh Enterprises LLC, 9605 Sommer Pl., Oakdale, CA, 95361
South West Alliance of Neighborhoods (SWAN Coalition), Johnny Pena, johnnycgcnaUiJ.comcast.net
South West Alliance of Neighborhoods (SWAN Coalition), Jerry Gallegos, igallegoswccdgUil.gmail.com
Westside Coalition of Neighborhood Associations, Rene Horvath, aboardlll@gmail.com
Westside Coalition of Neighborhood Associations, Elizabeth Haley, ckhalev(@comcast.net
South Valley Coalition of Neighborhood Associations, Roberto Roibal, rroibaJ(@comcast.net
South Valley Coalition of Neighborhood Associations, Mercia Fernandez, mbfcmandez1lllgm<!JI.co
Stinson Tower NA, Lucy Arzate-Boyles, Eloy Padilla Jr., eloygdav@gmail.com
Westgate Heights NA, Eric Faull, dunduen iiloutlook.com
Westgate Heights NA, Matthew Archuleta, mattcarchulctaIf@hotmail.com
Alan Varela, avarela@cabq.gov

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Long Range Planning

CITY ENGINEER

Transportation Development
No objection to the request.

Hydrology Development
No objections.

New Mexico Department of Transportation (NMDOT)
No comments at this time.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning
No comments.

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

RECOMMENDED CONDITIONS FROM THE CITY ENGINEER:

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- No comment.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

AMAFCA has no objections to the August 13, 2020 EPC cases.

ALBUQUERQUE PUBLIC SCHOOLS

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

1. It is the applicant's obligation to abide by any conditions or terms of electric easements on the property.
2. As a condition, the developer shall contact PNM's New Service Delivery Department to coordinate electric service regarding the project. Please submit a service application at www.pnm.com/erequest for PNM to review.
3. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.

Figure 1: Looking south at the subject site from the north side of Sage Rd. SW.

Figure 2: Looking SW at the subject site from the north side of Sage Rd. SW.

Figure 3: Looking SE at the subject site from the north side of Sage Rd. SW, at the Sage Rd. SW/Unser Blvd. SW intersection.

Figure 4: Looking north at the subject site from the pharmacy parking lot.

Figure 5: Looking east at the subject site from the church parking lot.

Figure 6: Looking west at the northern portion of the subject site from the Unser Blvd. SW median.

Figure 7: Looking west at the southern portion of the subject site from the Unser Blvd. SW median.

Figure 8: Looking south, down Unser Blvd. SW. The subject site is on the right side of the picture.

HISTORY

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

CAP II-Unser/Arenal
2325 San Pedro NE, 2-A
Albuquerque, NM 87110

Date: August 16, 2002

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project 1000722**
02EPC-00982 SDP-Subdivision
02EPC-00984 SDP-Building Permit

LEGAL DESCRIPTION: Request the above action(s) for all or a portion of Tract(s) D (D-1), **Albuquerque South Unit 1,** zoned zoned SU-1 for C-1 Uses, located on UNSER BLVD. SW, between SAGE ROAD SW and ARENAL ROAD SW, containing approximately 10 acre(s). (M-10) Deborah Stover, Staff Planner

On August 15, 2002, the Environmental Planning Commission voted to approve Project 1000722 / 02EPC-00982, a Site Development Plan for Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site plan for subdivision for an approximately 9.5-acre site located on Unser Boulevard between Arenal Road and Sage Road SW.

2. The request is to subdivide Tract D into 3 tracts to be known as Tracts D-1, D-2 and D-3.

3. This submittal meets the requirements for approval of a site plan for subdivision as per the City's *Zoning Code*.

4. The subject site is located in the Established Urban Area of the *Comprehensive Plan.* The proposed uses are consistent the with property's Established Urban designation which allows a full range of urban uses (Policy a, Established Urban Area).

5. The site development plan furthers the applicable goals and policies of the *Comprehensive Plan* by proposing a quality urban environment with a design which is appropriate to the plan area (Policy l, Established Urban Area).

6. The submittal complies with the intent of the *West Side Strategic Plan* by proposing new development in an efficient location for receiving City services (Policy 3.12).

7. There is substantial neighborhood support for the project.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. The proposed use(s) for Tract D-2 shall be specified on the site plan for subdivision.

On August 15, 2002, the Environmental Planning Commission voted to approve Project 1000722 / 02EPC-00984, a Site Development Plan for Building Permit, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for a site plan for building permit for an approximately 9.5-acre site located on Unser Boulevard between Arenal Road and Sage Road SW.

2. The applicant is proposing to develop the site with a 14,560 square-foot Walgreens store and pharmacy.

3. The submitted site plan furthers the applicable goals and policies of the *Comprehensive Plan* by proposing a quality urban environment and by ensuring that new development shall respect existing neighborhood, environmental, and social conditions and resources Policy d). In addition, it proposes a quality urban environment with new growth accommodated on vacant land, contiguous to existing urban facilities and with a design which is appropriate to the plan area (Policy e).

4. The submitted site plan furthers the intent of the *West Side Strategic Plan* by proposing new development in an efficient location for receiving City services (Policy 3.12).

5. This request will be adequate with some minor changes and additions.

CONDITIONS:

1. The submittal of this site plan to the DRB shall meet all EPC conditions. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. A 2 ½ to 3-foot high screen wall or landscape berm shall be provided wherever parking areas face a public right-of-way to provide screening of parked cars from the street.

3. All pedestrian crossings shall be a minimum of six-feet wide and clearly demarcated with slightly raised and/or textured paving and, in addition to the crossings shown on the plan, shall be provided where pedestrian paths cross vehicular entrances and drive aisles. The width and material of all sidewalks and crossings shall be shown on the site plan.

4. The bike rack shall be conveniently located near the building entrance but not within pedestrian pathways or landscape areas. The bike rack shall be located on a concrete or asphalt pad.

5. The height of the light poles shall be reduced to 16-feet high.

6. All sidewalks shall be shown on the landscape plan. There is a note on the landscape plan that states that there is a pedestrian path connecting to an existing sidewalk, but no sidewalk is shown. This shall be clarified on the landscape plan.

7. The landscape plan shall be revised to eliminate encroachments and ensure no trees are planted within utility easements.

8. Cross-hatched areas shown on each end of median shall be noted as to material on the site plan and landscape plan.

9. Loading docks shall be screened by walls and covers that are architecturally integrated with the building.

10. Façades that front streets or pedestrian walkways shall incorporate a change in plane at least every 50 feet. The elevations shall be amended to reflect some of these improvements to the proposed which could include windows or doors defined by frames, sills, lintels, awnings, arcades, arbors, vines or a change in parapet height.

11. Freestanding signage shall be limited to a monument style sign with a maximum height of 12 feet and a maximum sign face of 100 square feet, including the reader board. All signage shall be indicated on the site plan, including any proposed signage in the tower window that is visible from the exterior of the building.

12. All colors and building materials shall be stated on the site plan.

13. a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. Those improvements will include any additional right-of-way requirements, paving, curb and gutter and sidewalk that have not already been provided for.
    b. All the requirements of previous actions taken by the EPC and the DRB must be completed and /or provided for. Completion of the required TIS mitigation measures, per Transportation Development Staff, must be completed if assumed to be in place for the current TIS for this site. See conclusions and recommendations.
    c. Site Plan shall comply and be designed per DPM Standards.
    d. Site plans must be consistent throughout entire application packet.
    e. Provide previously approved EPC Site Development Plan.

f. Queuing requirements must be updated to reflect the correct site plan and for determining best access and visibility to the site. The following locations to be updated are: Eastbound to northbound left turns at proposed Site Driveway/Sapphire and Unser/Sapphire.
g. Delete Site Access note for Tract D-1 on sheet 1 of 1 (Amended Site Development Plan etc.).
h. Site access driveway, if permitted, to be 40' – 45' wide with 30' – 40' curb return radii to accommodate WB-40 traffic.
i. The on-site 36-inch transmission line and easements must be clearly identified on the landscape and grading plans. The Landscape plan must be revised to eliminate encroachments. Line depth must be field verified and shown on the grading plan. Depth of cover must meet design standards, otherwise lowering and or relocation may be required.
j. There are no serviceable water lines in the adjoining portion of Unser. Service to proposed Tract D2 would require public line extensions. Private service connections from Arenal facilities may be acceptable, but that must be evaluated. A water and sanitary sewer availability statement must be requested and completed prior to DRB action.
k. An approved conceptual grading and drainage plan is required for Site Plan sign-off by the City Engineer & AMAFCA. Approval of drainage plan required prior to placement on DRB agenda.
l. Re-platting should be concurrent with site plan approvals.
m. Dedication of an additional 6 feet of right-of-way along Unser Boulevard as required by the City Engineer to provide for On-Street bicycle lanes.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **AUGUST 30, 2002** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

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

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

FOR Victor J. Chavez
Planning Director

VJC/DS/nat

cc: George Rainhart & Assoc., 2325 San Pedro NE, 2-B, Albuq., NM 87110
Debbie Martinez, Desert Spring Flower N.A., 2208 Desert Breeze SW, Albuq., NM 87121
Arthur Gonzales, Westgate Heights N.A., 8704 Shone SW, Albuq., NM 87121
Theresa Rios Sandoval, Westgate Heights N.A., 1505 Gschwind Place SW, Albuq., NM 87121

ZONING

Please refer to IDO Sections 14-16-2-6 for the PD Zone District; 14-16-2-4(B) for the MX-L Zone District; and 14-16-2-4(A) for the MX-T Zone District

APPLICANT INFORMATION

City of Albuquerque

2019061 Unser & Sage LGI Homes
Zone Map Amendment- Council

DEVELOPMENT REVIEW APPLICATION

Effective 4/17/19

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
☐ Archaeological Certificate *(Form P3)*	☐ Site Plan – EPC including any Variances – EPC *(Form P1)*	☐ Adoption or Amendment of Comprehensive Plan or Facility Plan *(Form Z)*
☐ Historic Certificate of Appropriateness – Minor *(Form L)*	☐ Master Development Plan *(Form P1)*	☐ Adoption or Amendment of Historic Designation *(Form L)*
☐ Alternative Signage Plan *(Form P3)*	☐ Historic Certificate of Appropriateness – Major *(Form L)*	☐ Amendment of IDO Text *(Form Z)*
☐ Minor Amendment to Site Plan *(Form P3)*	☐ Demolition Outside of HPO *(Form L)*	☐ Annexation of Land *(Form Z)*
☐ WTF Approval *(Form W1)*	☐ Historic Design Standards and Guidelines *(Form L)*	☐ Amendment to Zoning Map – EPC *(Form Z)*
	☐ Wireless Telecommunications Facility Waiver *(Form W2)*	☑ Amendment to Zoning Map – Council *(Form Z)*
		Appeals
		☐ Decision by EPC, LC, ZHE, or City Staff *(Form A)*

APPLICATION INFORMATION

Applicant: Amirhamzeh EnterprisesLLC		Phone: 209-665-4412
Address: 9605 Sommer Pl		Email: amirhamzeh@comcast.net
City: Oakdale	State: CA	Zip: 95361
Professional/Agent (if any): Tierra West, LLC		Phone: 505-858-3100
Address: 5571 Midway Park Pl NE		Email: rstevenson@tierrawestllc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Owner	List all owners:	

BRIEF DESCRIPTION OF REQUEST

Zoning Map Amendment

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

Lot or Tract No.: TRS 483, 484&485 UNIT NO 7 AND TR D-2 PLAT FOR TRACTS D-1,D-2,D-3 & D-4	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code: 101005511645720205, 101005515537920904
Zone Atlas Page(s): M-10-Z	Existing Zoning: PD and MX-L	Proposed Zoning: R-1
# of Existing Lots: 4	# of Proposed Lots: 4	Total Area of Site (acres): 15/2.6205

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Unser Blvd	Between: Unser	and: Sage

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

1000722

Signature:	**Date:** 06/24/2020
Printed Name: Ronald R. Bohannan	☐ Applicant or ☑ Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
RZ-2020-00013	ZMA				$1110.00

Meeting/Hearing Date: August 13, 2020		Fee Total: $1110.00
Staff Signature: Vanessa A Segura	Date: 6/25/2020	Project # PR-2020-004014

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)***

N/A Interpreter Needed for Hearing? ____ if yes, indicate language: _____

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

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

X Traffic Impact Study (TIS) form *(not required for Amendment to IDO Text)*

X 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**

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

X 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

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

X Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing

X Proof of emailed notice to affected Neighborhood Association representatives

X Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

X 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:** 06/24/2020
Printed Name: Ronald R. Bohannan	☐ Applicant or ☑ Agent

FOR OFFICIAL USE ONLY

Project Number:	Case Numbers
PR-2020-004014	RZ-2020-00013
	-
	-
Staff Signature: Vanessa A Segura	
Date: 6/24/2020	

CITY OF ALBUQUERQUE · NEW MEXICO · 1706

3/3/2020

Mr. Dan Serrano, Chairman
Environmental Planning Commission
City of Albuquerque
PO Box 1293
Albuquerque,NM 87103

RE: UNSER BLVD & SAGE
TRS 483, 484, & 485 UNIT NO 7 AND TR
D-2 PLAT FOR TRACTS D-1, D-2, D-3 & D-4

Dear Ms. Wolfley:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of Amirhamzeh Enterprises LLC pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

Mehrdad Amirhamzeh
Print Name

Signature

Member
Title

3/6/20
Date

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Tierra West, LLC **DATE OF REQUEST:** 03 / 03 / 2020 **ZONE ATLAS PAGE(S):** M-10-Z

CURRENT:

ZONING PD and MX-L

PARCEL SIZE (AC/SQ. FT.) 15&2.6205

LEGAL DESCRIPTION:

TRS 483, 484 & 485 UNIT NO 7 AND TR D-2 PLAT FOR TRACTS D-1, D-2, D-3 & D-4

SUBDIVISION NAME

REQUESTED CITY ACTION(S):

ANNEXATION [ ]

ZONE CHANGE [X]: From PD & MX-L To R-1

SECTOR, AREA, FAC, COMP PLAN [ ]

AMENDMENT (Map/Text) [ ]

SUBDIVISION* [ ]

BUILDING PERMIT [ ]

BUILDING PURPOSES [ ]

*includes platting actions

SITE DEVELOPMENT PLAN:

AMENDMENT [X]

ACCESS PERMIT [ ]

OTHER [ ]

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [ ]

NEW CONSTRUCTION [X]

EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 100

BUILDING SIZE: 2500 (sq. ft.)

SINGLE RESIDENTIAL UNITS

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

APPLICANT OR REPRESENTATIVE [signature] DATE 3/17/20

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]

THRESHOLDS MET? YES [ ] NO [X] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [ ]

Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. ***Any subsequent changes to the development proposal identified above may require an update or new TIS.***

[signature], P.E.

TRAFFIC ENGINEER

DATE 3-17-2020

Required **TIS must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS

-FINALIZED ___/___/___

-SUBMITTED ___/___/___

TRAFFIC ENGINEER

DATE

Revised January 20, 2011

TIERRA WEST, LLC

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

June 24, 2020

Mr. Dan Serrano, Chair
Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: SOUTH WEST CORNER OF UNSER BLVD & SAGE RD
ZONING MAP AMENDMENT (ZONE CHANGE)
ZONE ATLAS PAGE M-10-Z

Dear Mr. Chairman:

Tierra West LLC, on behalf of Amirhamzeh Enterprise LLC, requests approval for a Zoning Map Amendment (Zone Change) from the current site zoning of MX-L and PD, to MX-T for an approximately 16.6-acre vacant site legally described as Remaining Portion Tracts 483, 484 & 485, Unit 7 Tracts Allotted from the Town of Atrisco Grant and Tract D-2, Albuquerque South, Unit 1 Albuquerque.

The intent of this letter is to provide justification for the zone change request to MX-T zoning by detailing how the request furthers the Goals and Polices of the Comprehensive Plan and addresses the criteria listed in the IDO Section 14-16-6-7(F)(3) for a zone change request.

The site is located at the south west corner of Sage Rd SW and Unser Blvd SW. The site covers four tracts, with the three northern tracts currently zoned Planned Development (PD) and the southern parcel zoned Mixed Used – Low Intensity (MX-L). The intention of the PD zone district is to allow for innovative projects that cannot be accommodated through the use of other Integrated Development Ordinance (IDO) base zones with approval of a Site Plan – EPC. The purpose of the MX-L zone district is to provide for neighborhood-scale non-destination retail and commercial uses, as well as townhouses, low-density multi-family residential dwellings, and civic and institutional uses to serve the surrounding area.

The proposed zone change to Mixed Used – Transitional (MX-T) is more appropriate zoning given the sites location on a Commuter Corridor and being adjacent to existing residential neighborhoods. 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 multi-family residential and small-scale office, institutional, and pedestrian-oriented commercial uses.

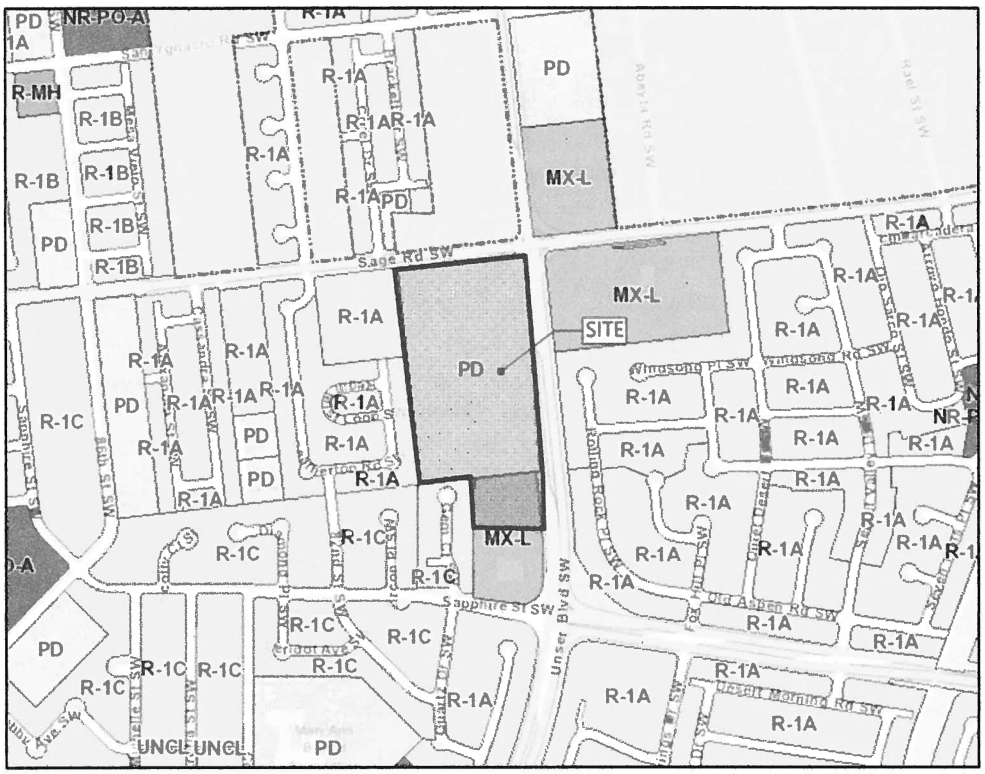


Figure 1 Vicinity Map

History / Background

The entire site was previously zoned Special Use SU-1 which required development under an approved Site Development Plan - EPC. During the conversion to the IDO in 2017 the northern portion was zoned PD and the southern parcel zoned MX-L. Amirhamzeh Enterprise LLC owns both properties. The two site access driveways were approved by the City Transportation and installed sometime in 2010 to support future development, with one driveway access on Unser Blvd. and a second driveway on Sage Rd. A Pre-Application Review time meeting was held on January 14, 2020 to discuss the proposed zone change. As demonstrated by the TIS form, this site does not warrant a traffic study, or potential subsequent improvements. The City's existing infrastructure will adequately serve the future development of the site.

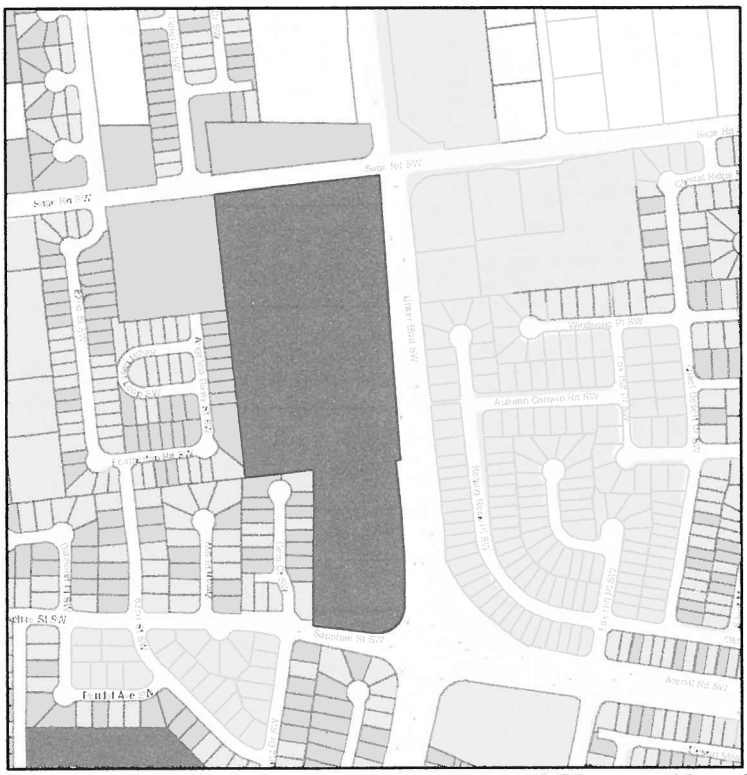


Figure 2 Site Located within an Area of Change (Site in Orange)

Context
The site is located within an Area of Change and located along a Commuter Corridor (Unser) as designated by the Comprehensive Plan. The site does not fall within a Major or Premium Transit area of change is defined where growth and development is encouraged, primarily in Centers other than Old Town, Corridors other than Commuter Corridors, Master Development Plan areas, planned communities, and Metropolitan Redevelopment Areas. While development is encouraged in areas of change, the site is located along a commuter corridor and therefore the Comprehensive Plan encourages consistency with the surrounding areas to which the MX-T zoning can permit a suitable transition between the residential neighborhoods abutting the property, and more intense commercial areas along the Unser Blvd. frontage along the designated commuter corridor. There are no applicable historic or character protection overlays on the site.

There is existing R-1A zoning to the east, west, and R-1C to the south west of the subject property. The zoning of the property to the north east is zone MX-L and is vacant. The adjacent lot, to the north west, is zoned R1-A and is developed and in use by the Church of Jesus Christ of Latter-day Saints. The site to the south east is zoned MX-L and is developed with a Walgreens Pharmacy. Excluding the pharmacy and church, all other properties abutting the subject site are developed with single-family residential dwellings.

Roadway System
The Long Range Roadway System (2040 LRRS) map designates Sage Rd SW as a Major Collector. The LRRS designates Unser Blvd SW as a Regional Principal Arterial.

Figure 3 Aerial Site Image (courtesy of Google Maps)

Comprehensive Plan Corridor Designation
The site is located along a "Commuter Corridor" as designated by the ABC Comp Plan.

Notice to Associations and Neighboring Property Owners
Property owners within 100 ft and the affected neighborhood associations (South West Alliance of Neighborhoods, Westside Coalition of Neighborhood Associations, South Valley Coalition of Neighborhood Associations, Stinson Tower Neighborhood Association, Westgate Heights Neighborhood Association) were notified as required. An online meeting was held with the members of Stinson Tower NA on Thursday April 2nd, 2020 to discuss the zone change application. The meeting was held online due to the COVID-19 restrictions. Included in the case file is the position of the Stinson Tower Neighborhood Association, which states the Assoc. is neutral on the request to complete the zone change to MX-T. In addition to the neighborhood meeting the required notification per the IDO has been made, including the ONC provided NA contacts and 100-ft buffer zone residents.

Figure 4 Existing Site Zoning (PD & MX-L)

Zoning Map Amendment Justification

The Comprehensive Plan Goals and Policies listed below provide justification for EPC to support the zone change request. The zone change request is being made to allow an appropriate zoning transition between the existing developed single family zoning to the south and west, and further articulated below.

JUSTIFICATION PER IDO SECTION 6-7(F)(3) - Review and Decision Criteria for Zoning Map Amendments

The justification presented below addresses the zone change request requirements pursuant to IDO Section 6-7(F)(3).

A. **6-7(F)(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.

Response: The proposed zone change is consistent with the health, safety, and general welfare of the City by creating a transitional zone which permits a suitable transition of density and scale adjacent to the existing residential neighborhood zoned properties. As listed in the 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 multi-family residential and small-scale office, institutional, and pedestrian-oriented commercial uses."* The applicable Goals and Policies listed below will be furthered by a zone map amendment to the subject site from PD/MX-L to MX-T.

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

Response: The request furthers this goal by providing a zone designation that allows for certain forms of site development opportunities such as low-density multi-family residential and small-scale office, institutional, and pedestrian-oriented commercial uses that will enhance, protect and preserve the existing community.

> **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.**

Response: The proposed MX-T zoning will permit the range of mixed density residential and commercial uses which can be used to transition the intensities across the site. For example higher density and commercial uses and character can occur on the eastern portion of the property abutting Unser Blvd. transitioning with less intensive uses, such as residential on the west side which abuts the existing residential neighborhoods. The building design and character is governed by a number of design standards in the IDO which will ensure a high quality design that contributes to the existing community character. Therefore the MX-T zoning will protect the identity and cohesiveness of the surrounding neighborhood by ensuring appropriate scale and location of development, mix of uses, and character of building design.

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

Response: The request generally furthers the policy by allowing a mix of uses that can serve as a transition between MX-L zoning to the south and the RA-1 zoning to the west, and thereby protecting and preserving the existing neighborhood. The PD zoning currently in place is intended to support creative and unique properties that cannot be accomplished through typical base zones, therefore the zone change to MX-T will protect the adjacent neighborhoods from less desirable uses that under the new zoning, will require a conditional use approval. Examples of uses that require condition use approval under the MX-T include liquor sales, taprooms & bars, restaurants and altogether restrict such uses as motor-vehicle related services (car washes and vehicle fueling stations).

The existing MX-L zoning on the southern parcel does not permit single-family dwellings of similar form as the surrounding neighborhoods, however MX-L does allow townhomes, live-work and multi-family developments which may diminish, neglect and endanger the neighborhood feel due to increased density.

Therefore the request furthers this policy because it will enhance, protect, and preserve the current residential neighbors by allowing and permitting a consistent development across the undeveloped property previously divided by two zoning designations.

This request furthers the following Comprehensive Plan Goals and policies in regards to Land Use:

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

Response: The proposed zone change will support development and growth to occur along a Commuter Corridor and provide opportunity to grow transit services along Under Blvd.

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

Response: The request furthers this policy to encourage infill development along Unser Blvd which is designated as a Commuter Corridor. The current transportation infrastructure of Unser Blvd and Sage Rd accounts for the increased development of the site. The improvements completed in 2010 include upgrades to the signalized intersection, turn lanes, bicycle lanes, pedestrian facilities, and sidewalk along the property frontage. No additional offsite infrastructure improvements are anticipated to support the future site development. The zone change will provide an opportunity for employment opportunities and housing density in an area of change. The request further discourages the need for development at the urban edge and not urban sprawl, by permitting infill development in an area already adjacent to an established Commuter Corridor and with suitable infrastructure to support residential infill.

Therefore the request furthers the policy to 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.

g) Encourage residential infill in neighborhoods adjacent to Centers and Corridors to support transit ridership.

Response: The request furthers this policy since Unser Blvd is designated as a Commuter Corridor by the ABC Comp Plan. Commuter Corridors prioritize automobile travel to ensure efficient cross-town movement for vehicles and trucks and are higher-speed (40 mph posted speed on Unser Blvd) and higher-traffic routes. The proposed zoning to MX-T will permit and promotes residential infill and density along the Commute Corridor which does not generate as many trips as retail or more intense commercial uses. The development of the site will also provide the opportunity to introduce new transit forms along Unser Blvd. not previously offered to the neighborhood. The requested zoning of MX-T will support the type of development intended by the Comprehensive Plan for Commuter Corridors and therefore generally furthers the policy to encourage residential infill in neighborhoods adjacent to Centers and Corridors to support transit ridership.

<u>Policy 5.1.2- Complete Communities:</u> 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.

Response: The zone change request generally furthers this policy to 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 by permitting a variety of residential densities, while allowing other portions of the site to be developed with retail, commercial and office uses located along the Commuter Corridor. The change to MX-T zoning will permit a suitable transition of density and scale along Unser Blvd, which is a Commuter Corridor, to buffer the R-1A zoned properties to the west.

Policy 5.1.12- Commuter Corridors, Policy

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

Response: This zone change request generally furthers this policy to discourage zone changes to detached single-family residential uses on the West Side by providing a zoning designation that permits a mix of development intensities and uses that include retail, commercial and office, and residential form. The MX-T zoning does permit single-family residential uses, but allows other forms and intensities that can be developed on the property. Therefore the zone change to MX-T generally furthers this policy as uses, other than single-family residential, are permissive.

(c) 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.

Response: The zone change request will promote development patterns that maximize the utility of the existing infrastructure and public facilities, and by providing a single zoning designation for the vacant parcel will provide an opportunity for efficient land use and development.

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

Response: The zone change will permit a host of transitional uses, such as residential dwellings and more intense commercial uses of which all forms can utilize the existing infrastructure and public facilities already installed. Specifically the existing sewer and water facilities are available to service the development. Connection to the existing stormdrain infrastructure previously installed will be utilized to manage stormwater runoff. The two existing driveway accesses shall be utilized for the connections on Unser Blvd. and Sage Rd. and be the primary and only point of entrance to subdivision.

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

Response: The zone change request will further this goal because it will encourage growth of currently two vacant properties that have different zoning designations. With a consistent zoning designation the property will be more developable and provide the opportunity for consistent development to occur across the entire site in a way that reinforces the character and intensity of the surrounding 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.

f) Minimize potential negative impacts of development on existing residential uses with respect to noise, stormwater runoff, contaminants, lighting, air quality, and traffic.

Response: The proposed zone change to MX-T will eliminate many of the negative impacts a higher density residential, mixed use, and/or commercial use development that may be approved under the current PD zoning. As indicated by the Stinson Tower Neighborhood Association in the neighborhood meeting, the Assoc. object to any zoning that permits commercial establishments that allow liquor sales, and any intensive commercial developments that do not align well with the adjacent single-family properties to the west of the site, and therefore the MX-T zoning provides suitable transition and protection to the adjacent residential properties. Under the MX-T zoning almost all Motor Vehicle-related uses are not permitted, and a number of the Food, Beverage, Indoor Entertainment venues and Liquor Retail is a Conditional Primary use. Condition Primary uses require a conditional use approval per IDO section 6-6(A) by the Zone Hearing Examiner.

The site is located an area with predominately single-family residential neighborhoods to the north, south, east and west of the parcel. The zone change to MX-T will align the property to the appropriate zoning by providing the future development to permit an element or elements of consistency with the surrounding residential zoned parcels and does permit the property can be developed with similar form, density and lot sizes that align with the surrounding residential subdivisions. The Comprehensive Plan intends that zone changes be supported when the request more closely permits development that are common with existing land uses, and such is the case with this application. The negative consequences of noise and light pollution, traffic impacts and other negative issues

associated with higher density residential and/or commercial developments is therefore avoided by supporting a zone change to MX-T as more higher intensity uses will be located along Unser Blvd.

g) Encourage development where adequate infrastructure and community services exist.

Response: The zone change to MX-T will support development of the parcel that is adequately served by the appropriate City infrastructure needed to support a development with of a mix of residential and commercial uses. There are two major community centers available equidistant from the project site, being the West Route 66 and 98th/Gibson as shown on the map below.

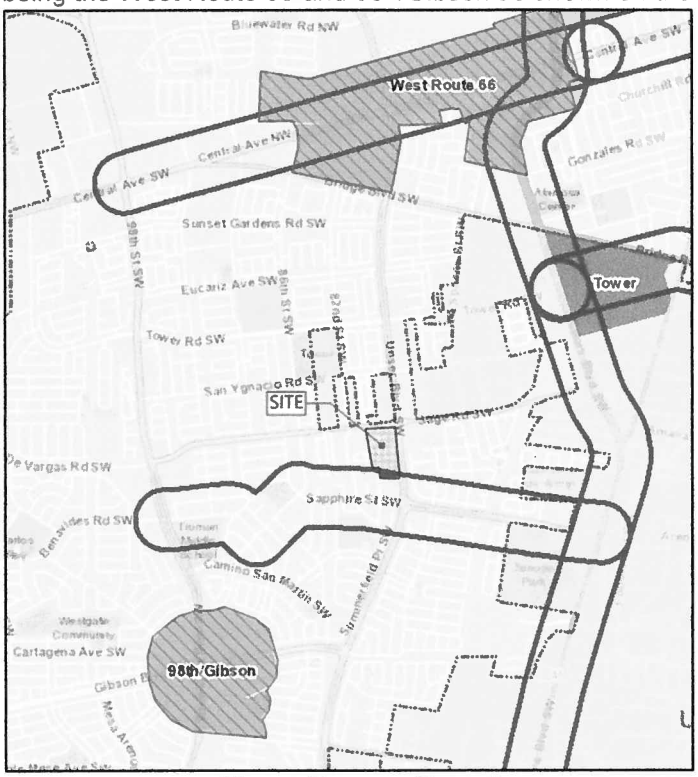


Figure 5 Major Transit Corridors

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.

Response: As the zone title suggests, the request furthers the policy by creating a transition of MX-T zoning, between the RA-1 zoned neighborhoods to the west and MX-L zoned property to the south. Therefore the zone change request will provide transitions in Areas of Change for development abutting Areas of Consistency through adequate setbacks, buffering, and limits on building height and massing.

This request furthers the following Comprehensive Plan Goals and policies in regards to Urban Design:

(e) Goal 7.3 Sense of Place: Reinforce sense of place through context-sensitive design and development streetscapes.

Response: The zone change request will further this goal as the zone change will promote development across the entire property and in doing so provide complete streetscape elements and amenities not currently present along Unser Blvd. and Sage Rd.

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.

Response: The request generally furthers this policy to 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 by permitting a mix of infill residential and light intensity commercial developments, of which will all be governed by the IDO design standards. These standards ensure a high quality design that will contribute to the existing community character once developed.

This request furthers the following Comprehensive Plan Goals and policies in regards to Housing:

(f) Goal 9.2 Sustainable Design: Promote housing design that is sustainable and compatible with the natural and built environments.

Response: The zone change permits certain forms of residential housing density types which depending on the form developed may be compatible with the existing built environment of the adjacent residential community.

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.

Response:
The proposed zoning permits housing development types of varying intensity that will enhance the current neighborhood character and maintain compatibility with the surrounding land uses. The MX-T zoning also permits and encourages pedestrian-oriented commercial uses that will maintain compatibility and relationship with the surrounding land uses. Therefore the zone change request will encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context.

Summary:
As discussed in the section above, the proposed zone change is consistent with the health, safety, and general welfare of the City and will create a transitional zone to permit a suitable transition of density and scale adjacent to the existing residential neighborhood zoned properties. As stated in the IDO *"the purpose of the MX-T zone district is to provide a transition between residential neighborhoods and more intense commercial areas. Primary land uses include a range of low-density multi-family residential and small-scale office, institutional, and pedestrian-oriented commercial uses."* The applicable Goals and Policies listed above will be furthered by a zone map amendment to the subject site from PD/MX-L to MX-T and therefore meet the IDO justification requirements of **6-7(F)(3)(a)**.

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

1. **There was typographical or clerical error when the existing zone district was applied to the property.**
2. **There has been a significant change in neighborhood or community conditions affecting the site.**

3. **A different zone district is more advantageous to the community as articulated by the ABC Com Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).**

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

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

1. **There was typographical or clerical error when the existing zone district was applied to the property.**

   Response: This criterion is not applicable.

2. **There has been a significant change in neighborhood or community conditions affecting the site that justifies this request.**

   Response: This criterion is not applicable.

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).**

Response: The subject site is located wholly in an Area of Change. A zone change from the existing PD and MX-L zones to MX-T will be more advantageous as it will encourage development and growth of appropriate intensity and suitable transition in density from east to west, and would reinforce and strengthen the existing established character of the surrounding residential parcels as supported by the Comp Plan by permitting residential development. The adjacent R-1A/C lots to the west and south have been developed with single-family dwellings and the change to MX-T zoning permits a mix of housing intensity and form to occur on the property. As described above in the goal and policy analysis this zone change request furthers numerous Comprehensive Plan goals and policies (refer Section A of this justification) and is more advantageous to the community.

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

Response: The zone change does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community as the proposed zoning permits residential development and restricts less desirable uses that are non-compliant in a traditional neighborhood setting. The change in potential permissive uses from PD and MX-L zone development to MX-T creates a predictable development pattern for the neighborhood and decreases higher intensity commercial uses. The MX-T zone allows for a greater variety of residential uses and the dimensional standards are the least intense of the four mixed use zones, and there are fewer commercial uses allowed. Therefore developing the property under an MX-T zoning designation and in line with the design standards set out in the IDO dimensional standards, means the undeveloped parcel is protected lot against more intense development in the future. The PD zone does not offer these same protections.

As compared below in the Use-Specific Standards table reviewing the permissive (P) uses under the MX-T when compared with the MX-L zoning, the MX-T zone has more uses than MX-T. Of those

permissive uses the majority include greater variety and higher density housing being permissive in MX-T which is not allowed under MX-L zoning. Those uses which might be harmful to the community are more restricted under the MX-T zoning, such as bars, restaurants and liquor sales which are conditional uses only, and motor vehicle uses such as vehicle fueling stations, car washes, along with kennels, drive through facilities are allowed under the MX-L zoning but not allowed in the MX-T zones. There are fewer commercial uses allowed in the MX-T zoning than in MX-L and therefore provides a strong transition from intense commercial to residential for the surrounding neighborhoods.

IDO Zoning Comparison: MX-T vs. MX-L		
P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory CV = Conditional if Structure Vacant for 5 years or more T = Temporary Blank Cell = Not Allowed		
Zone District >>	**MX-T**	**MX-L**
RESIDENTIAL USES		
Household Living		
Dwelling, single-family detached	P	
Dwelling, cluster development	P	
Dwelling, cottage development	P	
Dwelling, two-family detached (duplex)	P	
Dwelling, townhouse	P	P
Dwelling, live-work	P	P
Dwelling, multi-family	P	P
Group Living		
Assisted living facility or nursing home	P	P
Community residential facility, small	P	P
Community residential facility, medium	P	P
Community residential facility, large	P	P
Group home, small	P	P
Group home, medium	C	P
Sorority or fraternity	C	P
CIVIC AND INSTITUTIONAL USES		
Adult or child day care facility	P	P
Community center or library	P	P

Elementary or middle school	P	P
High school	P	P
Museum or art gallery	P	P
Parks and open space	P	P
Religious institution	P	P
Sports field	CV	C
University or college	CV	C
Vocational school	P	P
COMMERCIAL USES		
Agriculture and Animal-related		
Community garden	P	P
Veterinary hospital	C	P
Other pet services	C	P
Food, Beverage, and Indoor Entertainment		
Auditorium or theater	A	A
Bar	C	C
Health club or gym	P	P
Residential community amenity	P	P
Restaurant	C	P
Tap room or tasting room	C	C
Other indoor entertainment	C	P
Lodging		
Bed and breakfast	P	
Hotel or motel	P	P
Motor Vehicle-related		
Paid parking lot	C	P
Parking structure	CA	P
Offices and Services		
Bank	P	P
Club or event facility	C	P
Medical or dental clinic	P	P
Office	P	P
Personal and business services, small	P	P
Research or testing facility	P	P
Outdoor Recreation and Entertainment		
Residential community amenity	P	P
Other outdoor entertainment	A	A
Retail Sales		
Bakery goods or confectionery shop	CV	P

Farmers' market	T	P
General retail, small	A	P
Liquor retail	C	A
Transportation		
Park-and-ride lot	C	C
Transit facility	C	C
INDUSTRIAL USES		
Manufacturing, Fabrication, and Assembly		
Artisan manufacturing	C	P
Telecommunications, Towers, and Utilities		
Geothermal energy generation	A	A
Solar energy generation	P	P
Utility, electric	P	P
Utility, other major	P	P
Wind energy generation	A	A
Wireless Telecommunications Facility		
Architecturally integrated	A	A
Co-location	A	A
Freestanding	P	P
Roof-mounted	A	A
Public utility co-location	A	A
Waste and Recycling		
Recycling drop-off bin facility	A	A
ACCESSORY AND TEMPORARY USES		
ACCESSORY USES		
Agriculture sales stand	A	A
Animal keeping	A	A
Automated Teller Machine (ATM)	A	A
Dwelling unit, accessory	A	A
Dwelling unit, accessory without kitchen	A	A
Family care facility	A	A
Family home daycare	A	
Garden	A	A
Home occupation	A	A
Independent living facility	A	A
Mobile food truck	A	A
Mobile vending cart	A	A
Outdoor dining area	CA	A

Parking of non-commercial vehicle	A	
Parking of recreational vehicle, boat, and/or recreational trailer	A	
Second kitchen in a dwelling	A	
Other use accessory to non-residential primary use	A	A
Other use accessory to residential primary use	A	A
TEMPORARY USES		
Construction staging area, trailer, or office	T	T
Dwelling unit, temporary	T	T
Fair, festival, or theatrical performance	T	T
Garage or yard sale	T	
Hot air balloon takeoff/landing	T	T
Open air market	T	T
Park-and-ride facility, temporary	T	T
Real estate office or model home	T	T
Seasonal outdoor sales	T	T
Temporary use not listed	T	T

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

1. **Have adequate capacity to serve the development made possible by the change of zone.**

Response: There is currently no development plan for the property but the existing infrastructure including driveway cuts on Sage Rd and Unser Blvd. and the intersection signal operations provide suitable capacity to support a new development allowed under the change of zoning.

2. **Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.**

Response: No capital funds are anticipated to support the development of the site.

3. **Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement.**

Response: No infrastructure improvements are needed at this time.

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.**

Response: When future development is proposed for the property it will require approval of a Site Plan and at this time the City and ABCWUA and asses the existing infrastructure and determine whether additional improvements will be required.

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

Response: The justification for the zone change request is not based on the property's location on a major street (The Long Range Roadway System (2040 LRRS) map designates Sage Rd SW as a Major Collector) but is considered more advantageous to the community and the surrounding residential properties and furthers the cited goals and policies of the Comp Plan with the proposed zone change request.

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

Response: The zone change request is not based on the cost of land or economic considerations. The request will permit the site to serve as a transition zone between the R-1A zoned property to the west and the MX-L property to the south, while maintaining the context and scale and the surrounding land uses.

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

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

Response: The zone change request does not result in a "spot zone" or "strip zone" as the proposed zoning is consistent with the MX-T zoning to the east. The zone change will help to facilitate an appropriately scaled development that supports transitional densities and scale across the site that clearly facilitates the cited goals and policies of the Comp Plan. As discussed the MX-T zone allows for a greater variety of residential uses with fewer commercial uses allowed when compared with the existing MX-L zoning and therefore provides a strong transition from intense commercial to residential for the surrounding neighborhoods that are zoned R-1A and MX-L to the south and west.

Based on the above-mentioned justification and alignment with the Comprehensive Plan Goals and Policies, and IDO requirements, we request EPC approve the application for a Zone Change to MX-T for this property.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Richard Stevenson, P.E
Engineer
Tierra West LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
rstevenson@tierrawestllc.com
505-858-3100

Sincerely,

Richard Stevenson, P.E.

Enclosure/s

cc: Brandon Chafey
JN: 2019061

RRB/rs/kw

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#: 19-369 Received By: Diego Ewell Date: 1-7-2020

APPOINTMENT DATE & TIME: Tuesday, January 14, 2020 @ 2:00pm

Applicant Name: Richard Stevenson Phone#: (505) 858-3100 Email: Tierra West

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: 15/ 2.6205 acres Existing Zoning: PD/ MX-L Proposed Zoning: _____

Previous case number(s) for this site: 1000722, Z-98-52, DRB-97-470, Z-97-105, Z-97-144

Applicable Overlays or Mapped Areas: N/A

Residential – Type and No. of Units: TBD

Commercial – Estimated building square footage: N/A No. of Employees: N/A

Mixed-use – Project specifics: _____

LOCATION OF REQUEST:

Physical Address: 1259-1277 Unser Blvd SW Zone Atlas Page (Please identify subject site on the map and attach) L-10/M-10

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

100 + Lot Subdivision for residential use

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

Existing and required zoning and process for residential use

Neighborhood Association and coordination requirements

Entitlements for platting and site plan approvals (EPC/DRB)

Any other requirements necessary for approvals for the subdivision

Can we go straight through the Administrative Approval process?

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-369 Date: 1-14-2020 Time: 2:00pm

Address: SW corner of Unser Blvd NW + Sage Rd.

AGENCY REPRESENTATIVES AT MEETING:

Planning: Catalina Lehner

Code Enforcement: Carl Garcia, Charles Maestas

Fire Marshall:

Transportation: Mojgan Modaandar

Other:

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL..

Additional research may be necessary to determine the exact type of application and/or process needed. Factors unknown at this time and/or thought of as minor could become significant as the case progresses.

REQUEST: develop residential subdivision

SITE INFORMATION:

Zone: PD and MX-L Size: ≈15, ≈3 total ≈18 ac.

Use: Single-family homes Overlay Zone: no

Comp Plan Area Of: Change Comp Plan Corridor: Major Transit (Unser + Arenal)

Comp Plan Center: no MPOS or Sensitive Lands: no

Parking: Table 5-5-1, p. 229 MR Area: no

Landscaping: 5-6, p. 251 Street Trees: 5-6(D), p. 258

Use Specific Standards: 4-3(B)(1)-p. 135; 4-3(B)(5), 4-3(B)(6)-p. 138, 4-3(B)(7)-p. 139

Dimensional Standards: Table 5-1-1, p. 191

*Neighborhood Organization/s: Westgate Heights, Vescona, SWAN

**This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods/resources.*

PROCESS:

Type of Action: ① zone change ② repeat +/or lot consolidation + site plan

Review and Approval Body: ① epc ② drb Is this PRT a requirement? yes

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-369 Date: 1-14-2020 Time: 2:00 pm

Address: SW corner of Unser Blvd NW + Sage Rd.

NOTES:

- Dwelling Definition - p. 459
- Subject site consists of 2 lots - with different zoning PD = 15 acres + MX-L = 3 acres
- 1000722 - old SU-1 plan approved in 2003. Not finalized ~~or but~~ Did it go through DRB? If so, it would have expired in 2010 (not built).
- PD - 2-6, p. 53 - EPC site controlled pur to 5-4(C)(6) - p 217
- MX-L zone doesn't allow single family homes
- options ① zone change both lots to the same zone (one of the R zones).
  ② zone change the larger parcel to an R zone (consider ~~keeping~~ creating a commercial tract along Sage for future Devel). - keep MX-L
  ③ MX-L allows townhomes, live-work & multi-family - NO ZC needed.
- zone changes must be justified in writing pur to 3c criteria in 6-7(F)(3) p 427 - Sub out to agent.
- notification required - see 6-4(K) - Public Notice, p. 345 - NAs and prop owners → follow Neighborhood Edges 5 of MX-L.
- Replat the larger site 1st (lot consolidation)
- Unser Blvd is a limited access roadway - contact MRCOG about access.

STAFF INFORMATION

From:	Richard Stevenson
To:	Lehner, Catalina L.
Cc:	Brito, Russell D.; Ron Bohannan
Subject:	RE: [#2019061] Unser-Sage ZC case
Date:	Thursday, August 06, 2020 1:49:45 PM

Catalina,

We intend to proceed to EPC for the hearing on August 13th. I acknowledge we have not met IDO 14-16-6-4(K)(3) sign posting requirements for the Aug 13 hearing date.

Thank you for the phone call to discuss the case.

Regards,
Richard Stevenson, PE
Tierra West LLC
(505) 858 3100

From: Lehner, Catalina L. [mailto:CLehner@cabq.gov]
Sent: Thursday, August 6, 2020 12:53 PM
To: Richard Stevenson
Cc: Brito, Russell D.
Subject: Unser-Sage ZC case

Hi Richard,

I did a site visit at Unser/Sage yesterday as required and did not see a yellow sign posted along Unser or along Sage. I looked all over. Code Enforcement visited the site this morning and did not see the signs either. I have time-stamped photos and a video.

The signs were supposed to have been posted July 31, according to the sign posting agreement, and in accordance with IDO 14-16-6-4(K)(3). Unfortunately, this means that the notification is incomplete, which is grounds for deferral. Do you want to request a 30 day deferral to the September hearing? If so, I need an email making the request.

Please let me know ASAP (by 2 pm) how you would like to proceed. Thank you.

ONE ALBUQUERQUE planning

CATALINA LEHNER
senior planner
wireless designee
she | her | hers
o **505.924.3935**
e **clehner@cabq.gov**
cabq.gov/planning

July 16, 2020

TO: Richard Stevenson, Tierra West, LLC

FROM: Catalina Lehner, Senior Planner
City of Albuquerque Planning Department

TEL: (505) 924-3935

RE: **Project #2020-004014, RZ-2020-00013**, Unser-Sage Zone Change

---

I've completed a first review of this request, including the justification letter for the proposed zone map amendment (zone change). I have some questions and some suggestions that will help clarify and strengthen the justification. Please provide the following:

⇒ A revised zone change justification letter pursuant to the IDO zone change criteria (one copy) by: **12 pm on Friday, July 24, 2020**.

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. As written in an email yesterday, I am confirming that the proposed zone change is from MX-L to MX-T as stated in the project/justification letter. The application lists R-1.

C. Why are you requesting MX-T zoning and not R-1 zoning?

D. Regarding the legal description, I have: Tracts 483, 484 and 485, Unit Number 7 Atrisco Grant, and Tract D-2 Plat for Tracts D-1, D-2, D-3, and D-4 Albuquerque South Unit 1, being a replat of Tract D Albuquerque South Unit 1, approximately 18 acres. Is this correct?

2) Overarching Issues:

A. What are the plans for the subject site provided the zone change is granted?

B. Are you pursuing a replatting/lot consolidation for the subject site? If so, where is it in the process and what is it for? How does MX-T zoning fit into this picture?

C. Various options for development were indicated in the PRT notes. There's a hard corner at the Unser Blvd./Sage Rd. intersection which could attract a commercial or service use. Same thing for the southern lot already zoned MX-L.

D. Heads up: an archaeology certificate is required for planning and site plan actions for sites greater than 5 acres.

3) Background:

A. Have you looked into the history of this site? If it was converted to PD, that's a quick indicator that the old zoning would have been SU-1. AGIS indicates the old zoning as: SU-1

for PRD 15 DU/ac permissive C-1 uses including restaurant with full service liquor for the northern portion and SU-1 for C-1 uses for the southern portion.

B. SU-1 zoned sites were controlled by a site development plan. Since prior approvals remain valid under the IDO [see 14-16-1-10(A)(1)], it is critical to know if that site development plan contains any particular regulations or processes. Have you checked the site plan for any? This could potentially affect the pathways for this proposed project.

4) 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 August 2020 is the 13th. Final staff reports will be available one week prior, on August 6th or 7th.

C. A pre-application review team (PRT) meeting is required. I found the PRT notes in the file.

D. I also found the letter of authorization and TIS form.

E. Agency comments will be distributed by Wednesday, July 22nd. I will email the comments and will forward any late ones to you.

5) Notification & Neighborhood Issues:

Notification requirements for a zone change are explained in Section 14-16-6-4(K), Public Notice (IDO, p. 345). 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. The e-mail notification and the hard-copy notification to neighborhood representatives, as part of the EPC cycle, appears to be complete.

B. The property owners' notification also appears to be complete. Thank you for providing the envelopes so I could cross-check it. However, it's unclear to me what letter was sent to property owners. The letter that appears to be for the property owners refers to neighborhood associations.

C. A neighborhood meeting is required pursuant to 14-16-6-4(C). I see the email dated February 11, 2020 and some questions and issues come to mind:

i. This offer of meeting was made five months ago and outside of the EPC process, and the letter refers to other processes in addition to the zone change.

ii. 14-16-6-4(C)(3) states the offer is to be a certified letter, return receipt requested, or via email with time stamp and read receipt requested. I do not find evidence of "read receipt requested".

iii. Furthermore, the list from ONC used to obtain the addresses of the people emailed needs to be a part of the record. Did these names come from an ONC list? Note: the list do not match the list used in June as part of the EPC process notification.

iv. The EPC calendar recommends that the facilitated meeting offer go out approximately 45 days prior to the hearing, as part of the EPC process (not another process), not five months prior.

D. Do you anticipate that a facilitated meeting will be requested during the EPC process? Has one been scheduled?

6) Zone Map Amendment (zone change)- General:

A. A zone change justification is all about the requirements of the zone change criteria in the IDO at 14-16-6-7(F)(3) and how the applicant can demonstrate that the request fulfills them.

The merits of the project and neighborhood support are not included in the criteria. Therefore, these belong in the project letter and not in the justification.

B. Responding to A-H of the zone change criteria is both a legal exercise and a planning exercise. It is critical to "hit the nail on the head" conceptually and in terms of form. This can be done by:

i. responding to each requirement in the customary way (see examples).

ii. using conclusory statements such as "because_____".

iii. re-phrasing the requirement itself in the response, and

iv. choosing an option when requested to respond to a requirement.

7) Zone Map Amendment (zone change)- Section by Section:

Please address and incorporate the following to provide a strengthened response to the IDO zone change criteria. The burden is on the applicant to justify the proposed zone change.

A. Criterion A (strengthen): In general, like responding to a legal requirement, the words of the Goal or policy cited need to be incorporated into the responses. Otherwise, they are insufficiently tied together and the demonstration is not made.

- When citing Goals, please discuss them separately and not lumped in with the discussion of the policies related to them.
- Please include a conclusory statement regarding Criterion A.

B. Criterion B: OK.

C. Criterion C (strengthen): More precision is needed here. Please expressly state which reason (one, two, or three) you are choosing.

How is the criterion you chose relate to applicable Goals and policies?

D. Criterion D (re-do): This criterion does two things: states uses that would become permissive in the requested zone, and provides a discussion of harm with respect to each. An effective way to respond is in tabular format.

Please make a table of the uses that would become permissive with the zone change, and then discuss them in order to demonstrate/address whether or not they would be harmful to

adjacent property, the neighborhood, or the community in the context of the subject site. In other words, a comparison zone to zone is needed.

E. Criterion E (strengthen): Choose 1 of the sub-criteria. What does this have to do with the subject site being located in a neighborhood?

F. Criterion F: OK, but what streets do you consider are the major streets?

G. Criterion G: OK

H. Criterion H (re-do): Would the proposed zone change create a spot zone? Why or why not? It's not a question of consistency, which is not mentioned in Criterion H.

NOTIFICATION

TIERRA WEST, LLC

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

June 24, 2020

Mr. Dan Serrano, Chairman
Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: **GOOD FAITH ATTEMPT OF PUBLIC NOTICE**
ZONE MAP AMENDMENT-COUNCIL
UNSER BLVD & SAGE RD ALBUQUERQUE, NM 87120
ZONE ATLAS PAGE- M-10-Z

Dear Mr. Serrano:

This letter is to inform you that on February 11, 2020 a required public notice were sent by email to the following Neighborhood Associations per the City of Albuquerque's Integrated Development Ordinance (IDO):

- South West Alliance of Neighborhoods
- Westside Coalition of Neighborhood Associations
- South Valley Coalition of Neighborhood Associations
- Westgate Heights NA

The neighborhood associations were notified of a pending request to the City for a request for a Zone Map Amendment. Per IDO section 14-16-6 6-4(K)(2)(e) the applicant shall be required to provide public notice 15 consecutive days before a monthly public meeting or hearing. Our good faith attempt to provide the information to the neighborhood associations was completed and within the requested timeframe. As of present day we have NOT received a response from any of the above listed Neighborhood Associations. Attached, please find evidence of the email and read receipt for your records and submission of the Zone Map Amendment- Council.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannan, P.E.

Enclosure/s:

JN: 2019061
RRB/rs/kw

From:	Richard Stevenson
Sent:	Tuesday, February 11, 2020 11:47 AM
To:	cherquezada@yahoo.com; jgallegoswccdg@gmail.com; aboard111@gmail.com; hlhen@comcast.net; rroibal@comcast.net; mbfernandez1@gmail.com; sosalaw@msn.com; eloygdav@gmail.com; dunduen@outlook.com; mattearchuleta1@hotmail.com
Cc:	Ron Bohannan; Kristl Walker; Jaimie Garcia; Luis Noriega
Subject:	SW corner Sage & Unser: Request For Major Amendment To Site Plan, Minor Subdivision Preliminary/Final Plat Approval & Zoning Map Amendment
Attachments:	2019061 Layout A_2.pdf

Good Morning,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mail Public Notice, we are notifying you as a Neighborhood Association that Tierra West, LLC will be submitting an application for major amendment to site plan, minor subdivision preliminary/final plat and zoning map amendment approval to be reviewed and decided by the Environmental Planning Commission and the Development Review Board.

The proposed site plan is for a ±100 lot residential subdivision across the undeveloped property on the south west corner of Sage Rd. and Unser Blvd. Here is a google maps link to the property: https://goo.gl/maps/TB4m86NmWCBNkDAz7 . Attached is a conceptual site layout detailing the proposed lot development. The legal description of the property is TRS 483 484 & 485 UNIT NO 7 ATRISCO GRANT and TR D-2 PLAT FOR TRACTS D-1, D-2, D-3 & D-4 ALBUQUERQUE SOUTH UNIT 1 BEING A REPLAT OF TRACT D ALBUQUERQUE SOUTH UNIT 1.

Per the IDO notification procedures we are sending notice that you have fifteen days from this email to respond to request a meeting, or decline to meet. If we don't receive a response within fifteen days you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter.

Before submitting our application, we will send Emailed Public Notice as required by IDO Table 6-1-1 to make you aware of the public meeting at which the project will be reviewed and decided by the City.

Please let me know if you have any questions. Thanks.

Kind Regards,

Richard Stevenson, P.E.

Tierra West LLC
5571 Midway Park Pl., NE
Albuquerque, NM 87109
505-858-3100 ext. 232

Project: Unser/Sage Zone Change

Subject: Neighborhood Meeting with Stinson Tower Neighborhood Association

Meeting Date/Time: 4/2/2020 @ 2pm Online.

Attendance: See attached sign-in sheet.

Discussion Items
Richard Stevenson

- Proposing to request a zone change from PD & MX-L on the 2 Parcels to MX-T zoning.
- Property owner would like to sell property and rezoning might make it more desirable.
- Reviewed the permissive uses under the MX-T zoning per the IDO.
- MX-T zoning provides suitable zoning and transitional uses in respect of the adjacent single-family residential zoning to the west of the property
- Multi-family uses are permissive under the MX-T zone.

Concerns/ Questions Raised by the NA

1. What are the undesirable uses for this property?
    - The undesirable uses that are currently allowable such as car wash, light fueling, repair shops would not be permissive under MX-T zoning.
2. When you say high density could that be apartments?
    - Multi family is permissive but with our experience we would anticipate a mix of duplexes or townhomes based on the market demands.
3. Will the permissive multifamily and single family residents that could be built act as a buffer to the neighboring single-family residential zoning to the west?
    - Yes that is possible - we haven't seen many multifamily users in the market now so we really think this will be more single family, townhouse developer type.
4. Do you have a site plan in mind already, is the intent of the developer to put commercial in as a mix with the single and multifamily homes?
    - We have a single family layout development that was shared with the Board. There is the potential for some smaller commercial pads on the hard corners but right now the residential lots match the existing single family lot sizes to the west and south of the site. We think this will be the predominant feature on the site as oppose to any higher commercial or residential type use.
5. Do you have an idea of what type of square footage lost size of townhomes will be placed on?
    - The lot dimensions we are looking at are 40'x107' +/-.
6. How many lots does that make per acre? What is the density that gives in an acre?
    - So single family should be 4 ½ -5 per acre a townhome lot layout if we added more townhomes maybe 6 ½-7. We really think the single families will be the prominent market in the area, there is one builder that are building townhomes right now they are experimenting with the market we think the market will comeback but right now majority single family housing.
7. Can you tell us the property owners intent is it owned by a large residential developer already , is their intent to sale to a large developer like DR Horton or Pulte or any of those or is the property owner whoever it may be going to undertake this on their own.
    - The property is owned by a doctor for 20 years who lives in California, Tierra West has worked on this property 15 years ago where we brought in the sites we tried to market

17. You will be emailing us the graphs and maps that you were showing us?
    - Yes I will email that to Bruce and Emilio and then I will ask that they share that with the rest of the committees and members.
18. So clarification we are just requesting a zone change at this time, details about how the houses and materials and roads that will come at a later date?
    That is correct.

If there is any other comments please contact Tierra West at 505-858-3100.

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Tuesday, June 23, 2020 11:08 AM
To: Kristl Walker
Subject: Sage and Unser Blvd Public Notice Inquiry
Attachments: IDOZoneAtlasPage_M-10-Z.PDF

Dear Applicant,

See list of associations below regarding your Public Notice Inquiry. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	City
South West Alliance of Neighborhoods (SWAN Coalition)	Johnny	Pena	johnnyepena@comcast.net	5921 Central Ave. NW	Albuquerq
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerq
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerq
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerq
South Valley Coalition of Neighborhood Associations	Roberto	Roibal	rroibal@comcast.net	211 10th Street SW	Albuquerq
South Valley Coalition of Neighborhood Associations	Marcia	Fernandez	mbfernandez1@gmail.com	2401 Violet SW	Albuquerq
Stinson Tower NA	Lucy	Arzate-Boyles	arzate.boyles2@yahoo.com	3684 Tower Road SW	Albuquerq
Stinson Tower NA	Eloy	Padilla Jr.	eloygdav@gmail.com	7619 Greywolf Road SW	Albuquerq
Westgate Heights NA	Eric	Faull	dunduen@outlook.com	1335 El Rancho Drive SW	Albuquerq
Westgate Heights NA	Matthew	Archuleta	mattearchuleta1@hotmail.com	1628 Summerfield Place SW	Albuquerq

IDO – Public Notice Requirements & Template: https://www.cabq.gov/planning/urban-design-development/public-notice

IDO – Neighborhood Meeting Requirements & Template: https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance

IDO - Administration & Enforcement section: http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf

Thanks,

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

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Tuesday, June 23, 2020 8:59 AM
To: Office of Neighborhood Coordination <kwalker@tierrawestllc.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

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
Kristl Walker
Telephone Number

5058583100

Email Address

kwalker@tierrawestllc.com

Company Name

Tierra West, LLC

Company Address

5571 Midway Park Pl

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

TRS 483, 484 & 485 UNIT NO 7 AND TR D-2 PLAT FOR TRACTS D-1, D-2, D-3 & D-4

Physical address of subject site:

Unser Blvd

Subject site cross streets:

Sage and Unser Blvd

Other subject site identifiers:

This site is located on the following zone atlas page:

M-10-Z

==========

TIERRA WEST, LLC

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

June 24, 2020

Mr. Matthew Archuleta
Westgate Heights NA
1628 Summerfield Place SW
Albuquerque, NM 87121

RE: REQUEST FOR ZONING MAP AMENDMENT - EPC,
UNSER BLVD & SAGE RD, ALBUQUERQUE, NM
ZONE ATLAS MAP: M-10-Z

Dear Mr.Archuleta :

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mail Public Notice, we are notifying you as a Neighborhood Association that Tierra West, LLC will be submitting an application for a Zoning Map Amendment to be reviewed and decided by the Environmental Planning Commission (EPC) on behalf of Amirhamzeh Enterprise LLC. The 17.6-acre vacant site is located on the south west corner of Sage Rd SW and Unser Blvd SW. The site comprises of four parcels, with the three northern parcels currently zoned Planned Development (PD) and the southern parcel zoned Mixed Used – Low Intensity (MX-L).

The application to EPC provides justification for the zone change request to MX-T zoning by detailing by what means the request furthers the Goals and Polices of the Albuquerque & Bernalillo County (ABC) Comprehensive Plan and addresses the criteria listed in the Integrated Development Ordinance (IDO) Section 14-16-6-7(F)(3) for a zone change request.

The intent of the current PD zone district allows for innovative projects that cannot be accommodated through the use of other IDO base zones with approval of a Site Plan – EPC. The purpose of the MX-L zone district is to provide for neighborhood-scale non-destination retail and commercial uses, as well as townhouses, low-density multi-family residential dwellings, and civic and institutional uses to serve the surrounding area.

The proposed zone change to Mixed Used – Transitional (MX-T) is more appropriate zoning given the sites location on a Commuter Corridor and being adjacent to existing residential neighborhoods. 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 multi-family residential and small-scale office, institutional, and pedestrian-oriented commercial uses.

The EPC public hearing for this request will be held on August 13, 2020 at 9:00 am in the Hearing Room (Basement Level) of Plaza Del Sol 600 2nd St NW, Albuquerque NM 87102. You can check the agenda for the relevant decision making body online here: http://www.cabq.gov/planning/boards-commissions or call the Planning Department at 505-924-3860. The hearing may be held online, so please review the website or call the COA to confirm details if you are interested in attending.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Ronald R. Bohannan, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com / 505-858-3100

Sincerely,

Ronald R. Bohannan, P.E.
cc: Brandon Chafey
JN: 2019061 / RRB/rs/kw

TIERRA WEST, LLC

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

June 24, 2020

Mr. Eric Faull
Westgate Heights NA
1335 El Rancho Drive SW
Albuquerque, NM 87121

RE: REQUEST FOR ZONING MAP AMENDMENT - EPC,
UNSER BLVD & SAGE RD, ALBUQUERQUE, NM
ZONE ATLAS MAP: M-10-Z

Dear Mr.Faull :

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mail Public Notice, we are notifying you as a Neighborhood Association that Tierra West, LLC will be submitting an application for a Zoning Map Amendment to be reviewed and decided by the Environmental Planning Commission (EPC) on behalf of Amirhamzeh Enterprise LLC. The 17.6-acre vacant site is located on the south west corner of Sage Rd SW and Unser Blvd SW. The site comprises of four parcels, with the three northern parcels currently zoned Planned Development (PD) and the southern parcel zoned Mixed Used – Low Intensity (MX-L).

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If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Ronald R. Bohannan, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com / 505-858-3100

Sincerely,

Ronald R. Bohannan, P.E.
cc: Brandon Chafey
JN: 2019061 / RRB/rs/kw

TIERRA WEST, LLC

June 24, 2020

Mr. Eloy Padilla Jr.
Stinson Tower NA
7619 Greywolf Road SW
Albuquerque, NM 87121

RE: REQUEST FOR ZONING MAP AMENDMENT - EPC,
UNSER BLVD & SAGE RD, ALBUQUERQUE, NM
ZONE ATLAS MAP: M-10-Z

Dear Mr.Padilla Jr. :

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mail Public Notice, we are notifying you as a Neighborhood Association that Tierra West, LLC will be submitting an application for a Zoning Map Amendment to be reviewed and decided by the Environmental Planning Commission (EPC) on behalf of Amirhamzeh Enterprise LLC. The 17.6-acre vacant site is located on the south west corner of Sage Rd SW and Unser Blvd SW. The site comprises of four parcels, with the three northern parcels currently zoned Planned Development (PD) and the southern parcel zoned Mixed Used – Low Intensity (MX-L).

The application to EPC provides justification for the zone change request to MX-T zoning by detailing by what means the request furthers the Goals and Polices of the Albuquerque & Bernalillo County (ABC) Comprehensive Plan and addresses the criteria listed in the Integrated Development Ordinance (IDO) Section 14-16-6-7(F)(3) for a zone change request.

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The proposed zone change to Mixed Used – Transitional (MX-T) is more appropriate zoning given the sites location on a Commuter Corridor and being adjacent to existing residential neighborhoods. 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 multi-family residential and small-scale office, institutional, and pedestrian-oriented commercial uses.

The EPC public hearing for this request will be held on August 13, 2020 at 9:00 am in the Hearing Room (Basement Level) of Plaza Del Sol 600 2nd St NW, Albuquerque NM 87102. You can check the agenda for the relevant decision making body online here: http://www.cabq.gov/planning/boards-commissions or call the Planning Department at 505-924-3860. The hearing may be held online, so please review the website or call the COA to confirm details if you are interested in attending.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Ronald R. Bohannan, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com / 505-858-3100

Sincerely,

Ronald R. Bohannan, P.E.
cc: Brandon Chafey
JN: 2019061 / RRB/rs/kw

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
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TIERRA WEST, LLC

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

June 24, 2020

Ms. Lucy Arzate-Boyles
Stinson Tower NA
3684 Tower Road SW
Albuquerque, NM 87121

RE: REQUEST FOR ZONING MAP AMENDMENT - EPC,
UNSER BLVD & SAGE RD, ALBUQUERQUE, NM
ZONE ATLAS MAP: M-10-Z

Dear Ms.Arzate-Boyles :

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mail Public Notice, we are notifying you as a Neighborhood Association that Tierra West, LLC will be submitting an application for a Zoning Map Amendment to be reviewed and decided by the Environmental Planning Commission (EPC) on behalf of Amirhamzeh Enterprise LLC. The 17.6-acre vacant site is located on the south west corner of Sage Rd SW and Unser Blvd SW. The site comprises of four parcels, with the three northern parcels currently zoned Planned Development (PD) and the southern parcel zoned Mixed Used – Low Intensity (MX-L).

The application to EPC provides justification for the zone change request to MX-T zoning by detailing by what means the request furthers the Goals and Polices of the Albuquerque & Bernalillo County (ABC) Comprehensive Plan and addresses the criteria listed in the Integrated Development Ordinance (IDO) Section 14-16-6-7(F)(3) for a zone change request.

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If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Ronald R. Bohannan, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com / 505-858-3100

Sincerely,

Ronald R. Bohannan, P.E.
cc: Brandon Chafey
JN: 2019061 / RRB/rs/kw

TIERRA WEST, LLC

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

June 24, 2020

Ms. Marcia Fernandez
South Valley Coalition NA
2401 Violet SW
Albuquerque, NM 87105

RE: REQUEST FOR ZONING MAP AMENDMENT - EPC,
UNSER BLVD & SAGE RD, ALBUQUERQUE, NM
ZONE ATLAS MAP: M-10-Z

Dear Ms. Fernandez:

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mail Public Notice, we are notifying you as a Neighborhood Association that Tierra West, LLC will be submitting an application for a Zoning Map Amendment to be reviewed and decided by the Environmental Planning Commission (EPC) on behalf of Amirhamzeh Enterprise LLC. The 17.6-acre vacant site is located on the south west corner of Sage Rd SW and Unser Blvd SW. The site comprises of four parcels, with the three northern parcels currently zoned Planned Development (PD) and the southern parcel zoned Mixed Used – Low Intensity (MX-L).

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cc Brandon Chafey
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(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

June 24, 2020

Mr. Roberto Roibal
South Valley Coalition NA
211 10th Street SW
Albuquerque, NM 87105

RE: REQUEST FOR ZONING MAP AMENDMENT - EPC,
UNSER BLVD & SAGE RD, ALBUQUERQUE, NM
ZONE ATLAS MAP: M-10-Z

Dear Mr.Roibal :

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5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com / 505-858-3100

Sincerely,

Ronald R. Bohannan, P.E.
cc: Brandon Chafey
JN: 2019061 / RRB/rs/kw

TIERRA WEST, LLC

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

June 24, 2020

Ms. Rene Horvath
Westside Coalition of NA
5515 Palomino Drive NW
Albuquerque, NM 87120

RE: REQUEST FOR ZONING MAP AMENDMENT - EPC,
UNSER BLVD & SAGE RD, ALBUQUERQUE, NM
ZONE ATLAS MAP: M-10-Z

Dear Ms.Horvath :

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tierrawestllc.com

June 24, 2020

Ms. Elizabeth Haley
Westside Coalition of NA
6005 Charparral Circle NW
Albuquerque, NM 87114

RE: REQUEST FOR ZONING MAP AMENDMENT - EPC,
UNSER BLVD & SAGE RD, ALBUQUERQUE, NM
ZONE ATLAS MAP: M-10-Z

Dear Ms.Haley :

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mail Public Notice, we are notifying you as a Neighborhood Association that Tierra West, LLC will be submitting an application for a Zoning Map Amendment to be reviewed and decided by the Environmental Planning Commission (EPC) on behalf of Amirhamzeh Enterprise LLC. The 17.6-acre vacant site is located on the south west corner of Sage Rd SW and Unser Blvd SW. The site comprises of four parcels, with the three northern parcels currently zoned Planned Development (PD) and the southern parcel zoned Mixed Used – Low Intensity (MX-L).

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5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com / 505-858-3100

Sincerely,

Ronald R. Bohannan, P.E.
cc: Brandon Chafey
JN: 2019061 / RRB/rs/kw

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5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

June 24, 2020

Mr. Jerry Gallegos
SWAN Coalition
5921 Central Ave NW
Albuquerque, NM 87105

RE: REQUEST FOR ZONING MAP AMENDMENT - EPC,
UNSER BLVD & SAGE RD, ALBUQUERQUE, NM
ZONE ATLAS MAP: M-10-Z

Dear Mr.Gallegos :

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Albuquerque, NM 87109
rrb@tierrawestllc.com / 505-858-3100

Sincerely,

Ronald R. Bohannan, P.E.
cc: Brandon Chafey
JN: 2019061 / RRB/rs/kw

TIERRA WEST, LLC

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

June 24, 2020

Mr. Johnny Pena
SWAN Coalition
5921 Central Ave. NW
Albuquerque, NM 87105

RE: REQUEST FOR ZONING MAP AMENDMENT - EPC,
UNSER BLVD & SAGE RD, ALBUQUERQUE, NM
ZONE ATLAS MAP: M-10-Z

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Albuquerque, NM 87109
rrb@tierrawestllc.com / 505-858-3100

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JN: 2019061 / RRB/rs/kw

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

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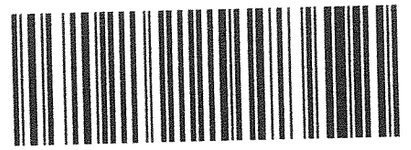

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Johnny Pena

Street and Apt. No.
SWAN Coalition
5921 Central Ave NW

City, State, ZIP+4®
Albuquerque, NM 87105

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5571 MIDWAY PARK PLACE NE
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Sent To: Westside Coalition of Neighborhood Associations
Mr. Rene Horvath

Street and Apt. No.: 5515 Palomino Drive NW

City, State, ZIP+4®: Albuquerque, NM 87120

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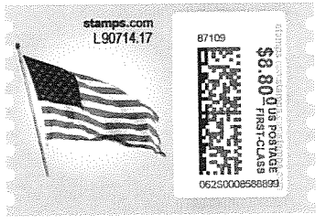

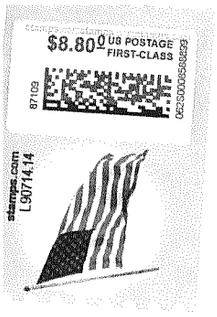

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Sent To
South Valley Coalition of Neighborhood Association
Mr. Roberto Roibal

Street and Apt. No.,
211 10th Street SW

City, State, ZIP+4®
Albuquerque, NM 87105

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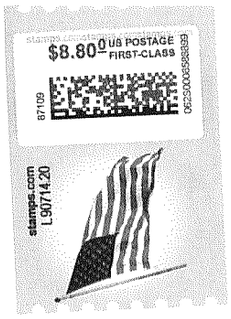
ALBUQUERQUE NM 87109



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South Valley Coalition
Neighborhood Association
Ms. Marcia Fernandez
2401 Violet SW
Albuquerque, NM 87105

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TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

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5571 MIDWAY PARK PLACE NE
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Sent To: Stinson Tower Neighborhood Association

Street and Apt. No.: Ms. Lucy Arzate- Boyles 3684 Tower Road SW

City, State, ZIP+4®: Albuquerque, NM 87121

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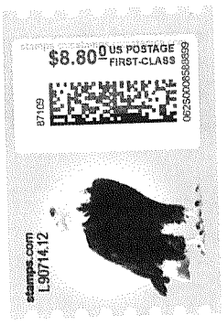

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☐ Adult Signature Restricted Delivery	$
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Sent To	Stinson Tower Neighborhood Association Mr. Eloy Padilla Jr. 7619 Greywolf Road SW Albuquerque, NM 87121
Street and Apt. No.	
City, State, ZIP+4®	

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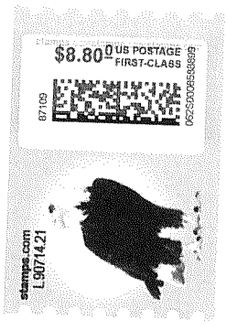
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



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Westgate Heights
Neighborhood Association
Mr. Eric Faull
1335 El Rancho Drive SW
Albuquerque, NM 87121

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

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South West Alliance of Neighborhoods (SWAN Coalition)
Mr. Jerry Gallegos

Street and Apt. No.
5921 Central Avenue NW

City, State, ZIP+4®
Albuquerque, NM 87105

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Albuquerque, NM 87105

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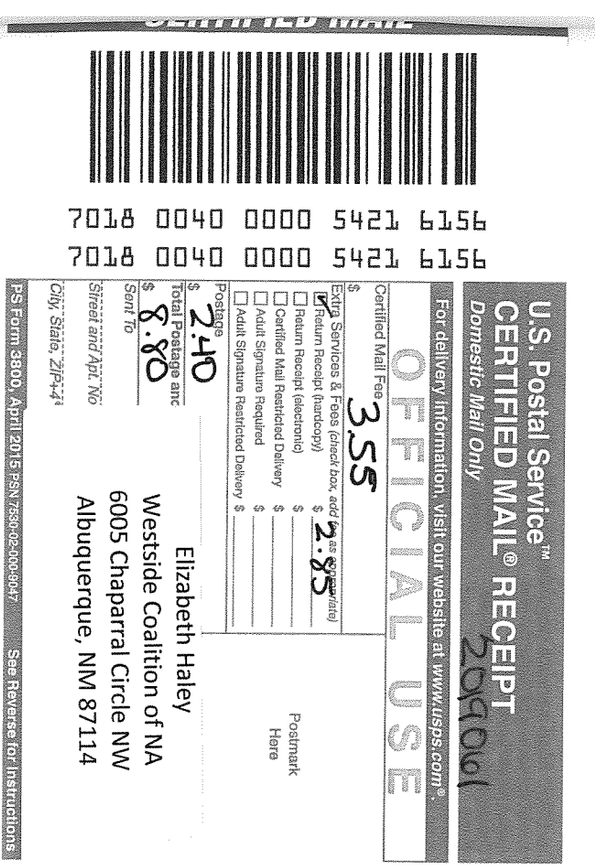
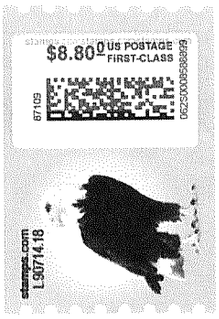
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



Albuquerque, NM 87114



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- [ ] Adult Signature Required $
- [ ] Adult Signature Restricted Delivery $

Postage
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West Gate Heights
Neighborhood Association
Mr. Matthew Archuleta
1628 Summerfield Place SW
Albuquerque, NM 87121

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

From: Kristl Walker
Sent: Wednesday, June 24, 2020 2:46 PM
To: 'johnnyepena@comcast.net'; 'jgallegoswccdg@gmail.com'; 'aboard111@gmail.com'; 'ekhaley@comcast.net'; 'rroibal@comcast.net'; 'mbfernandez1@gmail.com'; 'arzate.boyles2@yahoo.com'; 'eloygdav@gmail.com'; 'dunduen@outlook.com'; 'mattearchuleta1@hotmail.com'
Cc: Jaimie Garcia; Richard Stevenson; Ron Bohannan
Subject: 2019061 Unser and Sage Zone Map Amendment
Attachments: 2019061 06-24-20 Unser and Sage Zone Map Amendment Submittal.pdf

June 24, 2020

RE: REQUEST FOR ZONING MAP AMENDMENT - EPC, UNSER BLVD & SAGE RD, ALBUQUERQUE, NM ZONE ATLAS MAP: M-10-Z

johnnyepena@comcast.net; jgallegoswccdg@gmail.com; aboard111@gmail.com; ekhaley@comcast.net; rroibal@comcast.net; mbfernandez1@gmail.com; arzate.boyles2@yahoo.com; eloygdav@gmail.com; dunduen@outlook.com; mattearchuleta1@hotmail.com

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mail Public Notice, we are notifying you as a Neighborhood Association that Tierra West, LLC will be submitting an application for a Zoning Map Amendment to be reviewed and decided by the Environmental Planning Commission (EPC) on behalf of Amirhamzeh Enterprise LLC. The 17.6-acre vacant site is located on the south west corner of Sage Rd SW and Unser Blvd SW. The site comprises of four parcels, with the three northern parcels currently zoned Planned Development (PD) and the southern parcel zoned Mixed Used – Low Intensity (MX-L).

The application to EPC provides justification for the zone change request to MX-T zoning by detailing by what means the request furthers the Goals and Polices of the Albuquerque & Bernalillo County (ABC) Comprehensive Plan and addresses the criteria listed in the Integrated Development Ordinance (IDO) Section 14-16-6-7(F)(3) for a zone change request.

The intent of the current PD zone district allows for innovative projects that cannot be accommodated through the use of other IDO base zones with approval of a Site Plan – EPC. The purpose of the MX-L zone district is to provide for neighborhood-scale non-destination retail and commercial uses, as well as townhouses, low-density multi-family residential dwellings, and civic and institutional uses to serve the surrounding area.

The proposed zone change to Mixed Used – Transitional (MX-T) is more appropriate zoning given the sites location on a Commuter Corridor and being adjacent to existing residential neighborhoods. 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 multi-family residential and small-scale office, institutional, and pedestrian-oriented commercial uses.

The EPC public hearing for this request will be held on August 13, 2020 at 9:00 am in the Hearing Room (Basement Level) of Plaza Del Sol 600 2nd St NW, Albuquerque NM 87102. You can check the agenda for the relevant decision making body online here: http://www.cabq.gov/planning/boards-commissions or call the Planning Department at 505-924-3860. The hearing may be held online, so please review the website or call the COA to confirm details if you are interested in attending.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Ronald R. Bohannan, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com / 505-858-3100

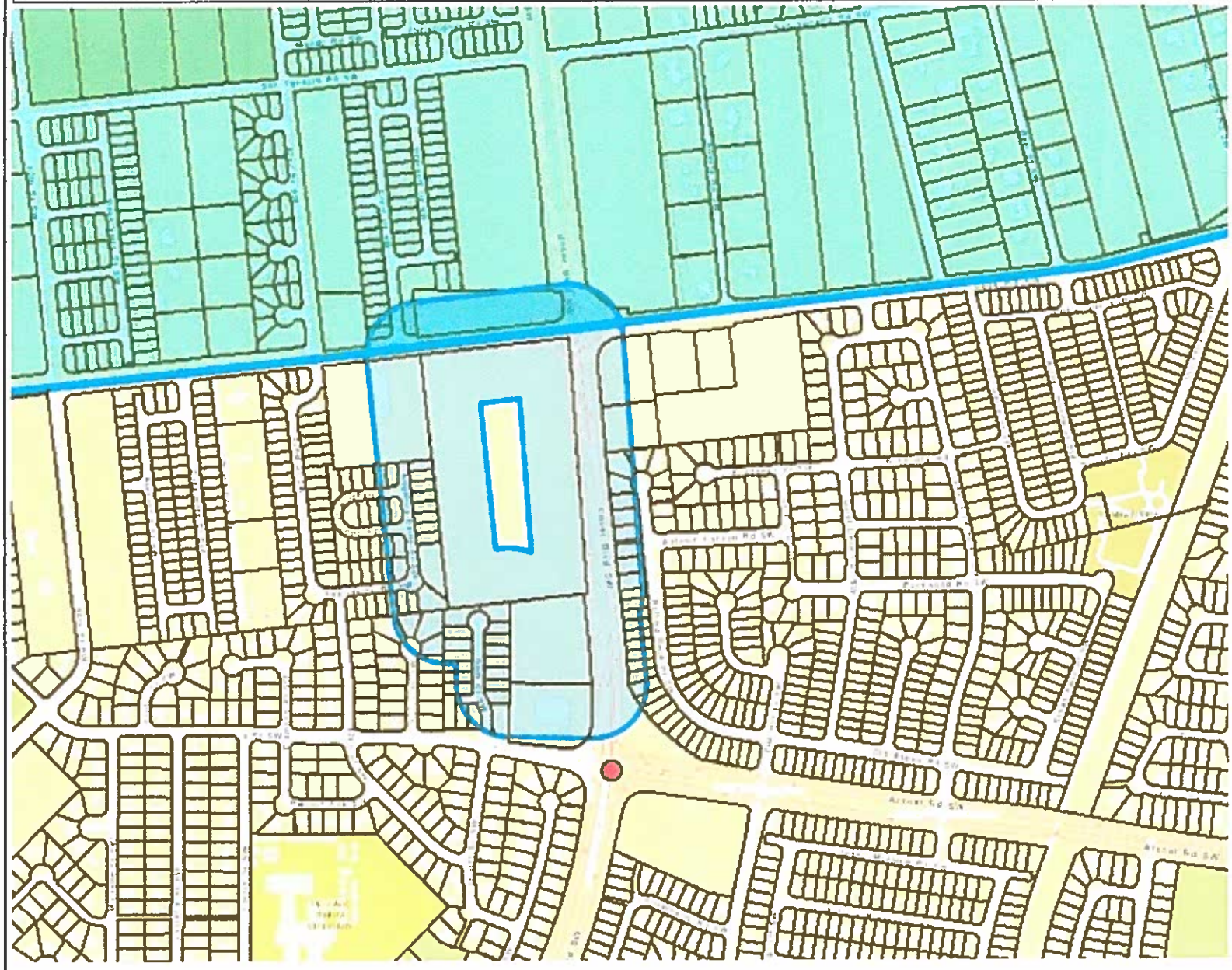
Sincerely,

Ronald R. Bohannan, P.E.
cc: Brandon Chafey

JN: 2019061 / RRB/rs/kw

Kristl Walker
Administrative Assistant
Tierra West,LLC
5571 Midway Park Place NE
Albuquerque, NM 87109
505-858-3100 Office
505-858-1118 Fax
kwalker@tierrawestllc.com

Unser and Sage



Legend

- Bernalillo County Parcels

Notes

Buffer Map: 225 Ft.
ROW Unser: 125 Ft.

1,202 0 601 1,202 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
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1: 7,212

TIERRA WEST, LLC

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

June 24, 2020

RE: REQUEST FOR ZONING MAP AMENDMENT - EPC,
UNSER BLVD & SAGE RD. ALBUQUERQUE, NM
ZONE ATLAS MAP: M-10-Z

To Whom It May Concern:

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Ronald R. Bohannan, PE
5571 Midway Park Place NE
Albuquerque, NM 87109
rrb@tierrawestllc.com / 505-858-3100

Sincerely,

Ronald R. Bohannan, P.E.

cc: Brandon Chafey
JN: 2019061 / RRB/rs/kw

CHAVEZ JENNIFER
1209 GEM CT SW
ALBUQUERQUE NM 87121

FIGUEROA IGNACIO
1208 ZIRCON PL SW
ALBUQUERQUE NM 87121

GONZALEZ MARIO & MARIA OCHOA
1116 ANGELINA DAISY ST SW
ALBUQUERQUE NM 87121

HUDSON DAVID C
1423 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121

MARTINEZ ERIC & VIGIL DYNETTE
1228 GEM CT SW
ALBUQUERQUE NM 87121-5033

BEGAY-DUBOISE DOLLY C & DUBOISE SAM B
1112 ANGELINA DAISY ST SW
ALBUQUERQUE NM 87121

MILITARU CONSTANTIN F JR & CASSANDRA A ARELLANES
1215 GEM CT SW
ALBUQUERQUE NM 87121-5038

BOWEKATY MALVINA
1216 GEM CT SW
ALBUQUERQUE NM 87121

CHAVEZ ARIEL E & VALLEJOS SELENA M
8208 FEATHERTOP RD SW
ALBUQUERQUE NM 87121-2090

RODRIGUEZ HOMERO MARTINEZ & LERMA BRENDA N CHACON
935 COREL DR SW
ALBUQUERQUE NM 87121-5306

GARCIA FERNANDO D
8208 REGAL MIST LP SW
ALBUQUERQUE NM 87121-2092

MALANEY JENNIFER & BENAVIDEZ ROBERT
2709 RUE TOULOUSE AVE
HENDERSON NV 89044-0418

COOKE MAUREEN F
1519 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121

DURAN JUSTINE C
1509 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121-3570

WEI BO & JIANG QIAOYUAN
184 BEECHWOOD LN
COPPELL TX 75019-5395

SHROULOTE DARLENE
1201 ZIRCON RD SW
ALBUQUERQUE NM 87121

PEREZ-ZUNIGA JAVIER & HOLQUIN CYNTHIA
1543 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121-3570

SI LVA ANDREW V
5401 DON MARIANO RD SW
ALBUQUERQUE NM 87105-5406

MAURICIO ANDRES
1415 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121

ROMAN BONNIE L
943 COREL DR SW
ALBUQUERQUE NM 87121

HERNANDEZ EMILIA
1427 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121-3540

HENDERSON BONNIE
8201 FEATHERTOP RD SW
ALBUQUERQUE NM 87121

CHURCH OF JESUS CHRIST LDS TAX ADM DIV 519-8194
50 E NORTH TEMPLE FLOOR 22
SALT LAKE CITY UT 84150-3620

DAVILA MARTIN & MYRNA
1239 GEM CT SW
ALBUQUERQUE NM 87121

VICUNA KEITEL K
1212 GEM CT SW
ALBUQUERQUE NM 87121

AMIRHAMZEH ENTERPRISES LLC
9605 SOMMER PL
OAKDALE CA 95361

RAMIREZ MARIA VICTORIA & CARLOS
1547 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121

KARRAA UNSER BLVD SW ALBUQUERQUE LLC
12215 VENTURA BLVD SUITE 206
STUDIO CITY CA 91604-2533

OLIVAS OSCAR & MARIA R
1200 GEM CT SW
ALBUQUERQUE NM 87121

RAMOS HECTOR
1235 GEM CT SW
ALBUQUERQUE NM 87121

AMIRHAMZEH ENTERPRISES LLC
9605 SOMMER PL
OAKDALE CA 95361

MARTINEZ NOAA A & MOLINA YOLANDA
1205 GEM CT SW
ALBUQUERQUE NM 87121-5038

EVANS CLIFFORD
8216 FEATHERTOP RD SW
ALBUQUERQUE NM 87121-2090

TATRO JOE WILLIAM
1200 ZIRCON PL SW
ALBUQUERQUE NM 87121-8348

ALVAREZ BRAULIA
8212 FEATHERTOP RD SW
ALBUQUERQUE NM 87121-2090

WRIGHT MATTHEW G
8235 REGAL MIST LP SW
ALBUQUERQUE NM 87121

MASONRY STRUCTURES INC
131 DANIEL RD NW
ALBUQUERQUE NM 87107-6718

SANCHEZ MILTON G
1205 ZIRCON PL SW
ALBUQUERQUE NM 87121-8349

LSF9 MASTER PARTICIPATION TRUST
3630 PEACHTREE RD NE SUITE 1500
ATLANTA GA 30326-1543

STRITTMATTER DAVID PAUL
8244 REGAL MIST LP SW
ALBUQUERQUE NM 87121

HERRERA STEPHANIE M
10324 COUNTRY SAGE DR NW
ALBUQUERQUE NM 87112

SUAZO ANNABELLE E
1419 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121

APODACA THOMAS E & BRIDGET L
1212 ZIRCON PL SW
ALBUQUERQUE NM 87121-8348

CASIAS JOSEPH D & CAROLYN
1515 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121

VILLALOBOS ALBERTO J
1219 GEM CT SW
ALBUQUERQUE NM 87121-5038

KARRAA UNSER BLVD SW
ALBUQUERQUE LLC
12215 VENTURA BLVD SUITE 206
STUDIO CITY CA 91604-2533

HANRATTY VIKKI & THAMES SUSAN A
1204 GEM CT SW
ALBUQUERQUE NM 87121

CRUZ JOSE L & RACHEL MORENO
8204 FEATHERTOP RD SW
ALBUQUERQUE NM 87121

HOLGUIN LUIS A & KATHRYN M
1601 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121

MARTINEZ LYNDA J
1220 GEM CT SW
ALBUQUERQUE NM 87121-5033

PLATERO ADAM P & TOLTH AUDREY
1108 ANGELINA DAISY ST SW
ALBUQUERQUE NM 87121-2094

STOUT DONALD E & PATRICIA
1124 ANGELINA DAISY ST SW
ALBUQUERQUE NM 87121

ROMERO CECILIA
1505 ROLLING ROCK PL SW
ALBUQUERQUE NM 87120

DE LA TORRE JESUS A & ESTELA
1231 GEM CT SW
ALBUQUERQUE NM 87121

FELIX MONIQUE Y
947 COREL DR SW
ALBUQUERQUE NM 87121

SANCHEZ DAVID E & MARY ANNE
TRUSTEE SANCHEZ RVT
3116 LA VETA DR NE
ALBUQUERQUE NM 87110-1944

JARAMILLO NICK E
1120 ANGELINA DAISY ST SW
ALBUQUERQUE NM 87121

MORALES JAMES
1501 ROLLING ROCK SW
ALBUQUERQUE NM 87121

RODRIGUEZ CLAUDIA C C/O LUNA YEIMI
1535 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121-3570

GARCIA-SMITH ROBERTA A
1224 GEM CT SW
ALBUQUERQUE NM 87121-5033

ARAOZ JOSE RODOLFO
1409 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121-3540

BARBARONE JOSEPH
8240 REGAL MIST LP SW
ALBUQUERQUE NM 87121

ROCHA DANIEL
1128 ANGELINA DAISY ST SW
ALBUQUERQUE NM 87121

IDAHO HOUSING & FINANCE ASSOCIATION
1276 W RIVER ST SUITE 300
BOISE ID 83702-7085

DORADO MARCOS
8200 REGAL MIST LP SW
ALBUQUERQUE NM 87121-2092

SANCHEZ HILARIO G
8004 BRETON RD SW
ALBUQUERQUE NM 87121

MIRELES MARIA C GRANDARA
1405 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121-3540

J2C LLC & EMPIRE SOUTHWEST LTD CO & ETAL
PO BOX 35640
ALBUQUERQUE NM 87176

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

MARTINEZ MELVIN & DIANNA
8204 REGAL MIST LP SW
ALBUQUERQUE NM 87121

DIAZ LUPE
8243 REGAL MIST LP SW
ALBUQUERQUE NM 87121

WILLIAMS JEFFREY & VERONICA
939 COREL DR SW
ALBUQUERQUE NM 87121-5306

FILMER BRYAN P
8205 FEATHERTOP RD SW
ALBUQUERQUE NM 87121-2091

RIVAS SAMUEL
1201 GEM CT SW
ALBUQUERQUE NM 87121-5038

BRECKENRIDGE PROPERTY FUND 2016 LLC
2320 POTOSI ST SUITE 130
LAS VEGAS NV 89146-0312

LEDEZMA MARIA D
1400 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121

UNSER BOULEVARD INVESTORS
600 CENTRAL AVE SE SUITE M
ALBUQUERQUE NM 87102

MEDLEY-HOPEWELL DOREAH
1539 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121-3570

JIMENEZ LISA M
1223 GEM CT SW
ALBUQUERQUE NM 87121

GONZALEZ DANIELA
8236 REGAL MIST LP SW
ALBUQUERQUE NM 87121

MANDUJANO JOSE A & MARIA A C/O ROSS LANCE E & REYES-CASTILLO DANIELA
1100 ANGELINA DAISY ST SW
ALBUQUERQUE NM 87121-2094

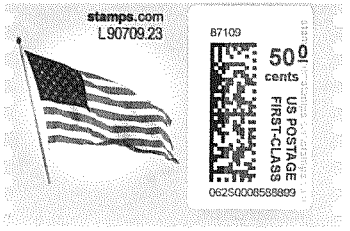
C & W LAND DEVELOPMENT ENTERPRISES INC
4619 INSPIRATION DR SE
ALBUQUERQUE NM 87108-3453

SAGE RETAIL LLC C/O KATE SANCHEZ
3609 CONRADO LN NW
ALBUQUERQUE NM 87107-2062

KENNEDY NANCY C/O SANCHEZ JESUS M & REYNA KARINA GONZALES
1401 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121

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

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



MARTINEZ MELVIN & DIANNA
8204 REGAL MIST LP SW
ALBUQUERQUE NM 87121

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

ALVAREZ BRAULIA
8212 FEATHERTOP RD SW
ALBUQUERQUE NM 87121-2090

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

ARAOZ JOSE RODOLFO
1409 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121-3540

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

SANCHEZ HILARIO G
8004 BRETON RD SW
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ALBUQUERQUE NM 87120

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ALBUQUERQUE NM 87109

JARAMILLO NICK E
1120 ANGELINA DAISY ST SW
ALBUQUERQUE NM 87121

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

RAMIREZ MARIA VICTORIA & CARLOS
1547 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121

TIERRA WEST, LLC
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ALBUQUERQUE NM 87109

KARRAA UNSER BLVD SW
ALBUQUERQUE LLC
12215 VENTURA BLVD SUITE 206
STUDIO CITY CA 91604-2533

TIERRA WEST, LLC
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ALBUQUERQUE NM 87109

GONZALEZ DANIELA
8236 REGAL MIST LP SW
ALBUQUERQUE NM 87121

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

RODRIGUEZ HOMERO MARTINEZ &
LERMA BRENDA N CHACON
935 COREL DR SW
ALBUQUERQUE NM 87121-5306

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

DIAZ LUPE
8243 REGAL MIST LP SW
ALBUQUERQUE NM 87121

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

MORALES JAMES
1501 ROLLING ROCK SW
ALBUQUERQUE NM 87121

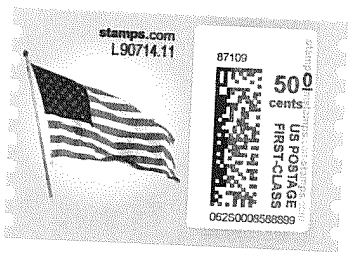
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

HOLGUIN LUIS A & KATHRYN M
1601 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

EVANS CLIFFORD
8216 FEATHERTOP RD SW
ALBUQUERQUE NM 87121-2090

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



DE LA TORRE JESUS A & ESTELA
1231 GEM CT SW
ALBUQUERQUE NM 87121

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

GARCIA FERNANDO D
8208 REGAL MIST LP SW
ALBUQUERQUE NM 87121-2092

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

MARTINEZ NOAA A & MOLINA
YOLANDA
1205 GEM CT SW
ALBUQUERQUE NM 87121-5038

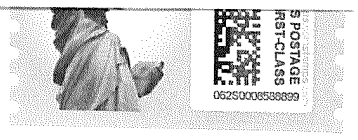
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

HERRERA STEPHANIE M
10324 COUNTRY SAGE DR NW
ALBUQUERQUE NM 87112

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

COOKE MAUREEN F
1519 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121

ALBUQUERQUE NM 87109



SANCHEZ MILTON G
1205 ZIRCON PL SW
ALBUQUERQUE NM 87121-8349

WRIGHT MATTHEW G
8235 REGAL MIST LP SW
ALBUQUERQUE NM 87121

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

FIGUEROA IGNACIO
1208 ZIRCON PL SW
ALBUQUERQUE NM 87121

BOWEKATY MALVINA
1216 GEM CT SW
ALBUQUERQUE NM 87121

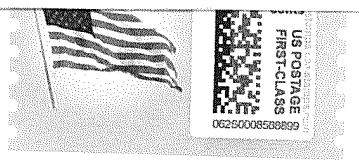
ALBUQUERQUE NM 87109

SHROULOTE DARLENE
1201 ZIRCON RD SW
ALBUQUERQUE NM 87121

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

MARTINEZ ERIC & VIGIL DYNETTE
1228 GEM CT SW
ALBUQUERQUE NM 87121-5033

5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



MILITARU CONSTANTIN F JR &
CASSANDRA A ARELLANES
1215 GEM CT SW
ALBUQUERQUE NM 87121-5038

HUDSON DAVID C
1423 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

OLIVAS OSCAR & MARIA R
1200 GEM CT SW
ALBUQUERQUE NM 87121

ALBUQUERQUE NM 87109

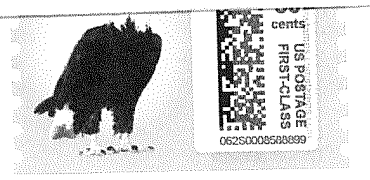
AMIRHAMZEH ENTERPRISES LLC
9605 SOMMER PL
OAKDALE CA 95361

CHAVEZ JENNIFER
1209 GEM CT SW
ALBUQUERQUE NM 87121

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

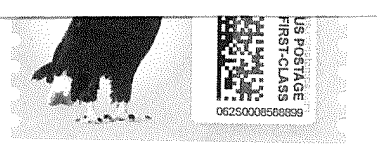
ROMAN BONNIE L
943 COREL DR SW
ALBUQUERQUE NM 87121

ALBUQUERQUE NM 87109



PEREZ-ZUNIGA JAVIER & HOLQUIN
CYNTHIA
1543 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121-3570

ALBUQUERQUE NM 87109



DURAN JUSTINE C
1509 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121-3570

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

CHURCH OF JESUS CHRIST LDS TAX
ADM DIV 519-8194
50 E NORTH TEMPLE FLOOR 22
SALT LAKE CITY UT 84150-3620

ALBUQUERQUE NM 87109

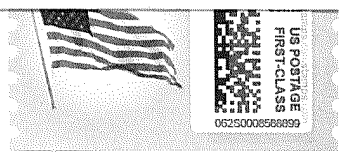
BEGAY-DUBOISE DOLLY C & DUBOISE
SAM B
1112 ANGELINA DAISY ST SW
ALBUQUERQUE NM 87121

GONZALEZ MARIO & MARIA OCHOA
1116 ANGELINA DAISY ST SW
ALBUQUERQUE NM 87121

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

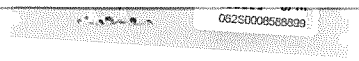
MALANEY JENNIFER & BENAVIDEZ
ROBERT
2709 RUE TOULOUSE AVE
HENDERSON NV 89044-0418

ALBUQUERQUE NM 87109



HENDERSON BONNIE
8201 FEATHERTOP RD SW
ALBUQUERQUE NM 87121

CHAVEZ ARIEL E & VALLEJOS SELENA M
8208 FEATHERTOP RD SW
ALBUQUERQUE NM 87121-2090



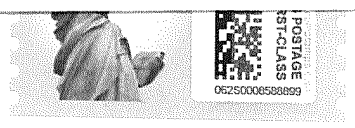
SILVA ANDREW V
1531 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121

WEI BO & JIANG QIAOYUAN
410 HAMPTON DR
COPPELL TX 75019

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

RAMOS HECTOR
1235 GEM CT SW
ALBUQUERQUE NM 87121

ALBUQUERQUE NM 87109



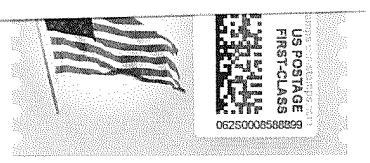
HERNANDEZ EMILIA
1427 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121-3540

DAVILA MARTIN & MYRNA
1239 GEM CT SW
ALBUQUERQUE NM 87121

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

HOPEWELL LEAH
1539 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121

ALBUQUERQUE NM 87109



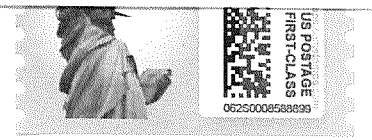
MAURICIO ANDRES
1415 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121

AMIRHAMZEH ENTERPRISES LLC
9605 SOMMER PL
OAKDALE CA 95361

MARTINEZ LYNDA J
1220 GEM CT SW
ALBUQUERQUE NM 87121-5033

VICUNA KEITEL K
1212 GEM CT SW
ALBUQUERQUE NM 87121

ALBUQUERQUE NM 87109



SANCHEZ DAVID E & MARY ANNE
TRUSTEE SANCHEZ RVT
3116 LA VETA DR NE
ALBUQUERQUE NM 87110-1944

BARBARONE JOSEPH
8240 REGAL MIST LP SW
ALBUQUERQUE NM 87121

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

VILLALOBOS ALBERTO J
1219 GEM CT SW
ALBUQUERQUE NM 87121-5038

TATRO JOE WILLIAM
1200 ZIRCON PL SW
ALBUQUERQUE NM 87121-8348

LSF9 MASTER PARTICIPATION TRUST
3630 PEACHTREE RD NE SUITE 1500
ATLANTA GA 30326-1543

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

BRECKENRIDGE PROPERTY FUND 2016
LLC
2320 POTOSI ST SUITE #130
LAS VEGAS NV 89146-0312

ALBUQUERQUE NM 87109

STOUT DONALD E & PATRICIA
1124 ANGELINA DAISY ST SW
ALBUQUERQUE NM 87121

PLATERO ADAM P & TOLTH AUDREY
1108 ANGELINA DAISY ST SW
ALBUQUERQUE NM 87121-2094

CASIAS JOSEPH D & CAROLYN
1515 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121

APODACA THOMAS E & BRIDGET L
1212 ZIRCON PL SW
ALBUQUERQUE NM 87121-8348

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

MASONRY STRUCTURES INC
131 DANIEL RD NW
ALBUQUERQUE NM 87107-6718

5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

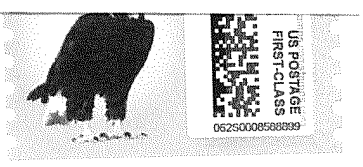
SUAZO ANNABELLE E
1419 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121

FELIX MONIQUE Y
947 COREL DR SW
ALBUQUERQUE NM 87121

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

CRUZ JOSE L & RACHEL MORENO
8204 FEATHERTOP RD SW
ALBUQUERQUE NM 87121

5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



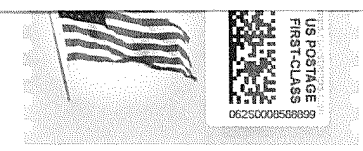
J2C LLC & EMPIRE SOUTHWEST LTD CO
& ETAL
PO BOX 35640
ALBUQUERQUE NM 87176

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

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

STRITTMATTER DAVID PAUL
8244 REGAL MIST LP SW
ALBUQUERQUE NM 87121

ALBUQUERQUE NM 87109



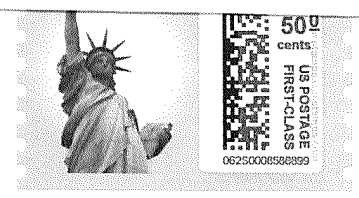
WILLIAMS JEFFREY M
939 COREL DR SW
ALBUQUERQUE NM 87121

MIRELES MARIA C GRANDARA
1405 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121-3540

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

MANDUJANO JOSE A & MARIA A C/O
ROSS LANCE E & REYES-CASTILLO
DANIELA
1100 ANGELINA DAISY ST SW
ALBUQUERQUE NM 87121-2094

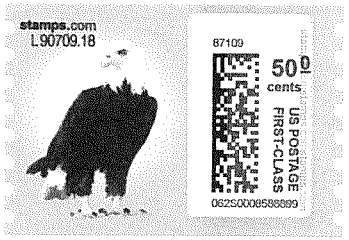
TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



UNSER BOULEVARD INVESTORS
600 CENTRAL AVE SE SUITE M
ALBUQUERQUE NM 87102

SAGE RETAIL LLC C/O KATE SANCHEZ
3609 CONRADO LN NW
ALBUQUERQUE NM 87107-2062

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109



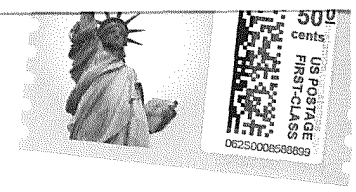
C & W LAND DEVELOPMENT
ENTERPRISES INC
4619 INSPIRATION DR SE
ALBUQUERQUE NM 87108-3453

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

LEDEZMA MARIA D
1400 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

HANRATTY VIKKI & THAMES SUSAN A
1204 GEM CT SW
ALBUQUERQUE NM 87121



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

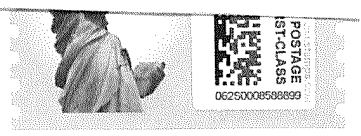
ALBUQUERQUE NM 87109

KENNEDY NANCY C/O SANCHEZ JESUS
M & REYNA KARINA GONZALES
1401 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

RODRIGUEZ CLAUDIA C C/O LUNA
YEIMI
1535 ROLLING ROCK PL SW
ALBUQUERQUE NM 87121-3570

ALBUQUERQUE NM 87109



GARCIA-SMITH ROBERTA A
1224 GEM CT SW
ALBUQUERQUE NM 87121-5033

JIMENEZ LISA M
1223 GEM CT SW
ALBUQUERQUE NM 87121

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

ROCHA DANIEL
1128 ANGELINA DAISY ST SW
ALBUQUERQUE NM 87121

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

KARRAA UNSER BLVD SW
ALBUQUERQUE LLC
12215 VENTURA BLVD SUITE 206
STUDIO CITY CA 91604-2533

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

RIVAS SAMUEL
1201 GEM CT SW
ALBUQUERQUE NM 87121-5038

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

FILMER BRYAN P
8205 FEATHERTOP RD SW
ALBUQUERQUE NM 87121-2091

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

IDAHO HOUSING & FINANCE
ASSOCIATION
1276 W RIVER ST SUITE 300
BOISE ID 83702-7085

TIERRA WEST, LLC
5571 MIDWAY PARK PLACE NE
ALBUQUERQUE NM 87109

DORADO MARCOS
8200 REGAL MIST LP SW
ALBUQUERQUE NM 87121-2092