



Environmental Planning Commission

Staff Report

Agenda Number: 3
Project #: PR-2021-005688
Case #: RZ-2021-00026
Hearing Date: August 19, 2021

Agent	Consensus Planning
Applicant	JAJ Enterprises LLC & R&A MHP LLC
Request	Zoning Map Amendment (zone change)
Legal Description	Tract 6 & East ½, West ½, Tract 7, Row 1, Unit A, West of Westland Atrisco Grant
Location	Between 102 nd St. NW and Kings Ln. NW (10205 Central Avenue NW)
Size	Approx. 6.2-acre portion of a 10-acre site.
Existing Zoning	NR-C
Proposed Zoning	R-MC

Staff Recommendation

APPROVAL of RZ-2021-00026, based on the Findings beginning on Page 21.

***Staff Planner
Silvia Bolivar, PLA, ASLA***

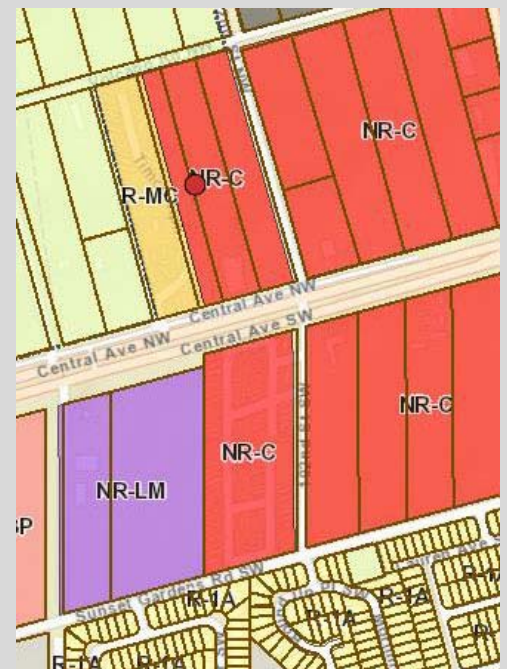
Summary of Analysis

The request is for a Zoning Map Amendment (zone change) from NR-C to R-MC for 6.2-acres of a 10-acre site legally described as Tract 6 & East ½, West ½, Tract 7, Row 1, Unit A, West of Westland Atrisco Grant, located at 10205 Central Avenue NW, between 102nd St. NW and Kings Ln. NW (the “subject site”). The applicant wants to change the subject site’s zoning to R-MC in order to facilitate development of the subject site into a manufactured home community. The remaining 3.8-acres of the site will remain NR-C.

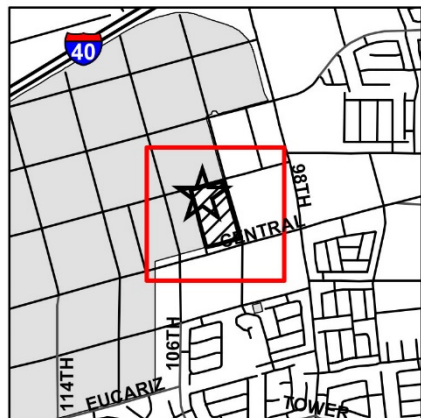
The applicant has adequately justified the request pursuant to the IDO zone change criteria in 14-16-6-7(G)(3). The proposed zoning would be more advantageous to the community overall because it furthers a preponderance of applicable Comprehensive Plan Goals and policies.

The affected neighborhood organizations are the South West Alliance of Neighborhoods (SWAN), Westside Coalition of Neighborhoods, and Route 66 West Neighborhood Association, which were notified as required. Property owners within 100 feet of the subject site were also notified as required. A pre-application meeting was not requested.

Staff recommends approval.







IDO ZONING MAP

Note: Gray shading indicates County.

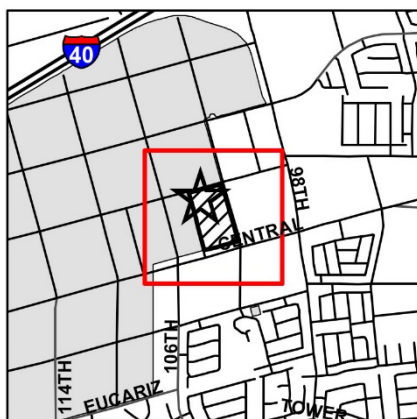


1 inch = 300 feet

Hearing Date:
8/19/2021

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RZ-2021-00026

Zone Atlas Page:
L-8-Z & K-8-Z



LAND USE MAP

Note: Gray shading indicates County.

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

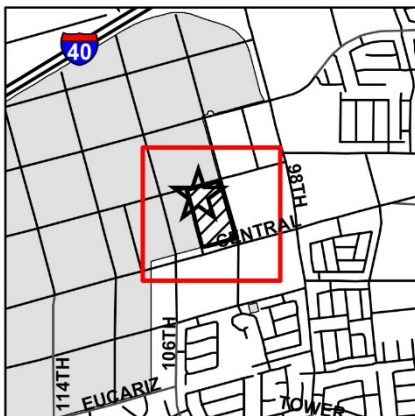


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HISTORY MAP

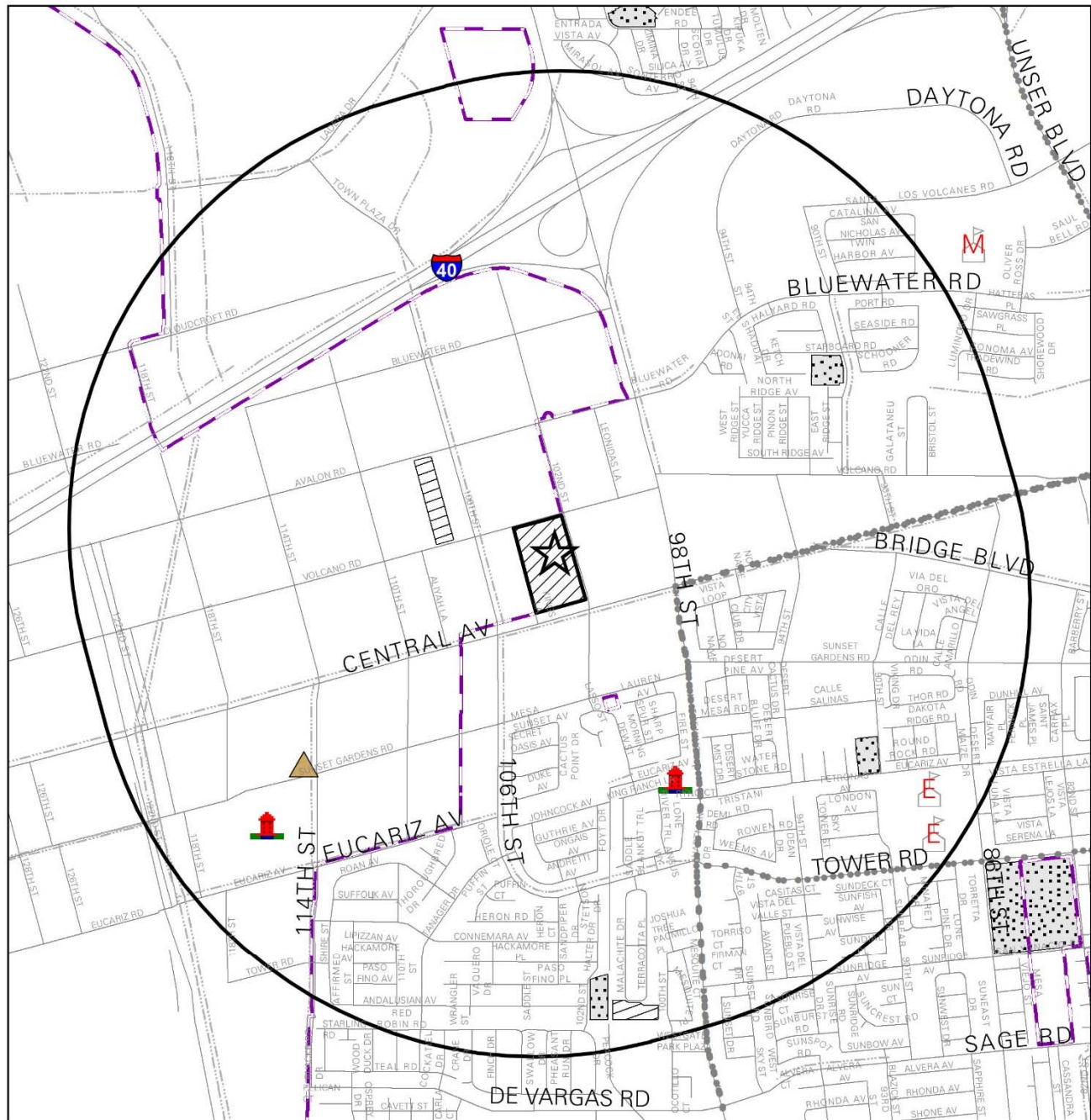
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Public Facilities Map with One-Mile Buffer

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



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I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	NR-C	Area of Consistency	Vacant/Manufactured Home Community/Event Space
<i>North</i>	NR-SU	Unincorporated Area/Consistency	Vacant/Single-family homes (County)
<i>South</i>	NR-C/NR-LM	Area of Consistency	Manufactured Home Community/Preschool/Light Manufacturing
<i>East</i>	NR-C	Area of Consistency	Vacant/Event Space
<i>West</i>	R-MC	Consistency/Unincorporated Areas	Manufactured Home Community/Unincorporated Areas

Request

The request is for a zoning map amendment (zone change) for an approximately 6.2-acre portion of a 10-acre site legally described as Tract 6 & East ½, West ½, Tract 7, Row 1, Unit A, West of Westland Atrisco Grant (the “subject site”).

The subject site consists of three lots located at 10205 Central Avenue NW, zoned NR-C (Non-Residential – Commercial Zone District). The applicant is requesting a zone change (down-zone) to R-MC (Residential – Manufactured Home Community Zone District) which will facilitate future development of the subject site with manufactured homes.

The applicant intends to submit a sketch plat with a measurable boundary line that corresponds with the proposed development to the Develop Review Board (DRB). Completion of the platting will occur subsequent to the zone map amendment.

EPC Role

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

Context

The 6.2-acre portion (the “subject site”) is vacant but is part of a larger site that is in use as the Loma Vista Mobile Home Park and Club Rio (an event space), zoned NR-C, and in an Area of Consistency. The area is characterized by a mix of uses consisting of single-family homes (in the County), vacant lands, manufactured home communities, and an engineering corporation. To the north are single family homes located in Unincorporated Area along with vacant lands zoned NR-SU and in Areas of Consistency. To the east are NR-C zones that are vacant and event spaces. To the south are NR-C and NR-LM zones that are in Areas of Change/Areas of Consistency. To the west are R-MC and Unincorporated Areas.

The subject site is within the boundaries of the Southwest Mesa Community Planning Area (CPA).

History

The subject site lies in an area that was annexed on March 27, 1950.

Case history for the area includes 1001620 which was presented before the EPC on April 10, 2014. The request was submitted by the City of Albuquerque City Council requesting to amend a portion of Zoning Code 14-16-3-7, Wireless Telecommunication Regulations City-Wide. The purpose of the text amendment was to incorporate Federal language regarding substantial change criteria into the local wireless regulations.

The Phase 1 Integrated Development Ordinance (IDO) Zoning Conversion Map compares previous zoning to IDO Zoning which was converted based on the closest matching set of permissive uses. The property was zoned SU-2 - Commercial (Planned Commercial Area) prior to the adoption of the IDO. The SU-2 zone allowed for a mixture of uses controlled by the Sector Development Plan (West Route 66).

Transportation System

The Long-Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies the functional classification of roadways.

Kings Lane NW, 102nd Street NW, and Volcano Road NW are classified as local urban streets, Central Avenue NW and 98th Street are classified as urban principal arterials.

Comprehensive Plan Corridor Designation

The subject site is located at the intersection of Central Avenue NW and 102nd Street NW. Central Avenue is a designated Major Transit Corridor. Major Transit Corridors are anticipated to be served by high-frequency and local transit. These corridors prioritize transit above other modes to ensure a convenient and efficient transit system. However, at this location, Central Avenue NW is classified as an urban principal arterial.

Comprehensive Plan Community Planning Area Designation

The subject site is part of the Southwest Mesa Community Planning Area (CPA). The Southwest Mesa is characterized by its suburban subdivisions, impressive vistas, and connection to the Western mesa vista, this area is still developing, and its identity and sense of community is still emerging.

Design/Character Considerations for the Southwest Mesa include: an arid mesa environment characterized by sand flats, dunes, and escarpments dotted with scrub juniper and sage; views of the Bosque, the Sandia Mountains, Downtown, and city lights at night to the east; arroyos as linear open spaces that provide opportunities for trail connections to the east; “Gateway” to Albuquerque from the west, where I-40 and Route 66 separate from each other.

Overlays

The subject site is not within the boundaries of a Character Protection Overlay (CPO), a Historic Protection Overlay (HPO), or a View Protection Overlay (VPO).

Trails/Bikeways

The Long-Range Bikeway System (LRBS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies existing and proposed routes and trails.

Central Avenue has a bike route while 98th Street has a bike lane (a portion of the street with a designated lane for bicycles).

Transit

The nearest stop pair is for Fixed Route 198, which runs north-south on 98th Street, about ½ mile from the subject site.

Public Facilities/Community Services

Please refer to the Public Facilities Map (Page 6), which shows public facilities and community services located within one mile of the subject site.

Walk Score/Transit Score/Bike Score

The Walk Score for the subject site is 50 out of 100 (somewhat walkable – some errands can be accomplished on foot), transit score 29 (some transit – a few nearby public transportation options), and a bike score of 51 (bikeable – some bike infrastructure).

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions

Dwelling, Cottage Development: A shared-interest low-density residential community in which multiple small individual dwellings are served by shared private ways or infrastructure, and in which the development intensity is measured by the amount of gross floor area in residential dwelling units rather than the number of residential dwelling units. A cottage development may include a combination of dwelling units with or without kitchens and with shared facilities, including but not limited to open space, parking lots or carports, gardens, recreation areas, community building(s) with

facilities such as a kitchen and dining area, meeting and activity spaces, and a maximum of 1 guest room.

Dwelling – Mobile Home: A transportable structure that does not meet the construction safety standards of the federal Manufactured Housing Act of 1974.

Dwelling, Single-family detached: A residential building used for occupancy by 1 household that is not attached to any other dwelling unit through shared side or rear walls, floors or ceilings, or corner points.

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

Manufactured Home: A structure transportable in one or more sections that is built on a permanent chassis, is designed for use with or without a permanent foundation when connected to the required utilities, and meets the construction safety standards of the federal Manufactured Housing Act of 1974. Similar structures that do not meet the construction safety standards of that Act are referred to as mobile homes and are not allowed to be installed in the city.

Zoning

The subject site is zoned NR-C [Non-Residential – Commercial Zone District, IDO 14-16-2-5(A)] that was assigned upon the adoption of the Integrated Development Ordinance (IDO) on May 17, 2018 based upon the prior land use of SU-2 - Commercial (Planned Commercial Area).

The purpose of the NR-C zone district is to accommodate medium-scale retail, office, commercial, and institutional uses, particularly where additional residential development is not appropriate or not desired because of a deficit of jobs or services in relation to housing units in the area. Primary land uses include a wide spectrum of retail and commercial uses intended to serve both neighborhood and area-wide needs, as well as some light industrial uses. Specific permissive uses are listed in Table 4-2-1: Allowable Uses, IDO pgs. 143-148.

The request is to change the subject site's zoning to R-MC [Residential – Manufactured Home Community Zone District, IDO 14-16-2-3(C)]. The purpose of the R-MC zone district is to accommodate manufactured home communities and to require those communities to incorporate high-quality planning and design. Allowable uses in the R-MC zone district are shown in Table 4-2-1, IDO pgs. 143-148.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Consistency. In Areas of Consistency, the focus is on protecting and enhancing the character of single-family neighborhoods and green spaces. Revitalization and developments that do occur should be at scale and density (or intensity) similar to the immediately surrounding development in order to reinforce the existing character of established neighborhoods.

Applicable Goals and policies are listed below. Staff analysis follows in bold italics.

Chapter 4: Community Identity

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

The requested R-MC zone would protect the identity and cohesiveness of the neighborhood by permitting the existing character to continue in a similar way as development located west of the subject site. The zone map amendment would facilitate development of the subject site into a manufactured home community that would be appropriate in scale and location of development and would align with surrounding land uses. The request furthers Policy 4.1.2 – Identity and Design.

Chapter 5: Land Use

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

The request would contribute to creating a healthy and sustainable community because it would reinforce the same type of housing found west of the subject site. The requested R-MC zoning would maintain many of the uses allowable under NR-C, while adding more residential development options. The R-MC zone has flexible dimensional standards that will not hinder development of the adjacent lots. The request furthers Policy 5.2.1 is furthered.

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

The subject site is located in an area with existing infrastructure and public facilities. The surrounding properties are already developed with a mix of uses and development of the subject site would support additional growth, while maintaining existing infrastructure. The request furthers policy 5.3.1 – Infill Development.

Chapter 9 – Housing

Goal 9.1 – Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

The request would allow for the zoning of the tracts to be aligned with the adjacent tracts and would ensure a sufficient supply and range of housing types that would meet current and future needs while ensuring more balanced housing options. However, the request is for a zone map amendment, not a site plan review therefore Staff is unable to determine if high-quality housing types would be provided. The request partially furthers Goal 9.1 – Supply.

Policy 9.1.1 – Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

The request would support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households by providing a sufficient supply and range of housing types. The request furthers Policy 9.1.1 – Housing Options.

Policy 9.3.2 – Other Areas: Increase housing density and housing options in other areas by locating near appropriate uses and services and maintaining the scale of surrounding development.

The request would facilitate development of the subject site and increase housing density and housing options by locating the development adjacent to appropriate uses (manufactured homes east of the subject site/daycare across the street) and services and would maintain the scale of surrounding development. The request furthers Policy 9.3.2 – Other Areas.

Staff adds the following:

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

The subject property is in an infill location because it is located along Central Avenue, a long, established urban principal arterial with existing infrastructure and public facilities. This promotes efficient development patterns that maximize the utility of existing infrastructure and public facilities to support the public good. The request furthers Goal 5.3 – Efficient Development Patterns.

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

The request furthers policy 5.6.3 – Areas of Consistency because the subject site and the surrounding areas are located in an Area of Consistency, where the Comprehensive Plan intends and encourages support of zone changes in predominantly single-family residential neighborhoods that help align the appropriate zone with existing land uses. It seeks to ensure that development will reinforce the scale, intensity, and setbacks of the immediately surrounding context. The requested R-MC zoning is consistent with the zoning of properties to the west of the subject site and will help protect the character of the existing neighborhood. The request furthers policy 5.6.3 – Areas of Consistency.

Subpolicy 5.6.3b – Ensure that development reinforces the scale, intensity, and setbacks to the immediately surrounding context.

The requested R-MC zone matches densities in the area, would require the same dimensional standards, and would allow development that is consistent with the area. The request furthers sub policy 5.6.3b.

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

Requirements

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

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

Justification & Analysis

The Zone Map Amendment justification letter analyzed here, received on July 21, 2021, is a response to Staff's request for a revised justification letter (see attachment). The subject site is currently zoned NR-C (Non-Residential – Commercial Zone District). The applicant would like to change the subject site's zoning to R-MC (Residential – Manufactured Home Community Zone District) in order to develop the tracts with 36 manufactured homes. The subject site is in an Area of Consistency.

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

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

The proposed ZMA furthers criteria 6-7(G)(3)(a) by maintaining the health, safety, and general welfare of the City and implementing several goals and policies within the Comprehensive Plan.

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.

Applicable Citations: Policy 4.1.2 – Identity and Design, Policy 5.2.1 – Land Uses, Policy 5.3.1 – Infill Development, Goal 9.1. – Supply, Policy 9.1.1 – Housing Options, Policy 9.3.2 – Other Areas

Other Applicable Citations: Goal 5.3 – Efficient Development Patterns, Policy 5.6.3 – Areas of Consistency, Subpolicy 5.6.3b.

The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable Goals and policies regarding identity and design, land use, infill, and housing and does not present any significant conflicts with the Comprehensive Plan. Therefore, the

request is consistent with the City's health, safety, and morals and general welfare. The response to Criterion A is sufficient.

- B. If the subject site is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:
1. There was typographical or clerical error when the existing zone district was applied to the property.
 2. There has been a significant change in neighborhood or community conditions affecting the site.
 3. A different zone district is more advantageous to the community as articulated by the ABC Com Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

The site for the proposed Zoning Map Amendment is located within the Area of Consistency as designated by the Comprehensive Plan. This designation protects this area by ensuring infill development and new uses are compatible in scale and character. The proposed ZMA furthers the intent of the Area of Consistency by proposing R-MC, a similar zone that is directly adjacent to this site, and a land use that is similar in scale and character to the existing manufactured home communities adjacent and just south of Central Avenue.

The proposed ZMA is consistent with Criterion 3. The proposed use is more advantageous to the community as it fulfills numerous Housing, Land Use, Community Identity goals and Policies in the Comprehensive Plan. The proposed use also aligns with the existing character and scale of development of the area by proposing a use that exists in the area.

Staff: The subject site is located wholly in an Area of Consistency. A zone change from NR-C to R-MC will facilitate development that will reinforce and strengthen the established character of the surrounding parcels. A different zone district (R-MC) will be more advantageous to the community than the existing zone district (NR-C). The request would further Comprehensive Plan Goals and policies relating to identity and design, infill, efficient development patterns and housing. The response to Criterion B is sufficient.

- C. If the subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets any of the following criteria: There was typographical or clerical error when the existing zone district was applied to the property.
1. There was a typographical or clerical error when the existing zone district was applied to the property.

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

The proposed zone map amendment is not located within an Area of Change, but within an Area of Consistency. Please see above criterion for how the proposed R-MC zoning designation fulfills the intent of the Areas of Consistency.

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

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

The Applicant is proposing R-MC on 6.2 acres of the overall 10-acre site. This proposed use will allow for a new manufactured home community with an additional 36 sites.

The table below is a comparison of permissive uses within the proposed R-MC and the current NR-C. The additional permissive uses are residential dwelling types and complementary residential indoor and outdoor amenities. No permissive uses within the R-MC are harmful to adjacent neighborhoods, properties, or the community. The area contains residential uses, consisting of manufactured homes or mobile homes, and custom-built single-family detached dwelling units. The proposed Zoning Map Amendment will bring residential development that aligns with the scale and character of the neighborhood and supports the surrounding commercial goods and services. The additional permissive uses allowed under R-MC would complement the residential uses and support surrounding commercial goods and services.

IDO Zoning Comparison: Permissive Uses within R-MC vs. NR-C		
Uses	R-MC (proposed)	NR-C (current)
Dwelling, single-family detached	P	-
Dwelling, mobile home	P	-
Dwelling, cottage development	P	-
Community garden	P	P
Residential community amenity, indoor	P	-
Residential community amenity, outdoor	P	-
Drainage facility	P	P
Electric utility	P	P
Major utility, other	P	P
Solar energy generation	P	P

Staff: The applicant compared the existing NR-C zoning and the proposed R-MC zoning. Uses that would become permissive under the R-MC zone, which are not currently allowed are dwelling –

single-family detached, dwelling – mobile home, dwelling – cottage development and complementary residential amenities.

The applicant discussed the uses allowable under R-MC that would become permissive if the request is approved. Adding residential uses to the area would generally not be considered harmful. The area is characterized by a mix of uses including manufactures homes and commercial services and it would be advantageous to those areas to have additional residential uses in close proximity. The Comprehensive Plan and the IDO generally encourage a variety of land uses. The response to Criterion D is sufficient.

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

The City's existing infrastructure and public improvements will adequately serve the residential manufactured home use allowed under the proposed Zoning Map Amendment to R-MC. The Applicant is proposing to develop a new manufactured home community (similar to the adjacent Loma Vista Mobile Home Park) with 36 additional sites. This use will impact the City's infrastructure very minimally. If approved by the EPC, the Applicant will submit a Site Plan to the Development Review Board. Any capacity issues will be addressed at that time; therefore, the proposed use will have adequate capacity when the Applicant fulfills its obligations under the IDO, the DPM, and/or an infrastructure improvements Agreement (IIA). .

Staff: The City's existing infrastructure and public improvements will have adequate capacity to serve the development made possible by the zone change (Criterion 1). However, at the time of DRB review any capacity issues will be addressed at that time therefore Criterion 3 also applies. 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.

The subject site is located along Volcano Road (local urban street), 102nd Street (local urban street), and Central Avenue (urban principal arterial). The proposed R-MC from NR-C is not based on the property's location next to a major street. The proposed Zoning Map Amendment is based on the compatibility of the proposed residential manufactured home community with neighboring Loma Vista Mobile Home Park, Longview Manufactured Home Community, and Vista Mobile Home

Community. The proposed use already exists adjacent to the subject property within the area. The applicant seeks to further stabilize the residential character and development scale by utilizing 6.2 acres of vacant and underutilized land for residential use. Justification is based on furthering a preponderance of applicable Comprehensive Plan policies as demonstrated in Criterion A.

Staff: Staff agrees that the Applicant's justification is not completely based on the property's location on a major street. The property is located on Central Avenue NW, an urban principal arterial between 102nd Street NW and Kings Lane NW, both local urban streets. The response to Criterion F is sufficient.

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

The Applicant requests the Zoning Map Amendment to develop 36 additional sites for residential manufactured homes, to meet the areas of affordable housing needs. In addition, the proposed use is compatible with surrounding commercial land uses.

Staff: Economic considerations are always a factor, but the Applicant's justification for the R-MC zone is not based completely or predominantly on the cost of land or economic considerations. Rather, the applicant has demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies and therefore would generally be more advantageous to the community than the existing zoning. The response to Criterion G is sufficient.

- H. The zone change does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone") unless the change will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:
1. The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts.
 2. The site is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
 3. The nature of structures already on the premises makes it unsuitable for the uses allowed in any adjacent zone district.

The Applicant proposes to zone 6.2 acres of NR-C to R-MC. R-MC is an existing zoning designation that is directly adjacent to the site. The site is an extension of the adjacent R-MC (existing Loma Vista Mobile Home Park). The proposed use will provide 36 new sites for manufactured homes. The requested zoning facilitates several Goals and Policies of the Comprehensive Plan as outlined above.

The subject 6.2-acres are part of an overall 10-acre site from which +/- 5 acres are already zoned as R-MC and contains residential manufactured homes as an existing use. The nature of the

structures already on site make it unsuitable for other land uses in the NR-C zone as under this designation, the site has remained vacant. The new residential community will create an additional 36 sites.

Staff: The request will not create a spot zone because R-MC is located west of the subject site. The proposed zoning will be consistent with that zone district. The response to Criterion H is sufficient.

III. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other interested agencies reviewed this application.

Albuquerque Public Schools noted that development at this location will impact Painted Sky Elementary School, Jimmy Carter Middle School, and West Mesa High School. Painted Sky Elementary School is over-capacity and West Mesa High School is close to capacity. Residential development will be a strain on these schools.

The total number of students from this project is estimated to be 18. The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district. Painted Sky Elementary School is above capacity by 4, Jimmy Carter Middle School has 332 spaces available, and West Mesa High School has 52 spaces available.

The Transportation Department had no objection to the Zone Map Amendment. However, comments were provided that are made specifically for the actual site plan prior to any site plan approval but do not hinder the Zone Map Amendment.

Solid Waste Management Department noted that although the request is for a zone map amendment, 85' of unobstructed approach will be required for the trash enclosure located on the east side of the property. A site plan to scale approved for access by the Solid Waste Department will be required.

Although the request is for a zone map amendment, the City of Albuquerque Police Department submitted several comments based on Crime Prevention Through Environmental Design (CPTED).

1. Ensure adequate lighting throughout the project, to include parking areas, pedestrian walkways, courtyards, and common areas.
2. Ensure natural surveillance and clear lines of sight throughout the project. Natural surveillance requires a space free from natural and physical barrier (i.e. open picket vs. solid fences). Establish a clear line of sight from the parking areas to the residences and from the residences to the parking areas.
3. Ensure that landscaping is maintained to provide natural surveillance, trimming trees up to create a canopy of at least six feet; and trimming shrubs and bushes down to three feet.
4. Ensure landscaping does not present a future conflict with lighting.
5. Ensure adequate locking devices (i.e. deadbolt locks) on manufactured homes (unless privately

- owned and renting a space only).
6. Ensure eye-viewers on primary and secondary entrance doors to manufactured homes (unless privately owned and renting a space only).
 7. Limit and clearly delineate access to the property; i.e. Resident Parking and Visitor Parking.
 8. Clearly delineate public, semi-public, semi-private, and private space throughout the project.
 9. Install *No Trespassing* signs that cite the City Ordinance so that they are visible immediately upon entering the property.

Neighborhood/Public

The South West Alliance of Neighborhoods (SWAN), Westside Coalition of Neighborhood Associations, and Route 66 West NA were required to be notified, which the applicant did (see attachments).

Page 3 of the revised justification letter states that the Applicant was required to send the Public Notice only to the Westside Coalition of Neighborhood Associations. However, Staff reached out to the Office of Neighborhood Coordination who confirmed that all three neighborhood associations were required to be notified, which the applicant did. Property owners within 100 feet of the subject site were also notified, as required (see attachments).

A neighborhood meeting was not requested by any of the notified neighborhood associations.

As of this writing, Staff has not received any comments in support or opposition to the request.

IV. CONCLUSION

The request is for a Zoning Map Amendment (zone change) from NR-C to R-MC for Tract 6 & East ½, West ½, Tract 7, Row 1, Unit A, West of Westland Atrisco Grant, located at 10205 Central Avenue NW, between 102nd St. NW and Kings Ln. NW, approximately 6.2 acres of a 10-acre site (the subject site). The applicant wants to change the subject site's zoning to R-MC in order to develop the subject site into a manufactured home community. The subject site is in an Area of Consistency.

The Applicant has adequately justified the zoning map amendment based upon the proposed zoning being more advantageous to the community than the current zoning, and because it would further a preponderance of applicable Goals and policies in the Comprehensive Plan.

The affected neighborhood organizations are the South West Alliance of Neighborhoods (SWAN), Westside Coalition of Neighborhood Associations, and Route 66 West NA, which were notified as required. Property owners within 100 feet of the subject site were also notified as required. A neighborhood meeting was not requested by any of the notified neighborhood associations.

As of this writing, Staff has not received any comments in support or opposition to the request.

Staff recommends approval.

FINDINGS – RZ-2021-00026, August 19, 2021, - Zoning Map Amendment (Zone Change).

1. The request is for a Zoning Map Amendment (zone change) for an approximately 6.2-acre portion of a 10-acre site, legally described as Tract 6 & East ½, West ½, Tract 7, Row 1, Unit A, West of Westland Atrisco Grant, located at 10205 Central Avenue NW, between 102nd Street NW and Kings Lane NW (the “subject site”).
2. The subject site is zoned NR-C (Non-Residential – Commercial Zone District) which was converted from the former zoning of SU-2 – Commercial (Planned Commercial Area).
3. The applicant is requesting a zone change to R-MC (Residential – Manufactured Home Community Zone District) in order to facilitate future development of the three tracts with manufactured homes.
4. The subject site is in an Area of Consistency as designated by the Comprehensive Plan and is in the Southwest Mesa Community Planning Area (CPA).
5. The subject site is located along Central Avenue NW, a Major Transit Corridor. However, at this location, Central Avenue NW is considered an urban principal arterial. The subject site is not within the boundaries of a Character Protection Overlay (CPO), a Historic Protection Overlay (HPO), or a View Protection Overlay (VPO).
6. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
7. The request furthers the following Goals and Policies from Chapter 4: Community Identity:
 - A. Policy 4.1.2 – Identity and Design - Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The requested R-MC zone would protect the identity and cohesiveness of the neighborhood by permitting the existing character to continue in a similar way as development located west of the subject site. The zone map amendment would facilitate development of the subject site into a manufactured home community that would be appropriate in scale and location of development and a mix of uses.
8. The request furthers the following Goals and Policies from Chapter 5: Land Use:
 - A. 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 contribute to creating a healthy and sustainable community because it would reinforce the same type of housing found west of the subject site. The requested R-MC zoning would maintain many of the uses allowable under NR-C, while adding

more residential development options. The R-MC has flexible dimensional standards that will not hinder development of the adjacent lots.

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

The subject property is in an infill location because it is located along Central Avenue, a long, established urban principal arterial with existing infrastructure and public facilities. This promotes efficient development patterns that maximize the utility of existing infrastructure and public facilities to support the public good.

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

The subject site is located in an area with existing infrastructure and public facilities. The surrounding properties are already developed with a mix of uses and development of the subject site would support additional growth, while maintaining existing infrastructure.

9. The request furthers the following Goals and Policies from Chapter 5: Land Use pertaining to Areas of Consistency.

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

The request furthers policy 5.6.3 – Areas of Consistency, because the subject site and the surrounding areas are located in an Area of Consistency, where the Comprehensive Plan intends and encourages support of zone changes in predominantly single-family residential neighborhoods that help align the appropriate zone with existing land uses. It seeks to ensure that development will reinforce the scale, intensity, and setbacks of the immediately surrounding context. The requested R-MC zoning is consistent with the zoning of properties to the west of the subject site and will help protect the character of the existing neighborhood.

- B. Subpolicy 5.6.3b: Ensure that development reinforces the scale, intensity, and setbacks to the immediately surrounding context.

The requested R-MC zone matches densities in the area, would require the same dimensional standards, and would allow development that is consistent with the area.

10. The request furthers the following Goals and Policies from Chapter 9: Housing:

- A. Goal 9.1 – Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

The request would allow for the zoning of the tracts to be aligned with the adjacent tracts and would ensure a sufficient supply and range of housing types that would meet current and future needs while ensuring more balanced housing options. However, the request is for a zone map amendment, not a site plan review therefore Staff is unable to determine if high-quality housing types would be provided.

- B. Policy 9.1.1 – Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

The request would support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households by providing a sufficient supply and range of housing types.

- C. Policy 9.3.2 – Other Areas: Increase housing density and housing options in other areas by locating near appropriate uses and services and maintaining the scale of surrounding development.

The request would facilitate development of the subject site and increase housing density and housing options by locating the development adjacent to appropriate uses (manufactured homes east of the subject site) and services and will maintain the scale of surrounding development

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

- A. Criterion A: The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable Goals and policies regarding identity and design, infill and efficient development patterns, housing, and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, and morals and general welfare.
- B. Criterion B: The subject site is located wholly in an Area of Consistency. A zone change from NR-C to R-MC would facilitate development that would reinforce and strengthen the established character of the surrounding parcels. A different zone district (R-MC) would be more advantageous to the community than the existing zone district (NR-C). The request

would further Comprehensive Plan Goals and policies relating to identity and design, infill, efficient development patterns and housing.

- C. Criterion C: The subject site is located wholly in an Area of Consistency, so this Criterion does not apply.
 - D. Criterion D: The applicant compared the existing NR-C zoning and the proposed R-MC zoning. Uses that would become permissive under the R-MC zone, which are not currently allowed are dwelling – single-family detached, dwelling – mobile home, dwelling – cottage development and complementary residential amenities. The applicant discussed the uses allowable under R-MC that would become permissive if the request is approved. Adding residential uses to the area would generally not be considered harmful. The area is characterized by a mix of uses including manufactures homes and commercial services and it would be advantageous to those areas to have additional residential uses in close proximity. The Comprehensive Plan and the IDO generally encourage a variety of land uses.
 - E. Criterion E: The City’s existing infrastructure and public improvements will have adequate capacity to serve the development made possible by the zone change (Criterion 1)
 - F. Criterion F: The applicant’s justification is not completely based on the property’s location on a major street. The property is located on Central Avenue NW, an urban principal arterial and 102nd Street NW, a local urban street.
 - G. Criterion G: Economic considerations are always a factor, but the Applicant’s justification for the R-MC zone is not based completely or predominantly on the cost of land or economic considerations. Rather, the applicant has demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies and therefore would generally be more advantageous to the community than the existing zoning.
 - H. Criterion H: The request will not create a spot zone because R-MC is located west of the subject site. The proposed zoning will be consistent with that zone district.
- 12. The applicant’s policy analysis adequately demonstrates that the request furthers a preponderance of applicable Goals and policies in the Comprehensive Plan and does not significantly conflict with them. Based on this demonstration, the proposed zone category would generally be more advantageous to the community than the current zoning.
 - 13. The affected neighborhood organizations are the South West Alliance of Neighborhoods (SWAN), Westside Coalition of Neighborhood Associations, and the Route 66 West Neighborhood Association, which the applicant did. Property owners within 100 feet of the subject site were also notified as required.
 - 14. A neighborhood meeting was not requested by any of the notified neighborhood associations.
 - 15. As of this writing, Staff has not received any comments in support or opposition to the request.

RECOMMENDATION - RZ-2021-00026, August 19, 2021.

APPROVAL of Project #: 2021-005688, Case #RZ-2021-00026, a zone change from NR-C to R-MC for an approximately 6.2 acre portion of a 10-acre site for Tract 6 & East 1/2, West 1/2, Tract 7, Row 1, Unit A, West of Westland Atrisco Grant, located at 10205 Central Avenue NW, between 102nd Street NW and Kings Lane NW, based on the preceding Findings.

Silvia Bolivar

**Silvia Bolivar, PLA, ASLA
Current Planner**

Notice of Decision cc list:

cc: JAJ Enterprises LLC and R& A MHP LLC, 775 Baywood Drive, Suite 318, Petaluma, CA 94954-5501
Consensus Planning, Inc. vos@consensusplanning.com
South West Alliance of Neighborhoods (SWAN), Luis Hernandez, Jr., luis@wccd.org
South West Alliance of Neighborhoods (SWAN), Jerry Gallegos, jgallegoswccd@gmail.com
Westside Coalition of Neighborhood Associations, Elizabeth Haley ekhaley@comcast.net
Westside Coalition of Neighborhood Associations, Rene Horvath aboard111@gmail.com
Route 66 West Neighborhood Association, Paul Fava, paulfava@gmail.com
Route 66 West Neighborhood Association, Cherise Quezada, cherquezada@yahoo.com
Legal, kmorrow@cabq.gov
EPC file

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Long Range Planning

No comments were provided.

CITY ENGINEER

Transportation Development Review Services

- The Transportation Department has no objection to the Zone Map Amendment.
The following comments do not hinder Zone Map Amendment approval, but are made specifically for the actual site plan prior to any site plan approval:
- Eastern Access to Volcano Road: Complete 5-foot sidewalk connection to Volcano Road right-of-way. Additionally, for this access, label centerline radii and provide a turning template design for the trailers. Also provide warning signage for the reverse curve on each end.
- Show cross-sections for all roads fronting the site. Curb and sidewalk are required along all roads fronting the site, and 102nd Street is required to be paved along the site frontage. Additionally, the median opening at the frontage road shall be widened to line up with the Central Avenue median opening. (Allow for a minimum 24-foot wide section on 102nd Street.)
- Provide keyed notes for all curb ramps, and provide curb ramp details. Driveway entrances shall be ADA-compatible; provide necessary details for these.
- Show sight distance triangles at all new entrances for both the site plan and landscaping plan.
- With modifications, the driveway closest to 102nd Street shall be closed off due to its proximity to the 102nd Street roadway and because it is not lining up with the median opening.
- At Club Rio, provide 6-foot ADA pathways from the club to the right-of-way and from the handicapped spaces to the building.
- For Club Rio, provide all drive aisle widths, parking stall dimensioning, motorcycle space dimensioning, and dimensioning for bicycle parking spaces. Include all necessary details for motorcycle parking signage and bicycle racks per IDO requirements.
- Label all curb to be 6" to 8" high, and provide all curb radii for the Club Rio.
- For the handicapped parking, provide required signage, labeling of "No Parking" in the accessible aisles. Dimension all accessible aisles on the plan, and be sure to include the required van accessible spaces. Include required details for the signage.
- All public improvements shall be placed onto an infrastructure list.

Hydrology Development

New Mexico Department of Transportation (NMDOT)

No adverse comments at this time.

Department of Municipal Development (DMD)

No comments.

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

ABC WATER UTILITY AUTHORITY (ABCWUA)

No adverse comments to the proposed zone change. For information only: An Availability Statement (Availability Statement #170308) was executed for the site on May 23, 2017 and has expired. Please request an Availability Statement for the site as soon as development is known. The request can be made at the link: <https://www.abcwua.org/info-for-builders-availability-statements/>. The request shall include an updated City Fire Marshal approved Fire 1 Plan, a zone map showing the site location, and the proposed Utility Plan.

SOLID WASTE MANAGEMENT DEPARTMENT

85' of unobstructed approach will be required for the trash enclosure located on the east side of the property. A site plan to scale approved for access by the Solid Waste Department will be required.

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)

The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at www.pnm.com/erequest for PNM to review.

ABQ RIDE

No comment.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

Parks and Recreation

No comments.

Planning and Design

Open Space Division

City Forester

Police Department/Planning/Crime Prevention Through Environmental Design (CPTED)

1. Ensure adequate lighting throughout the project, to include parking areas, pedestrian walkways, courtyards and common areas.
2. Ensure natural surveillance and clear lines of sight throughout the project. Natural surveillance requires a space free from natural and physical barrier (i.e. open picket vs. solid fences). Establish a clear line of sight from the parking areas to the residences and from the residences to the parking areas.
3. Ensure that landscaping is maintained to provide natural surveillance, trimming trees up to create a canopy of at least six feet; and trimming shrubs and bushes down to three feet.
4. Ensure landscaping does not present a future conflict with lighting.
5. Ensure adequate locking devices (i.e. deadbolt locks) on manufactured homes (unless privately owned and renting a space only).
6. Ensure eye-viewers on primary and secondary entrance doors to manufactured homes (unless privately owned and renting a space only).
7. Limit and clearly delineate access to the property; i.e. Resident Parking and Visitor Parking.
8. Clearly delineate public, semi-public, semi-private, and private space throughout the project.
9. Install *No Trespassing* signs that cite the City Ordinance so that they are visible immediately upon entering the property.

FIRE DEPARTMENT/Planning

Comments from Other Agencies

ALBUQUERQUE PUBLIC SCHOOLS

Development at this location will impact Painted Sky Elementary School, Jimmy Carter Middle School, and West Mesa High School. Painted Sky Elementary School is over-capacity and West Mesa High School is close to capacity. Residential development will be a strain on these schools.

- i. **Residential Units: 36**
- ii. **Est. Elementary School Students: 10**
- iii. **Est. Middle School Students: 4**
- iv. **Est. High School Students: 4**
- v. **Est. Total # of Students from Project: 18**

*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

School Capacity

School	2019-2020 Enrollment	Facility Capacity	Space Available
Painted Sky Elementary School	664	660	-4
Jimmy Carter Middle School	818	1,150	332
West Mesa High School	1,748	1,800	52

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)

No adverse comments.

COUNTY OF BERNALILLO

No adverse comments.

PLANNING AND DEVELOPMENT SERVICES

No adverse comments.

MID-REGION METROPOLITAN PLANNING ORGANIZATION(MRMPO)

No adverse comments. For informational purposes only: Central Avenue is an Intelligent Transportation System (ITS) Corridor. Please consult the reviewing agency's Traffic Engineering and/or ITS Department with any questions regarding ITS Infrastructure.

BERNALILLO COUNTY PUBLIC WORKS/TRANSPORTATION PLANNING

No adverse comments.

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PETROGLYPH NATIONAL MONUMENT

AVIATION DEPARTMENT

KIRTLAND AIR FORCE BASE

No adverse comments.



Figure 1: Subject site – along access road facing northwest.

Figure 2: Standing along access road facing Central Avenue



Figure 3: Facing south towards Central Avenue



Figure 4: Facing west towards Club Rio (event space).

Figure 5: Facing east from the subject site.



Figure 6: Request posted along Central Avenue.

HISTORY

ZONING

Please refer to IDO Sub-section 14-16-2-5(A) for the Non-Residential – Commercial Zone District (NR-C)

Please refer to IDO Sub-section 14-16-2-3(C) for the Residential – Manufactured Home Community Zone District (R-MC)

APPLICANT INFORMATION



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

Administrative Decisions		<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions	
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)	
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)	
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)	
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)	
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input checked="" type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)	
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)	
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals	
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)	
APPLICATION INFORMATION			
Applicant: JAJ Enterprises LLC and R&A MHP LLC		Phone:	
Address:		Email:	
City:	State:	Zip:	
Professional/Agent (if any): Consensus Planning, Inc.		Phone: 505-764-9801	
Address: 302 8th St. SW		Email: vos@consensusplanning.com	
City: Albuquerque	State: NM	Zip: 87102	
Proprietary Interest in Site: Property Owner		List all owners: JAJ Enterprises LLC and R&A MHP LLC	
BRIEF DESCRIPTION OF REQUEST			
The Applicant is requesting R-MC from NR-C to develop a new manufactured home community on the vacant 6.2 acres of the overall 10-acre site.			
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: See attached		Block:	Unit:
Subdivision/Addition:		MRGCD Map No.:	UPC Code: See attached
Zone Atlas Page(s): L-08-Z and K-08-Z	Existing Zoning: NR-C: Non-Residential Commercial		Proposed Zoning: R-MC: Residential Manufactured Community
# of Existing Lots: 3	# of Proposed Lots: 36 w/ a sketch plat		Total Area of Site (acres): 6.2 acres
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 10205 Central Ave. NW		Between: Central Avenue	and: 102nd Street
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
1001620			
Signature:		Date: July 1, 2021	
Printed Name: James K. Strozier		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY			
Case Numbers	Action	Fees	
-			
-			
-			
Meeting/Hearing Date:		Fee Total:	
Staff Signature:	Date:	Project #	

Form Z: Policy Decisions

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

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

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

- ☐ NO Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- ☒ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) *See email thread concerning the PRT.
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Traffic Impact Study (TIS) form (not required for Amendment to IDO Text)
- ☒ Zone Atlas map with the entire site/plan amendment area clearly outlined and labeled (not required for Amendment to IDO Text) NOTE: For Annexation of Land, the Zone Atlas must show that the site is contiguous to City limits.

☐ **ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN**

☐ **ADOPTION OR AMENDMENT OF FACILITY PLAN**

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

☐ **AMENDMENT TO IDO TEXT**

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

☒ **ZONING MAP AMENDMENT – EPC**

☐ **ZONING MAP AMENDMENT – COUNCIL**

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

☐ **ANNEXATION OF LAND**

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

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

Signature: 

Date: July 1, 2021

Printed Name: James K. Strozier, FAICP

☐ Applicant or ☐ Agent

FOR OFFICIAL USE ONLY

Project Number:

Case Numbers

-

-

-

Staff Signature:

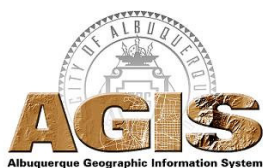
Date:



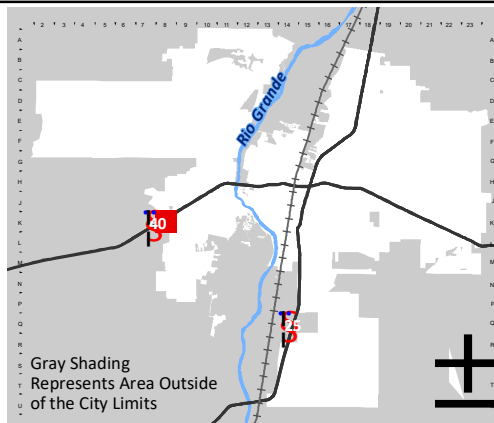


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

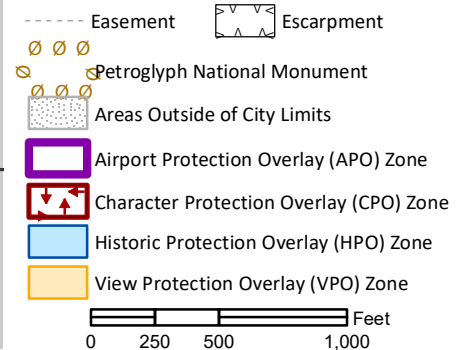
IDO Zone Atlas May 2018



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



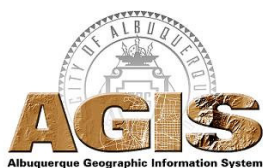
Zone Atlas Page:
K-08-Z



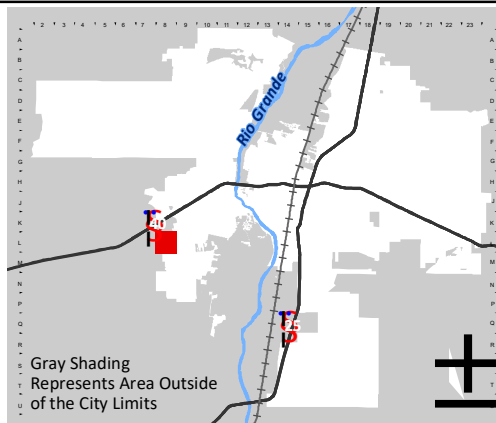


For more details about the Integrated Development Ordinance visit: <http://www.caba.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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



Zone Atlas Page:
L-08-Z

- Easement
 - Escarpment
 - Petroglyph National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- Gray Shading
Represents Area Outside
of the City Limits
- 0 250 500 1,000 Feet

June 30, 2021

Mr. Dan Serrano, Chairperson
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Dear Chairman Serrano,

The purpose of this letter is to authorize Consensus Planning, Inc., Roger Cinelli & Associates, Wooten Engineering, and CSI-Cartesian Surveys, Inc. to act as the agents for JAJ ENTERPRISES LLC & R & A MHP LLC for Zoning Map Amendment – EPC, Site Plan – DRB, and related applications, including platting, for our property located at 10205 Central Avenue NW. The legal description is below:

- Tract 6, Row 1, Unit A, West of Westland, Lands of Atrisco Grant containing 5 acres.
- East ½ Tract 7, Row 1, Unit A, West of Westland, Lands of Atrisco Grant containing 2.5 acres.
- West ½ Tract 7, Row 1, Unit A, West of Westland, Lands of Atrisco Grant containing 2.5 acres.

Thank you for your consideration.

Sincerely,



Jon Jernigan
Managing Member
JAJ Enterprises, LLC
R & A MHP, LLC



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: Loma Vista MHP (Club Rio) **Building Permit #:** _____ **Hydrology File #:** L08D008
Zone Atlas Page: L-08 **DRB#:** _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: Tracts 6 and 7, Row 1, Unit A, West of Westland, Lands of Atrisco Grant
City Address: 10205 Central Avenue NW

Applicant: JAJ Enterprises, LLC (Agent: Consensus Planning, Inc.) **Contact:** Michael Vos, AICP
Address: 302 8th Street NW, Albuquerque, NM 87102
Phone#: (505) 764-9801 **Fax#:** _____ **E-mail:** vos@consensusplanning.com

Development Information

Build out/Implementation Year: 2022 **Current/Proposed Zoning:** NR-C /R-MC

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

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

Describe development and Uses:

Zone change from NR-C to R-MC to allow a manufactured home community consisting of 36 units.

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): _____

Number of Residential Units: 36 manufactured homes

Number of Commercial Units: _____

Traffic Considerations

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

Expected Number of Employees (if known):* _____

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

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

Driveway(s) Located on: Street Name Central Avenue (frontage)

Adjacent Roadway(s) Posted Speed: Street Name Central Avenue **Posted Speed** 55 mph

Street Name **Posted Speed** _____

ITE Land Use #240
Mobile Home Park, 36
units,
AM peak 26 trips
PM peak 20 trips

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

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Central: Urban Principal Arterial
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: N/A
(urban center, employment center, activity center)

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

Adjacent Roadway(s) Traffic Volume: ADT19: 7,903 Volume-to-Capacity Ratio: 0.0-0.25 AM/PM
AWDT: 8,490 (if applicable)

Adjacent Transit Service(s): Routes 54 and 198 Nearest Transit Stop(s): Central and 98th Street

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Bike route and proposed lanes on Central Avenue
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: No existing sidewalks fronting site

Relevant Web-sites for Filling out Roadway Information:

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

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

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

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

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

TIS Determination

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

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

Thresholds Met? Yes [] No ☒

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

Notes:

 P.E.

7/1/2021

TRAFFIC ENGINEER

DATE

Submittal

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

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

Site Plan/Traffic Scoping Checklist

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

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

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-131 Date: 07/19/21 Time: N/A (sent via email to)

Address: 10205 Central Ave. NW

AGENCY REPRESENTATIVES

Planning: Catalina Lehner (clehner@cabq.gov) James Aranda (imaranda@cabq.gov)

Zoning/Code Enforcement: Carl Garcia (cagarcia@cabq.gov)

Fire Marshal: Antonio Chinchilla (achinchilla@cabq.gov) or call 505-924-3611 (if needed)

Transportation: Jeanne Wolfenbarger (jwolfenbarger@cabq.gov)

Hydrology: Ernest Armijo, P.E. (earmijo@cabq.gov)

Solid Waste: Herman Gallegos (hgallegos@cabq.gov)

Water Authority: David Gutierrez - dggutierrez@abcwua.org or call 505.289.3307; 505.241.9630

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: Zone Map Amendment (NR-C into R-MC) to develop 40 residential manufactured homes on a portion of the subject property.

SITE INFORMATION:

Zone: NR-C

Size: Approx. 3 acres

Use: Non-Residential Commercial

Overlay zone: N/A

Comp Plan Area of: Consistency

Comp Plan Corridor: N/A

Comp Plan Center: N/A

MPOS or Sensitive Lands: A Flood zone

Parking: 14-16 5-5

MR Area: Southwest Mesa

Landscaping: 14-16 5-6

Street Trees: 14-16 5-6(D)(1)

Use Specific Standards: Allowable Uses, Table 4-2-1

Dimensional Standards: Non-residential Zone District Dimensional Standards

*Neighborhood Organization/s: Southwest Alliance of Neighborhoods & West Side Coalition NA

**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: ZONING MAP AMENDMENT – EPC

Review and Approval Body: EPC Is this a PRT requirement? Yes (Table 6-1-1)

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-131 Date: 07/19/21 Time: N/A (sent via email)

Address: 10205 Central Ave. NW

NOTES:

See the **Integrated Development Ordinance**

<https://documents.cabq.gov/planning/IDO/IDO-2019-Effective-2020-11-02.pdf>

Download Forms & Applications

<https://www.cabq.gov/planning/online-forms>

New Public Notice Forms

We have created forms for all email/mailed public notice and for Pre-submittal Neighborhood Meetings. Please complete these forms for public notice:

- Neighborhood Meeting - <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>
- Public Notice - <http://www.cabq.gov/planning/urban-design-development/public-notice>

Records requests

To request a site plan and/or Notice of Decision, please use ABQ Records web page:

<https://www.cabq.gov/clerk/public-records>

Please include the site's address and the Case Tracking #s (see Zoning Comments) in your request.

Requests to Inspect Public Records

Any person may submit their request to inspect public records to the Office of the City Clerk by clicking on the following link to request records using our ABQ Records portal. <https://cabq.nextrequest.com/>

This enables us to respond to requests in the order in which they are received. Plus, it's a better way to share large files.

File Submittal

For Administrative Amendments, DRB, EPC, hydrology and traffic submittals, e-mail electronic files to PLNDRS@cabq.gov. For questions about an application submittal or the submittal process itself, please contact Jay Rodenbeck at jrodenbeck@cabq.gov and/or to Maggie Gould at mgould@cabq.gov.

For other questions, please contact the Planning representative at the top of the PRT Notes.

For Building Safety Plan Review, contact Building Safety at 924-3963. Website:

<https://www.cabq.gov/planning/building-safety-permits>

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-131 Date: 07/19/21 Time: N/A (sent via email)

Address: 10205 Central Ave. NW

Zoning Comments

PRT 21-131

PROPERTY INFORMATION

- Address: 10205 CENTRAL AV NW
- Lot: 7 Block: 0000
- Subdivision: TOWN OF ATRISCO GRANT ROW 1
- Type: Consistency
- Calculated GIS Acres: 3.8713
- IDO Zoning: NR-C to R-MC

CASE HISTORY

- 1001620

APPLICANT'S QUESTIONS

- Contact Development Services in order to start the process for a zone change @ 505-924-3994

PROCESS

- 6-7(G) ZONING MAP AMENDMENT – EPC

As always, if you have specific questions pertaining to zoning and/or development standards you are encouraged to reach out to the zoning counter at (505) 924-3857 option 1.

Transportation Development Comments

PRT 21-131 (10205 Central NW.)

Information for Site Development – Transportation Development

For additional information contact Nilo Salgado (924-3630) or Jeanne Wolfenbarger (924-3991)

General comments below;

Curb Cuts

- Follow DPM guidelines for commercial curb cuts.
- Location of drive with respect to intersection depends on classification of the street. (See attached table.) Classification of street is according to the Long Range Master Plan developed by MRCOG.

Clear Sight Triangle at Access Points and Intersections

- Clear sight triangle (See attached hand-outs.) Nothing opaque should be in the triangle.

Private Site and Parking Lot Design

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-131 Date: 07/19/21 Time: N/A (sent via email)

Address: 10205 Central Ave. NW

- Follow DPM and IDO Guidelines for Site and Parking Lot Design. Current ADA standards must be followed including required number of handicapped parking spaces and drive aisles, ADA access to public right-of-way, and ADA access to on-site buildings.
- See the Traffic Circulation Layout (TCL) Checklist. A TCL is required for any change or addition to a building > 500 sq. ft. or if the parking or circulation is changed. (This includes a repaving of parking lot.) Drawing must be stamped by a registered engineer or architect.
- When developing a parking lot layout, include all dimensioning for construction purposes. Also include all curb, curb ramp and signage details.
- Parking Calculations must be provided and per the requirements in the IDO. Number of vehicular spaces, motorcycle spaces, and bicycle spaces shall be specified and follow IDO requirements.
- Shared access/parking agreement is required if access/parking is shared with parking lot adjacent to site. (This can be established on a plat if submittal of a plat is required or by an agreement.)
- Existing driveways that are not being used are required to be removed and replaced with standard curb and sidewalk to match existing.

Traffic Studies

- See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination.

Platting and Public Infrastructure Requirements for Roadways

- When submitting to DRB, all public roadway improvements that are required shall be shown on an infrastructure list. Public improvements must be included on a public work order set of drawings.
- All public roadway facilities must be within public right-of-way including the entire width of the public sidewalk, all public curb ramps, overhead utilities, traffic signals and lighting, etc.
- Curb and sidewalk are required along entire frontage of property. Follow IDO/DPM for specific width requirements.
- There is a Bikeway Master Plan that is prepared MRCOG which lays out proposed bicycle facilities including bicycle trails, bike lanes, and bike routes. The site would be required to provide such facilities

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 21-131 Date: 07/19/21 Time: N/A (sent via email)

Address: 10205 Central Ave. NW

along the site frontage if they have not been constructed yet. Right-of-way dedication would likely be required.

- Depending on site's use of an adjacent alleyway and on type of use for proposed site, alleyway improvements are required. This would include paving and/or proper right-of-way dedication to meet current width standards.
- Follow DPM and MRCOG's Long Range Master Plan for roadway width requirements. Provide roadway cross-section. (New roadway requirements and roadway widening is also coordinated with Department of Municipal Development, depending on what plans or projects they may have on a specific roadway.)
- For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.
- Due to sight distance concerns and to construct sufficient curb ramps, right-of-way dedication is required to add curves to corners of properties at intersections if they are not already developed. See Table 23.3 of the DPM.

Any private structures that are located within public right-of-way such as fences and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment.

If you would have additional questions or would like to schedule a follow-up Zoom meeting please contact Diego Ewell at dewell@cabq.gov



July 21, 2021

Tim MacEachen, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Zoning Map Amendment for 10205 Central Avenue SW

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

Dear Mr. Chairman:

On behalf of the property owner, JAJ Enterprises, LLC, Consensus Planning submits this request for approval of a Zoning Map Amendment – EPC. The purpose of this letter is to provide justification for the Applicant's request for a Zoning Map amendment by responding to the decision criteria specified in the Integrated Development Ordinance (IDO). The site is located at 10205 Central Avenue NW, just east of the Loma Vista Mobile Home Park. The Zoning Map Amendment is for 6.2-acres of the overall 10-acre site. The site is comprised of 3 parcels, legally described as:

- West 1/2 Tract 7 Row 1 Unit A West of Westland Atrisco Grant containing 2.5 acres;
- East 1/2 Tract 7 Row 1 Unit A West of Westland Atrisco Grant containing 2.5 acres; and
- Tract 6 Row 1 Unit A West of Westland Atrisco Grant containing 5.00 acres.

A sketch plat with a measurable boundary line that corresponds with the proposed zone line will be submitted to the Development Review Board (DRB) for review and comments. Completion of the platting will occur subsequent and as a condition of approval of this Zoning Map Amendment.

Figure 1. Subject Site (approximate area of zone change bounded in red)



PRINCIPALS

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

Project Request

The Applicant proposes to rezone approximately 6.2-acres of the 10-acre site to R-MC: Residential Manufactured Home Community from NR-C: Non-Residential Commercial. The request for R-MC will allow the Applicant to build a new manufactured home community east of the existing Loma Vista Mobile Home Park (currently zoned R-MC) and further stabilize the land use in the area. The remaining 3.8 acres will remain NR-C.

Surrounding Land Use and Zoning

The proposed 6.2-acre site is vacant but is part of the larger 10-acre site that is in use as the Loma Vista Mobile Home Park and the Club Rio. The land uses within the vicinity are either vacant, commercial, residential (combination of manufactured homes and single-family homes) and light manufacturing uses.

TABLE 1. SURROUNDING ZONING & LAND USE		
	ZONING	LAND USE
NORTH	NR-SU: Non-Residential-Sensitive Land Use Unincorporated Bernalillo County	Vacant and some large lot single-family homes (in the County)
EAST	NR-C: Non-Residential Commercial	Vacant and Club Rio
SOUTH	NR-C: Non-Residential Commercial and NR-LM: Non-Residential- Light Manufacturing	Longview Mobile Home Park; ABC Preschool; Contech Engineered Solutions
WEST	R-MC: Non-Residential Manufactured Home Community and Unincorporated Bernalillo County	Loma Vista Mobile Home Park

Figure 2: Existing Zoning

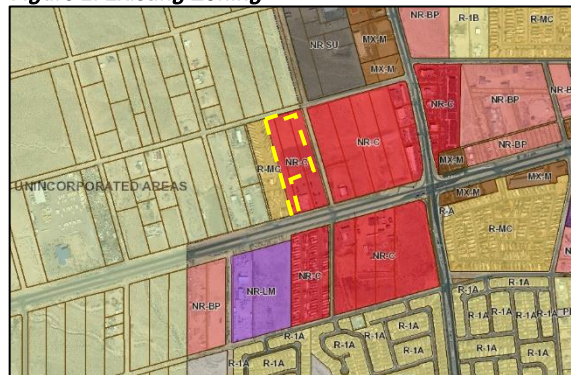
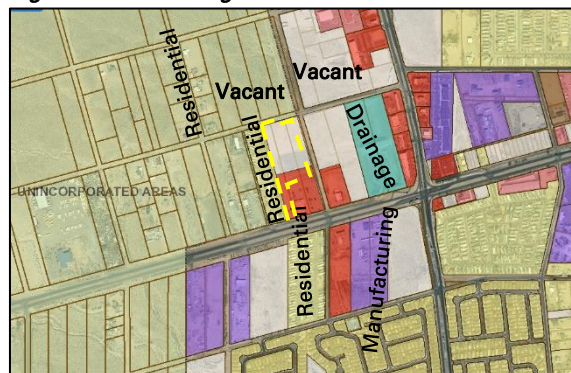


Figure 3: Surrounding Land Uses





Site History

Prior to 2019, the overall 10-acre site was zoned NR-C: Non-Residential Commercial but was still the location of the existing Loma Vista Mobile Home Park and the Club Rio. In 2019, a voluntary zoning conversion was approved to R-MC for the existing Loma Vista Mobile Home Park portion of the property. The approval was based on R-MC being an appropriate zone conversion since the existing mobile home park was established legally but was non-conforming in the NR-C zone.

Neighborhood Outreach

The Applicant has followed all notification procedures of the IDO. The Applicant emailed the Neighborhood Meeting request on May 13, 2021 and to-date has not received comments from the notified associations. The request was sent to the following Neighborhood Associations (proof is included in the application packet):

- South West Alliance of Neighborhoods;
- Westside Coalition of Neighborhood Associations; and
- Route 66 West Neighborhood Association.

The Applicant emailed the Public Notice to the above listed Neighborhood Associations and notified all property owners within 100 feet of the property (excluding ROW) via Certified Mail on July 1, 2021. The Applicant was required to only send Public Notice to the Westside Coalition of Neighborhood Associations, according to the Public Notice contact information received from the Office of Neighborhood Coordination but we did notify all associations that received the Neighborhood Meeting Request in May.

Justification

This request for a Zoning Map Amendment complies with the criteria outlined in Section 14-16-6-7(G)(3) of the Integrated Development Ordinance (IDO) as follows:

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

Applicant Response: *The proposed ZMA furthers criteria 6-7(G)(3)(a) by maintaining the health, safety, and general welfare of the City and implementing several goals and policies within the Comprehensive Plan as follows:*

Community Identity 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.

Applicant Response: *The proposed ZMA is located in the Southwest Mesa, just west of 98th and Central Avenue. This area is characterized by a mix of land uses ranging from vacant sites, a small number of single-family residential homes on large lots (within Unincorporated Bernalillo County), manufactured home communities (both within the City and Unincorporated Bernalillo County), industrial and manufacturing uses, and a range of commercial goods and services. The proposed use, a Residential Manufactured Home Community, aligns with presence of the existing Loma Vista Mobile Home Park; the Longview Community located to the south, across from Central Avenue; and the Vista*



Manufactured Home Community located at the southeast corner of 98th and Central Avenue.

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

Applicant Response: *The proposed ZMA will extend the existing R-MC to the adjacent easterly 6.2-acres. The extension will allow for the development of a new manufactured home community to the east of the existing Loma Vista Mobile Home Park. This ZMA will keep the existing NR-C (the Club Rio site) intact. The addition of more residential homes will serve the surrounding commercial establishments, including the Club Rio. The proposed zoning for a new manufactured home community is compatible with existing surrounding land uses.*

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

Applicant Response: *The proposed ZMA will allow development of a new residential manufactured home community adjacent to the existing Loma Vista Mobile Home Park. The development would infill the remaining 6.2 vacant acres of the site. The site is located less than ½ mile of public transportation routes 54 and 198. The proposed use will be accessed by the existing ingress/egress just west of the Club Rio from Central Avenue.*

Housing Goal 9.1 – Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

Applicant Response: *The proposed ZMA will allow for an existing residential use to expand to an additional 6.2 acres. This will provide a source of housing, similar in scale and character to existing communities in the area. The proposed ZMA will allow for the development of 36 additional sites for manufactured homes.*

Housing Policy 9.1.1 – Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

Applicant Response: *The proposed ZMA to R-MC from NR-C will allow for the development of a new manufactured home community east of the existing residential manufactured home community. The development will provide for an additional 36 sites for manufactured homes. This use matches the existing communities within the area, including the Loma Vista Mobile Home Park, the Longview Manufactured Home Community, and the Vista Manufactured Home Community. The expansion will support residents with various income levels to afford homes.*

Housing Policy 9.3.2 – Other Areas: Increase housing density and housing options in other area by locating near appropriate uses and services and maintaining the scale of surrounding development.

Applicant Response: *The proposed R-MC zoning will allow the development of 36 additional sites for residential manufactured homes, that align with the residential manufactured*

homes communities directly adjacent and within close proximity to the site. The location of the site for residential use is optimal as it is within ¼ mile of commercial goods and services (located at 98th Street and Central Avenue). The proposed use stays true to the surrounding land uses and scale of the area. The addition of R-MC will serve to support surrounding commercial goods and services.

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

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

Applicant Response: *The site for the proposed Zoning Map Amendment is located within the “Area of Consistency” as designated by the Comprehensive Plan. This designation protects this area by ensuring infill development and new uses are compatible in scale and character. The proposed ZMA furthers the intent of the Area of Consistency by proposing R-MC, a similar zone that is directly adjacent to this site, and a land use that is similar in scale and character to the existing manufactured home communities adjacent and just south of Central Avenue.*

The proposed ZMA is consistent with criterion 3. The proposed use is more advantageous to the community as it fulfills numerous Housing, Land Use, Community Identity goals and policies of the Comprehensive Plan. The proposed use also aligns with the existing character and scale of development of the area by proposing a use that exists in the area.

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

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

Applicant Response: *The proposed ZMA is not located within an Area of Change, but within an Area of Consistency. Please see above criterion for how the proposed R-MC zoning*

designation fulfills the intent of the “Areas of Consistency”.

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

Applicant Response: *The Applicant is proposing R-MC on 6.2 acres of the overall 10-acre site. This proposed use will allow for a new manufactured home community with an additional 36 sites.*

The table below is a comparison of permissive uses within the proposed R-MC and the current NR-C. The additional permissive uses are residential dwelling types and complementary residential indoor and outdoor amenities. No permissive uses within the R-MC are harmful to adjacent neighborhoods, properties, or the community. The area contains residential uses, consisting of manufactured homes or mobile homes, and custom-built single-family detached dwelling units. The proposed Zoning Map Amendment will bring residential development that aligns with the scale and character of the neighborhood and supports the surrounding commercial goods and services. The additional permissive uses allowed under R-MC would complement the residential uses and support surrounding commercial goods and services.

IDO Zoning Comparison: Permissive Uses within R-MC vs. NR-C		
Uses	R-MC (proposed)	NR-C (current)
Dwelling, single-family detached	P	-
Dwelling, mobile home	P	-
Dwelling, cottage development	P	-
Community garden	P	P
Residential community amenity, indoor	P	-
Residential community amenity, outdoor	P	-
Drainage facility	P	P
Electric utility	P	P
Major utility, other	P	P
Solar energy generation	P	P

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

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

Applicant Response: *The City's existing infrastructure and public improvements will adequately serve the residential manufactured home use allowed under the proposed*

Zoning Map Amendment to R-MC. The Applicant is proposing to develop a new manufactured home community (similar to the adjacent Loma Vista Mobile Home Park) with 36 additional sites. This use will impact the City's infrastructure very minimally. If approved by the EPC, the Applicant will submit a Site Plan to the Development Review Board. Any capacity issues will be addressed at that time; therefore, the proposed use will have adequate capacity when the Applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement (IIA).

6-7(G)(3)(f) The applicant's justification for the Zoning Map Amendment is not completely based on the property's location on a major street.

Applicant Response: *The subject site is located along Volcano Road (local urban street), 102nd Street (local urban street), and Central Avenue (urban principal arterial). The proposed R-MC from NR-C is not based on the property's location next to a major street. The proposed Zoning Map Amendment is based on the compatibility of the proposed residential manufactured home community with neighboring Loma Vista Mobile Home Park, Longview Manufactured Home Community, and Vista Mobile Home Community. The proposed use already exists adjacent to the subject property within the area. The Applicant seeks to further stabilize the residential character and development scale by utilizing 6.2 acres of vacant and underutilized land for residential use. Justification is based on furthering a preponderance of applicable Comprehensive Plan policies as demonstrated in Criterion A.*

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

Applicant Response: *The Applicant requests the Zoning Map Amendment to develop 36 additional sites for residential manufactured homes, to meet the areas affordable housing needs. In addition, the proposed use is compatible with surrounding commercial land uses.*

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

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

Applicant Response: *The Applicant proposes to zone 6.2 acre of NR-C to R-MC. R-MC is an existing zoning designation that is directly adjacent to the site. The site is an extension of the adjacent R-MC (existing Loma Vista Mobile Home Park). The proposed use will provide 36 new sites for manufactured homes. The requested zoning facilitates several Goals and Policies of the Comprehensive Plan as outlined above.*

The subject 6.2-acres are part of an overall 10-acre site from which +/- 5 acres is already zoned as R-MC and contains residential manufactured homes as an existing use. The nature

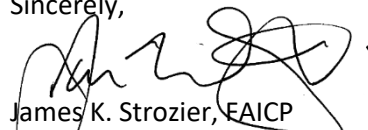


of the structures already on the site make it unsuitable for other land uses in the NR-C zone as under this designation, the site has remained vacant. The new residential community will create an additional 36 sites.

Conclusion

We respectfully request that City of Albuquerque Environmental Planning Commission approve this Zoning Map Amendment for R-MC: Residential Manufactured Home Community from NR-C: Non-Residential Commercial. The Applicant believes this amendment further stabilizes the residential character of the area, provides infill development and additional affordable housing options, and ensures the goals and policies of the Comprehensive Plan are implemented. Please feel free to contact me at (505) 764-9801 if you have any questions or need any additional information.

Sincerely,



James K. Strozier, FAICP
Principal

STAFF INFORMATION

July 14, 2021

TO: James Strozier, FAICP
Principal
Consensus Planning

FROM: Silvia Bolivar, PLA, ASLA/ *SB*
Current Planner
City of Albuquerque Planning Department

RE: PROJECT #2021-005688/RZ-2021-00026
Zone map Amendment from NR-C to R-MC

I have completed the initial review of the application, including the justification letter for the proposed Zone Map Amendment (zone change). Please provide the following:

A revised zoning change justification letter pursuant to the zone change criteria (one copy) by the end of the day on Friday, July 23, 2021. If you have difficulty with this deadline, please let me know.

1. Introduction

- A. Although I have done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.
- B. This is what I have for the legal description: East ½, West ½, Tract 7 & Tract 6, Row 1, Unit A, West of Westland Atrisco Grant, an approximately 6.2-acre portion of an approximately 15 acre site.

2. Process

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:
<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. Timelines and EPC calendar: EPC Public Hearing is scheduled for Thursday, August 19, 2021. Final Staff Reports will be available on Thursday, August 12, 2021.
- C. Note that, if a zone change request is denied, you cannot reapply again for one year.
- D. Once Agency comments are distributed I will email you a copy and will forward any late comments to you.

4. Notification & Neighborhood Issues

Notification requirements for a zone change are explained in Section 14-16-6-4(K), Public Notice (IDO, p. 378). The required notification consists of: 1) 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 pre-submittal neighborhood meeting notification required pursuant to 14-16-6-4(C) appears to be correct and complete.
- B. Have any neighborhood representatives/members of the public contacted you with comments since the submittal of the zone map amendment application?

5. Zone Map Amendment (Zone Change) – Justification and Policy Analysis

Please see the notes listed below for your consideration in revising the justification letter. Most of the policies listed are generally appropriate to the request. When revising the justification letter, please keep the response to the Goals separate from the Policy, and Subpolicy responses.

Criterion A - Please see comments listed under each Goal or policy as the arguments/responses need to be strengthened in order to justify the request.

Policies in Chapter 4 – Community Identity

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

Response is appropriate to the request.

Goals and Policies in Chapter 5 – Land Use

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

Response is appropriate to the request.

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

Response is appropriate to the request.

Goals and Policies in Chapter 9: Housing

Goal 9.1 Supply – Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

The response to Goal 9.1- Supply partially fulfills the request as at this point the request is for a zone map amendment, not a site plan review. At this point in time we are unable to determine the quality of the housing types.

Policy 9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

Response is appropriate to the request.

Policy 9.3.2 – Other Areas: Increasing housing density and housing options in other areas by locating near appropriate uses and services and maintaining the scale of the surrounding development.

Response is appropriate to the request.

Criterion B. The response is appropriate to the request.

Criterion C. The response is appropriate to the request.

Criterion D. The response is appropriate to the request.

Criterion E. The response is appropriate to the request. However, please list the criteria that is applicable to the request.

Criterion F. The response is appropriate to the request.

Criterion G. The response is appropriate to the request.

Criterion H. The response is appropriate to the request.

Thank you.

NOTIFICATION

Omega Delgado

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Thursday, May 13, 2021 10:48 AM
To: Omega Delgado
Subject: 10205 Central Ave. NW Neighborhood Meeting Inquiry
Attachments: IDOZoneAtlasPage_L-08-Z & K-08-Z.PDF

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone
South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	luis@wccdg.org	5921 Central Avenue NW	Albuquerque	NM	87105	
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	50538.
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque	NM	87114	50540.
Route 66 West NA	Paul	Fava	paulfava@gmail.com	505 Parnelli Drive SW	Albuquerque	NM	87121	50538.
Route 66 West NA	Cherise	Quezada	cherquezada@yahoo.com	10304 Paso Fino Place SW	Albuquerque	NM	87121	50526.

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

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

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

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

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

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

<https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

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



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

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

Sent: Thursday, May 13, 2021 8:40 AM

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

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

Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

Environmental Planning Commission

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

Contact Name

Omega Delgado

Telephone Number

5057649801

Email Address

delgado@consensusplanning.com

Company Name

Company Address

City

State

ZIP

Legal description of the subject site for this project:

- TR8 ROW 1 UNIT A WEST OF WESTLAND ATRISCO GRANT

-W1/2 TR7 ROW1 UNIT A WEST OF WESTLAND ATRISCO GRT CONT 2.5AC

-E1/2 TR7 ROW 1 UNIT A WEST OF WESTLAND ATRISCO GRANT CONT 2.50 AC

-TR6 ROW1 UNIT A WEST OF WESTLAND ATRISCO GRANT CONT 5.00 AC

Physical address of subject site:

10205 Central Ave. NW

Subject site cross streets:

102nd St. and Central Ave.

Other subject site identifiers:

east of Loma Vista Mobile Home Park

This site is located on the following zone atlas page:

L-08-Z and K-08-Z

LOMA VISTA MOBILE HOME
PARK II

FOR GENERAL REALTY/IAJ
ENTERPRISES L.L.C.

102ND AND CENTRAL AVE N.W.
ALBUQUERQUE, NEW MEXICO

PRELIMINARY NIGHTCLUB
PARKING CALCULATION

CLUB RIO APPROXIMATE GROSS FLOOR AREA = 16,100 SF

PARKING REQ'D PER IDO TABLE 5-5-1

16,100 GSF/8 = 129 PARKING SPACES REQUIRED
129 SPACES X 25% = 33 COMPACT CAR SPACES PERMITTED

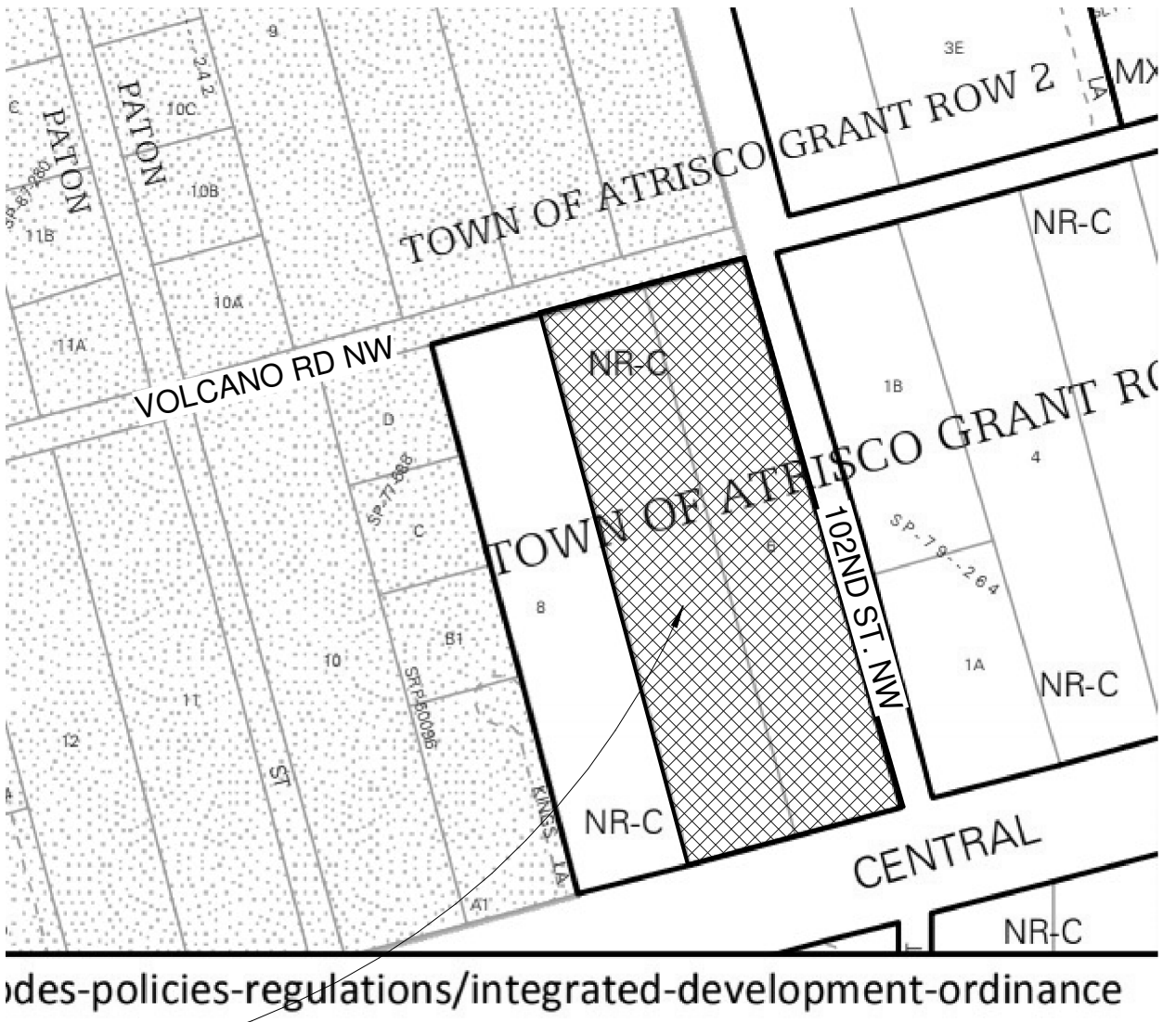
ADA PARKING REQUIREMENTS =
(4) ADA SPACES REQUIRED IBC2015 TABLE 1106.1
(1) ADA VAN PARKING SPACE REQUIRED IBC2015 1106.5

PARKING PROVIDED:

STANDARD 8'-6" X 18' PARKING SPACES = 105 SPACES
COMPACT CAR SPACES 7'-6" X 15'-0" EACH = 28 SPACES
ADA PARKING SPACES 8'-0" X 18'-0" WITH 5' AISLE = 4 SPACES
ADA VAN PARKING SPACE 8'-0" X 18'-0" WITH 8' AISLE = 1 SPACE
TOTAL PARKING SPACES PROVIDED 138 SPACES

PARKING LAYOUT SHALL TAKE DISTANCE TO VENUE FROM
SPACES AS A PRIORITY

LOMA VIST MOBILE HOME PARK II
WEST CENTRAL AVE & 102ND ST. N.W.



Zone Atlas Page:

K-08-Z

VICINITY MAP

LEGAL DESCRIPTION

TRACTS 6 & 7 WEST OF WESTLAND
TOWN OF ATRISCO GRANT
ROW 1, UNIT A
ALBUQUERQUE, NEW MEXICO

SHEET KEYNOTES EPC-1.0

- 30' WIDE VEHICULAR INGRESS AND EGRESS DRIVEPAD
- 28' WIDE MOBILE HOME PARK VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS DRIVEPAD
- 28' WIDE VEHICULAR INGRESS AND EGRESS DRIVEPAD
- REFUSE/ RECYCLE ENCLOSURE WITH GATES AND PEDESTRIAN ACCESS (TYP. OF TWO)
- 5'-0" WIDE PEDESTRIAN INGRESS & EGRESS POINTS AND INTERNAL CIRCULATION
- 6' WIDE PEDESTRIAN CROSSING - WHITE TRAFFIC PAINT ON ASPHALT
- REPLACE ASPHALT CURBING 6' WIDE PUBLIC SIDEWALK WITH CURB & GUTTER PAN
- PARKING FOR CLUB RIO NIGHTCLUB
- ELEVATE PHONE/CABLE OVERHEAD DROP AS NECESSARY
- MAIL DELIVERY PICK UP PARKING
- EXISTING CLUB RIO NIGHTCLUB & LOMA VISTA MH PARK VEHICULAR VEHICULAR INGRESS AND EGRESS
- EXISTING APPARENT 90' PNM OVERHEAD HIGH POWER TRANSMISSION LINE EASEMENT
- PNM POWER LINE TOWER
- DIRT MEDIAN WITH ASPHALT CURBING
- MOBILE HOME DELIVERY AND SERVICE ENTRANCE ONLY - DOUBLE SWING SECURITY GATES W/ FIRE DEPARTMENT KNOX BOX
- 30' WIDE SLOPE EASEMENT
- 15' WIDE SLOPE EASEMENT
- CURB ACCESS RAMP
- REFUSE AND FIRE APPARATUS TURNAROUND - DASHED LINE
- RV PARKING FOR MOBILE HOME PARK RESIDENTS ONLY - NO FACILITIES - GRAVEL ON COMPACTED SUBGRADE PARKING SURFACE
- AREA DESIGNATED FOR 16' X 80' MOBILE HOME SPACES
- AREA DESIGNATED FOR 14' X 70' MOBILE HOME SPACES

MOBILE HOME SPACE COUNT

14' X 70' - 23 UNITS
16' X 80' - 13 UNITS
TOTAL 36 UNITS

NOTE: ACTUAL COUNT MAY DIFFER

Cinelli /
ARCHITECTS
2418 Manuel Torres Lane N.W.
Albuquerque, New Mexico 87107
(505) 243-8211

PROJECT TITLE:
LOMA VISTA MOBILE HOME PARK II
WEST CENTRAL & 102ND ST. N.W.
ALBUQUERQUE, NEW MEXICO

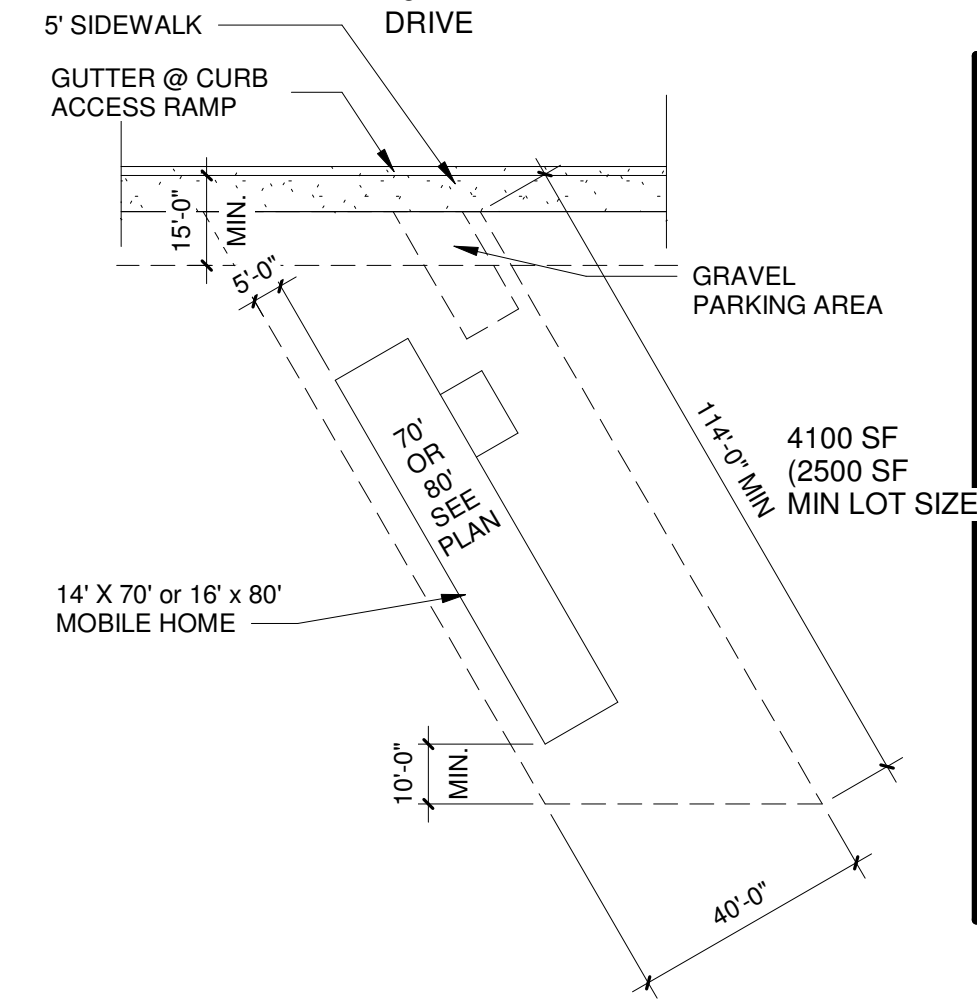
DRAWING TITLE:
SITE DEVELOPMENT PLAN FOR
BUILDING PERMIT

SEAL DATE MAY 2021 PROJECT NO. JERN
DRAWING NO.



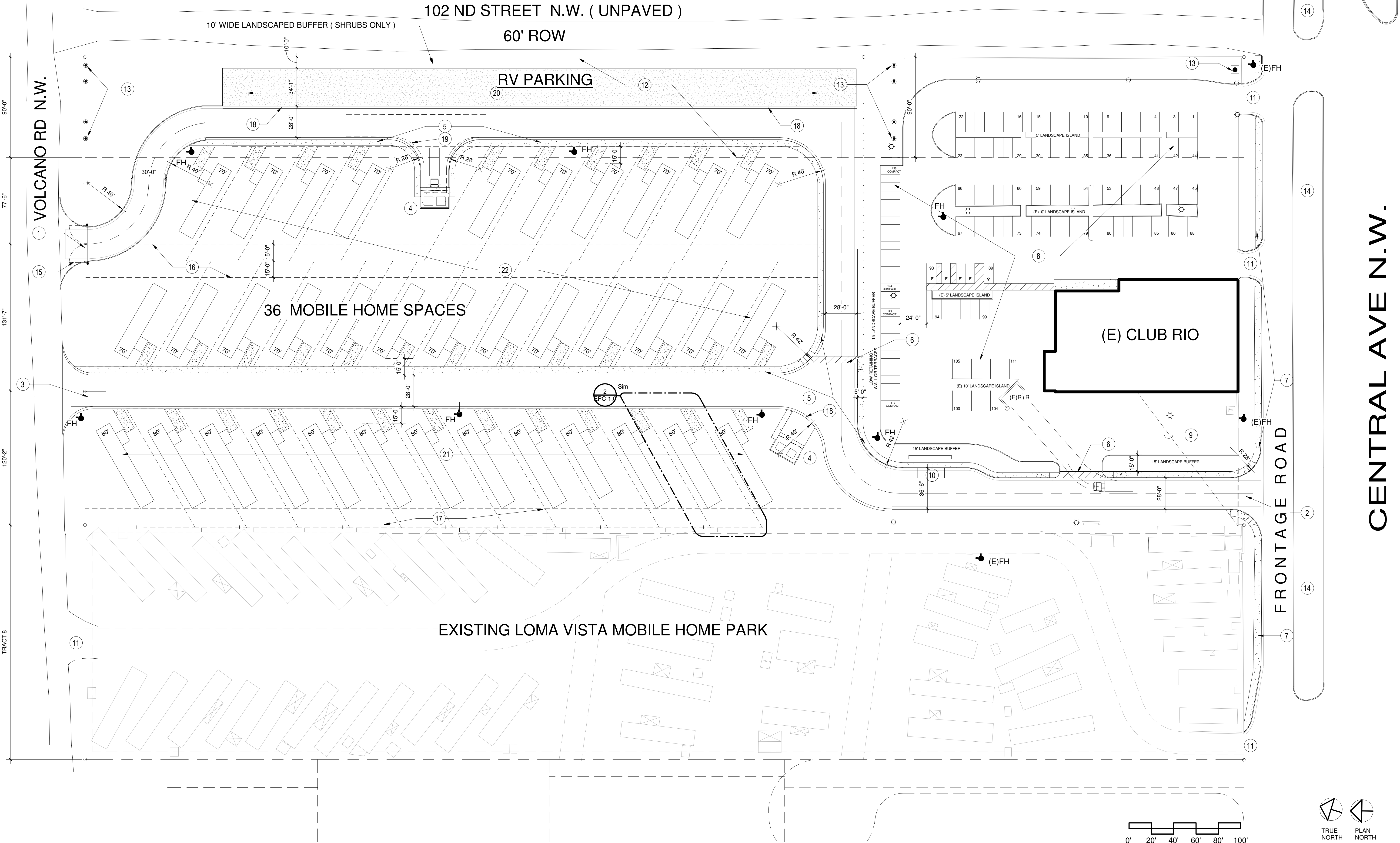
EPC-1.0

5/15/21
REVISED 6/8/21



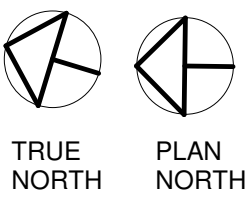
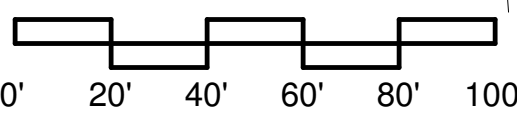
2 MOBILE HOME SPACE LAYOUT

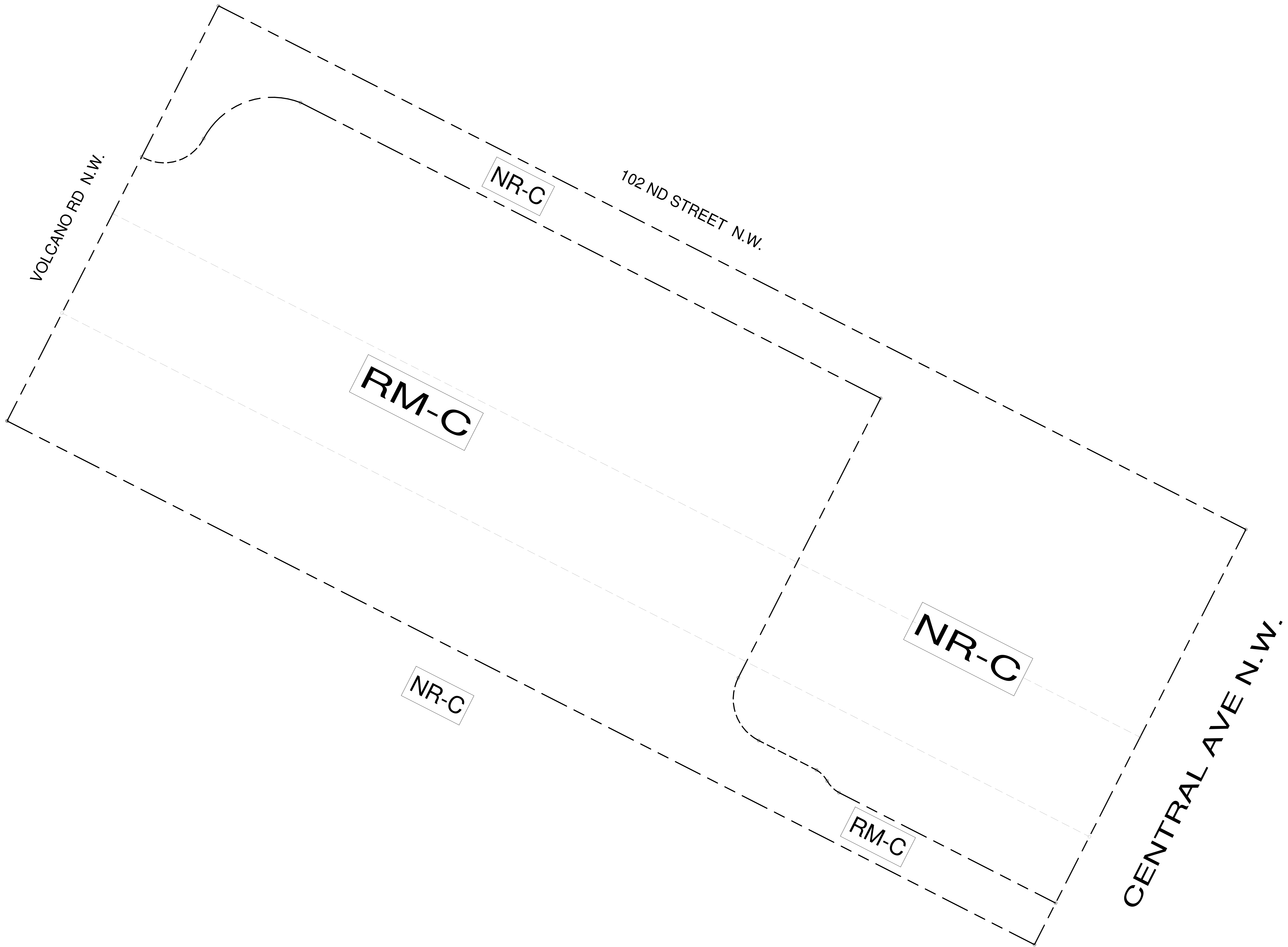
Scale: 1/32" = 1'-0"



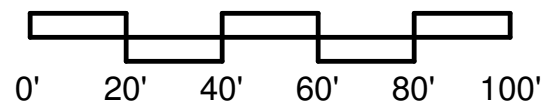
1 SITE PLAN

Scale: 1" = 40'-0"





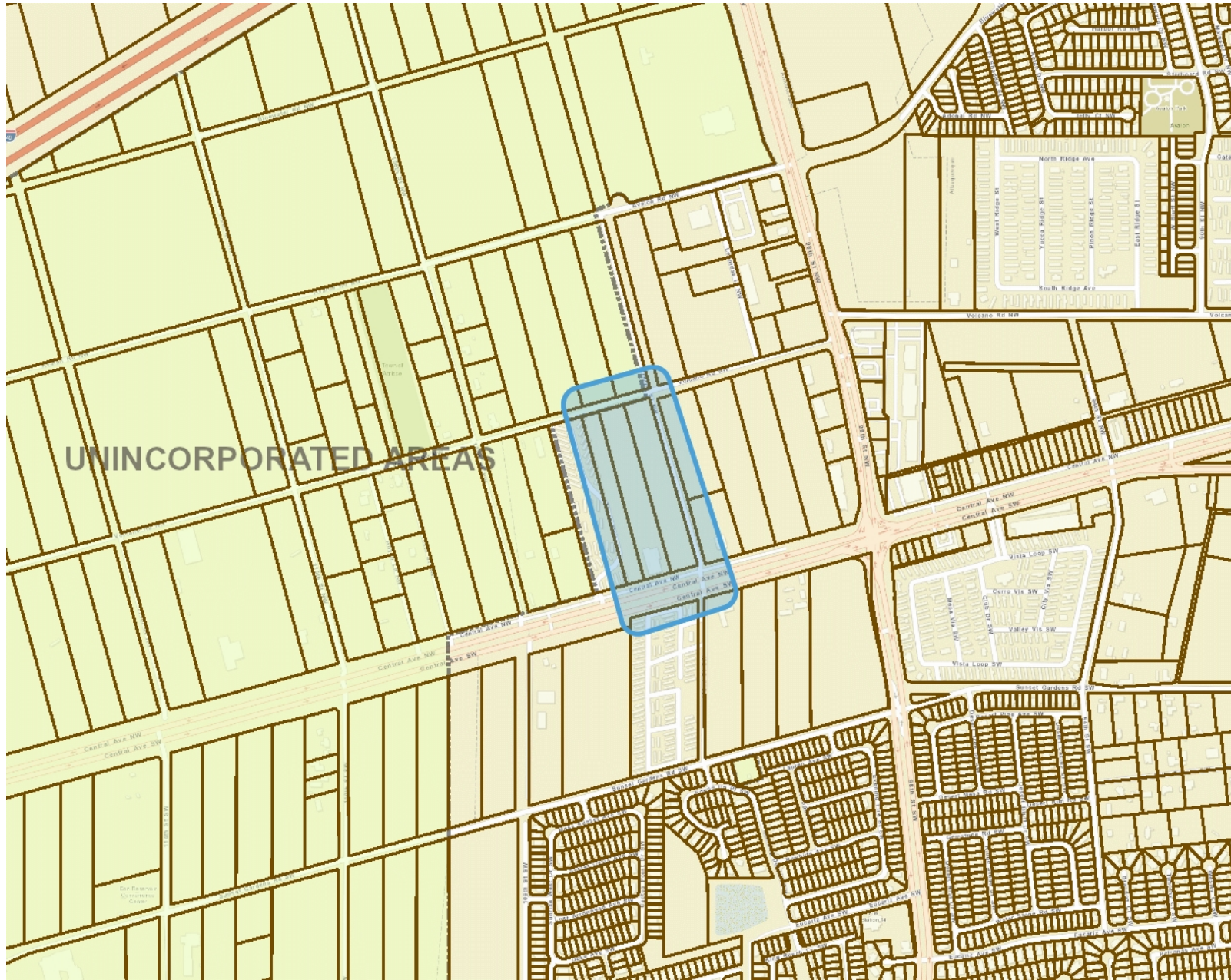
1 ZONE PLAN FOR REPLAT
Scale: 1" = 40'-0"



Cinelli / 2418 Manuel Torres Lane N.W. ARCHITECTS Albuquerque, New Mexico 87107 (505) 243-8211		
PROJECT TITLE: LOMA VISTA MOBILE HOME PARK II WEST CENTRAL & 102ND ST. N.W. ALBUQUERQUE, NEW MEXICO		
DRAWING TITLE: IDO ZONING DESIGNATIONS		
SEAL	DATE MAY 2021	PROJECT NO. JERN
	DRAWING NO. NR-C & RM-C ZONES	



Property Owner Buffer Map -100 Feet



Legend

- Bernalillo County Parcels
- Municipal Limits
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
- World Street Map

Notes

Zone Map Amendment
Prepared by: Consensus Planning, Inc.

1,767 0 884 1,767 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
6/30/2021 © City of Albuquerque

1: 10,604

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Owner

QURAISHI S M & RIZWANA
JAJ ENTERPRISES LLC & R & A MHP LLC
JAJ ENTERPRISES LLC & R & A MHP LLC
JAJ ENTERPRISES LLC & R & A MHP LLC
HUYNH TUAN & LE TAM
COE & PETERSON LLC
MARMON CATHERINE
HUYNH TUAN & LE TAM
GREENE RICHARD M & VARNER WANDA L
MARMON CATHERINE
JAJ ENTERPRISES LLC & R & A MHP LLC
LONGVIEW INVESTORS LLC ETAL C/O N'TANDEM PROPERTIES LP
OLD DOMINION FREIGHT LINE INC ATTN: JOEL B MCCARTY JR

Owner Address

3012 CENTRAL AVE SE
775 BAYWOOD DR SUITE 318
775 BAYWOOD DR SUITE 318
775 BAYWOOD DR SUITE 318
8800 RICH CT NE
7001 MENAUL BLVD NE
10125 CENTRAL AVE NW
8800 RICH CT NE
32 KIVA CT
10125 CENTRAL AVE NW
775 BAYWOOD DR SUITE 318
38505 WOODWARD AVE SUITE 275
500 OLD DOMINION WAY

Owner Address 2

ALBUQUERQUE NM 87106
PETALUMA CA 94954-5501
PETALUMA CA 94954-5501
PETALUMA CA 94954-5501
ALBUQUERQUE NM 87122-3790
ALBUQUERQUE NM 87110-3695
ALBUQUERQUE NM 87121
ALBUQUERQUE NM 87122-3790
SANDIA PARK NM 87047
ALBUQUERQUE NM 87121
PETALUMA CA 94954-5501
BLOOMFIELD HILLS MI 48304-5096
THOMASVILLE NC 27360-8923

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☐ Return Receipt (electronic)

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☐ Adult Signature Required

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☐ Adult Signature Restricted Delivery

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3012 CENTRAL AVE SE

ALBUQUERQUE NM 87106

PS Form 3800, April 2015 PSN 7530-02-000-9047

07/01/2021

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Albuquerque, NM 87121

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☐ Adult Signature Required

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MARMON CATHERINE

10125 CENTRAL AVE NW

ALBUQUERQUE NM 87121

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07/01/2021

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\$0.00

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\$0.00

☐ Adult Signature Required

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☐ Adult Signature Restricted Delivery

\$0.00

Postage \$1.20

Total Postage and Fees \$7.65

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GREENE RICHARD M & VARNER WANDA L

32 KIVA CT

SANDIA PARK NM 87047

PS Form 3800, April 2015 PSN 7530-02-000-9047

07/01/2021

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Albuquerque, NM 87110

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

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\$0.00

☐ Return Receipt (electronic)

\$0.00

☐ Certified Mail Restricted Delivery

\$0.00

☐ Adult Signature Required

\$0.00

☐ Adult Signature Restricted Delivery

\$0.00

Postage \$1.20

Total Postage and Fees \$7.65

Sent To

COE & PETERSON LLC

7001 MENAUL BLVD NE

ALBUQUERQUE NM 87110-3695

PS Form 3800, April 2015 PSN 7530-02-000-9047

07/01/2021

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

Bloomfield Hills, MI 48304

Certified Mail Fee \$3.60

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

☐ Return Receipt (hardcopy)

\$0.00

☐ Return Receipt (electronic)

\$0.00

☐ Certified Mail Restricted Delivery

\$0.00

☐ Adult Signature Required

\$0.00

☐ Adult Signature Restricted Delivery

\$0.00

Postage \$1.20

Total Postage and Fees \$7.65

Sent To

LONGVIEW INVESTORS LLC ETAL C/O

N'TANDEM PROPERTIES LP

38505 WOODWARD AVE SUITE 275

BLOOMFIELD HILLS MI 48304-5096

PS Form 3800, April 2015 PSN 7530-02-000-9047

07/01/2021

Postmark Here

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

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

Albuquerque, NM 87122

Certified Mail Fee \$3.60

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

☐ Return Receipt (hardcopy)

\$0.00

☐ Return Receipt (electronic)

\$0.00

☐ Certified Mail Restricted Delivery

\$0.00

☐ Adult Signature Required

\$0.00

☐ Adult Signature Restricted Delivery

\$0.00

Postage \$1.20

Total Postage and Fees \$7.65

Sent To

HUYNH TUAN & LE TAM

8800 RICH CT NE

ALBUQUERQUE NM 87122-3790

PS Form 3800, April 2015 PSN 7530-02-000-9047

07/01/2021

Postmark Here

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

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

Albuquerque, NM 87110

Certified Mail Fee \$3.60

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

☐ Return Receipt (hardcopy)

\$0.00

☐ Return Receipt (electronic)

\$0.00

☐ Certified Mail Restricted Delivery

\$0.00

☐ Adult Signature Required

\$0.00

☐ Adult Signature Restricted Delivery

\$0.00

Postage \$1.20

Total Postage and Fees \$7.65

Sent To

COE & PETERSON LLC

7001 MENAUL BLVD NE

ALBUQUERQUE NM 87110-3695

PS Form 3800, April 2015 PSN 7530-02-000-9047

07/01/2021

Postmark Here

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Domestic Mail Only

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

Petaluma, CA 94954

Certified Mail Fee \$3.60

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

☐ Return Receipt (hardcopy)

\$0.00

☐ Return Receipt (electronic)

\$0.00

☐ Certified Mail Restricted Delivery

\$0.00

☐ Adult Signature Required

\$0.00

☐ Adult Signature Restricted Delivery

\$0.00

Postage \$1.20

Total Postage and Fees \$7.65

Sent To

JAI ENTERPRISES LLC & R & A MHP LLC

775 BAYWOOD DR SUITE 318

PETALUMA CA 94954-5501

PS Form 3800, April 2015 PSN 7530-02-000-9047

07/01/2021

Postmark Here

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

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

Thomasville, NC 27360

Certified Mail Fee \$3.60

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

☐ Return Receipt (hardcopy)

\$0.00

☐ Return Receipt (electronic)

\$0.00

☐ Certified Mail Restricted Delivery

\$0.00

☐ Adult Signature Required

\$0.00

☐ Adult Signature Restricted Delivery

\$0.00

Postage \$1.20

Total Postage and Fees \$7.65

Sent To

OLD DOMINION FREIGHT LINE INC ATTN:

JOEL B MCCARTY JR

500 OLD DOMINION WAY

THOMASVILLE NC 27360-8923

PS Form 3800, April 2015 PSN 7530-02-000-9047

07/01/2021

Postmark Here

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: July 1, 2021

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

Property Owner within 100 feet*: _____

Mailing Address*: _____

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

1. Subject Property Address* 10205 Central Ave. NW
Location Description East of the existing Loma Vista Mobile Home Community
2. Property Owner* JAJ Enterprises LLC and R&A MHP LLC
3. Agent/Applicant* [if applicable] Consensus Planning, Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☒ Other: Zoning Map Amendment - EPC

Summary of project/request¹*:

Zoning map amendment request for approximately 6.2-acres to R-MC: Residential Manufactured Home Community from NR-C: Non-Residential for a new manufactured home community east of the existing Loma Vista Mobile Home Park.

5. This application will be decided at a public meeting or hearing by*:
- | | |
|--|---|
| <input type="checkbox"/> Zoning Hearing Examiner (ZHE) | <input type="checkbox"/> Development Review Board (DRB) |
| <input type="checkbox"/> Landmarks Commission (LC) | <input checked="" type="checkbox"/> Environmental Planning Commission (EPC) |

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

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

Date/Time*: August 19, 2021 at 8:30 a.m.

Location*²: Join Zoom Meeting <https://cabq.zoom.us/j/2269592859> Meeting ID: 226 959 2859 Find your local number: <https://cabq.zoom.us/j/2269592859>

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

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

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

Please contact Michael Vos at vos@consensusplanning.com or Jim Strozler cp@consensusplanning.com. Both may be contacted by phone at 505-764-9801.

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

1. Zone Atlas Page(s)*⁴ L-08-Z and K-08-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

Explanation*:

None anticipated at this time.

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

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

A neighborhood meeting was not requested by the public or notified neighborhood associations.

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

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

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

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

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

- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 6.2 acres
2. IDO Zone District NR-C: Non-Residential Commercial
3. Overlay Zone(s) [if applicable] On-Premise Signs, Neon along Central Ave (5-12)
4. Center or Corridor Area [if applicable] _____

Current Land Use(s) [vacant, if none] The west portion of the site is occupied by the existing Loma Vista Mobile Home Park, the southeast portion of the site contains the Club Rio, and the northeast portion of the site is vacant

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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

Omega Delgado

From: Omega Delgado
Sent: Thursday, July 01, 2021 8:56 AM
To: 'aboard111@gmail.com'; 'ekhaley@comcast.net'; 'jgallegoswccdg@gmail.com'; 'luis@wccdg.org'; 'paulfava@gmail.com'; 'cherquezada@yahoo.com'
Cc: Michael Vos (vos@consensusplanning.com)
Subject: Zoning Map Amendment Public Notice - 10205 Central Ave. NW
Attachments: NA Public Notice Package.pdf

Dear Neighbors,

The email is notification that Consensus Planning submitted an application for a Zoning Map Amendment – EPC for a portion of the property at 10205 Central Avenue NW. It is legally described as Tracts 6 and 7, Row 1, Unit A West of Westland, Town of Atrisco Grant, located at the northwest corner of Central Avenue and 102nd Street.

The Applicant is requesting a zone change from NR-C (Non-residential Commercial) to R-MC (Residential Manufactured Home Community) for approximately 6.-2 vacant acres to the rear of Club Rio. The Club Rio will remain with NR-C zoning. The exact acreage of the zone change will be determined by a subdivision plat that will separate the Club Rio portion of the property from the portion that will be developed with the new manufactured home community to the rear. A conceptual site plan showing this development is part of the attached materials, as required by the City of Albuquerque. If the zoning is approved, the Applicant will follow-up with a Site Plan – DRB for the new development to be reviewed by the Development Review Board.

The EPC Hearing will be held on August 19, 2021 at 8:30 a.m. Please see Zoom information below.

Join Zoom Meeting

<https://cabq.zoom.us/j/2269592859>

Meeting ID: 226 959 2859

One tap mobile

+12532158782,,2269592859# US (Tacoma)

+13462487799,,2269592859# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

Meeting ID: 226 959 2859

Find your local number: <https://cabq.zoom.us/u/abeuj1Ao7>

Please do not hesitate to contact us with any questions. Please contact Michael Vos at vos@consensusplanning.com or Jim Strozier at cp@consensusplanning.com. Either can be reached by phone at (505) 764-9801.



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



PART I - PROCESS

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

Application Type: Zone Change- EPC

Decision-making Body: Environmental Planning Commission (EPC)

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

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

PART II – DETAILS OF REQUEST

Address of property listed in application: 10205 Central Ave. NW

Name of property owner: JAJ Enterprises LLC and R&A MHP LLC

Name of applicant: JAJ Enterprises LLC

Date, time, and place of public meeting or hearing, if applicable: EPC Hearing on August 19, 2021 at 8:30 am

Join Zoom Meeting at <https://cabq.zoom.us/j/2269592859> Meeting ID: 226 959 2859 Find your local number: <https://cabq.zoom.us/u/abeuj1Ao7>

Address, phone number, or website for additional information:

Please contact Michael Vos at vos@consensusplanning.com or Jim Strozier cp@consensusplanning.com. Both may be contacted by phone at 505-764-9801.

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

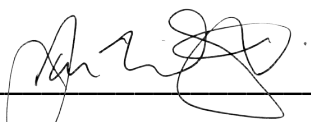
☒ Drawings, elevations, or other illustrations of this request.

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

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

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

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

 (Applicant signature) 7/1 /2021 (Date)

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

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

www.cabq.gov

Printed 11/1/2020



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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

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

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