

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
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OFFICIAL NOTIFICATION OF DECISION

August 18, 2022

City of Albuquerque
Parks & Recreation Dept.
1 Civic Plaza NW
Albuquerque, NM 87102

Project # PR-2022-007161
RZ-2022-00035– Zoning Map Amendment (Zone Change)

LEGAL DESCRIPTION:

Consensus Planning, agent for City of Albuquerque, requests a Zoning Map Amendment from R-1A & PD to NR-PO-A, for all or a portion of Tract B Vacation and Replat comprised of Portion of El Rancho Atrisco de Los Santos and Tract 7-A-2 El Rancho Atrisco Phase 2 to Ladera West Unit 3; Tract C Plat of Tract C Lots 1-A thru 25-A inclusive, and Lots 133-A thru 145-A inclusive El Rancho Atrisco de Los Santos, located west of Ladera Golf Course, south of the AMAFCA drainage easement, and north of Bob McCannon Parkway, approximately 9.8 acres (G-10).

Staff Planner: Leroy Duarte

On August 18, 2022, the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2022-007161/RZ-2022-00035, a Zoning Map Amendment (Zone Change) based on the following Findings:

1. The request is for a Zoning Map Amendment for an approximately 9.8-acre site legally described as all or a portion of Tract B Vacation and Replat comprised of Portion of El Rancho Atrisco de Los Santos and Tract 7-A-2 El Rancho Atrisco Phase 2 to Ladera West Unit 3; Tract C Plat of Tract C Lots 1-A thru 25-A inclusive, and Lots 133-A thru 145-A inclusive El Rancho Atrisco de Los Santos (“the subject site”).
2. On July 21, 2022, the Environmental Planning Commission (EPC) voted to DEFER for a month to the August 18, 2022 hearing due to the inadvertent omission of a neighborhood organization from the official list of neighborhood contacts.
3. The subject site is currently vacant and bounded by low-density residential development. The approximately 9.8-acre site is located, south of the AMAFCA drainage easement, and north of Bob McCannon Parkway.

4. The applicant is requesting a zone change to NR-PO-A (Non-residential – Park and Open Space, Sub-zone A: City-owned or Managed Parks Zone District) to reflect the current ownership and management of the subject site by the City of Albuquerque.
5. The subject site is in an area that the Comprehensive Plan designated an Area of Consistency. It is not located along a Major Transit Corridor and is not located in a Center as designated by the Comprehensive Plan.
6. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
7. The request furthers the following, additional goals and policies from Comprehensive Plan Chapter 5: Land Use:

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

The subject site is surrounded by low-density residential development. Designating it as a City- Owned Park or Managed Parks zone (NR-PO-A) would provide the community a place where residents can live, learn and play together.

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

The request would create a healthy, sustainable amenity to the community that would be easily accessible to the surrounding low-density residential developments and would complement nearby amenities such as Ladera Golf Course, Rincondada Park, and the Allegre Open Space.

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

The request would allow the subject site to become part of the City’s network of Parks- Rincondada Park and the Allegre Open Space. The requested would match zones within the surrounding area, thus reinforcing the character and intensity in an Area of Consistency.

- D. Policy 5.6.1- Community Green Space: Provide visual relief from urbanization and offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside publicly-owned Open Space, Parks, trail corridors, and open areas throughout the Comp Plan area.

The request would provide visual relief from the low-density residential developments that surround the site. The request would become part of the parks network connecting to the Rincondada Park and Vista Allegre Open Space and would provide opportunities for trails and walkability.

- E. 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 would protect and enhance the character of the existing single-family neighborhoods by removing potential harmful developments that could occur in the Planned

Development zone which are viewed on a case-by-case basis, keeping the area outside of a Center consistent with its surroundings.

8. The request furthers the following Goals and policy from Comprehensive Plan Chapter 10: Parks and Open Space:

- A. Goal 10.1- Facilities & Access: Provide parks, Open Space, and recreation facilities that meet the needs of all residents and use natural resources responsibly.

The subject site is within the surrounding area with existing NR-PO-A zones. The request would add to the existing park and open space and potentially add connectivity access. The request would meet the needs of all residents and promote responsible use of natural resources utilizing the vacant land efficiently.

- B. Policy 10.1.1- Distribution: Improve the community's access to recreational opportunities by balancing the City and County's parks and Open Space systems with the built environment.

The request would improve the community's access to recreational opportunities by adding additional parks and open spaces creating connectivity and creating a balance between parks an open space and low-density residential developments that are directly adjacent to the site.

- C. Sub-Policy (a) 10.1.1- Distribution: Distribution: Protect and maintain a high-quality, accessible system of recreation facilities and sites sufficient to serve all areas.

The request would protect and add to the existing recreation facilities such as the Rincondada Park and Vista Alegre open space which serve the surrounding community.

- D. Goal 10.2- Parks: Provide opportunities for outdoor education, recreation, and cultural activities that meet community needs, enhance quality of life, and promote community involvement for all residents.

The request to NR-PO-A is categorized as a City-owned Park or Managed Park. The request would enhance the quality of life for residents within the nearby neighborhood, by preserving the natural landscape and provide opportunities for outdoor education, recreation, and cultural activities within the community.

- E. Policy 10.2.1- Park Types: Plan and implement a system of parks to meet a range of needs at different scales, including small neighborhood parks, community parks, active parks, regional parks, and linear parks

The request would implement a system of parks and connectivity to the existing parks and open spaces. The park would meet a range of needs at different park scales. The request would meet the needs of the low-density residential developments that are directly adjacent to the subject site.

9. The request furthers the following policy from Comprehensive Plan Chapter 13: Resilience & Sustainability:

- Policy 13.5- Community Health: Protect and maintain safe and healthy environments where people can thrive.

The request would protect and maintain safe healthy environments where people can thrive by classifying the subject site as NR-PO-A, which would preserve the natural landscape, remove potential harmful developments planned zoning districts can bring and promoting connectivity between existing parks and trails.

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

- A. Criterion A: The request 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 and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, and general welfare.
- B. Criterion B: The subject site is located in an Area of Consistency. The applicant has demonstrated that the new zone would clearly reinforce and strengthen the established character of the surrounding area by maintaining its use and strengthening the established character by converting the subject site into a NR-PO-A zone.

The request would further a preponderance of applicable Comprehensive Plan Goals and policies and therefore would be more advantageous to the community than the current zoning.

- 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 allowable uses in the existing R-1A zone district and the proposed NR-PO-A zone district. Uses that would be allowed such as elementary or middle school, high school, balloon fiesta park/ events activities and stadium/ racetrack would be unachievable due to the small size of the parcels and development standards required by the IDO, therefore the request would not result in harm.
- E. Criterion E: The subject site is adequately served by existing infrastructure (requirement 1) and will have adequate capacity for the purposes of this request to serve as a Park or Open Space in the future.
- F. Criterion F: The subject site is located on a major street. The subject site is located on a major street.
- G. Criterion G: The request is not based on the cost of land or economic consideration, but for providing access and connectivity to the existing network of parks and open spaces such as the Rincondada Park and Vista Alegre Open Space nearby.
- H. Criterion H: The request does not apply to one small area or one premises- there are two premises with a total area of 9.8 acres, therefore a spot zone would not be created.

11. The applicant's policy-based response adequately demonstrates the request furthers a preponderance of applicable Goals and policies regarding Land Use, Urban Design, Parks & Open

Space, and Resilience & Sustainability and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, morals, and general welfare.

12. The affected neighborhood organizations are the Laurelwood Neighborhood Association (NA), Ladera Heights NA, San Blas HOA, Tres Volcanes NA, Las Lomas NA, Rancho Encantado HOA, The Courtyards NA, Villa De Paz HOA, Quaker Heights NA, Westside Coalition of Neighborhood Associations, Rinconada Point Association Incorporated, Taylor Ranch NA, SR Marmon NA, St Joseph's Townhouse Association, Petroglyphs Management Association, which were notified as required. Property owners within 100 feet of the subject site were also notified as required.
13. A pre-application neighborhood meeting was held as A facilitated on Monday April 27, 2022 from 6:00 pm to 8:00 pm via Zoom. Several questions and comments were made by neighbors regarding the request, which were answered during the meeting. There was no unesolved issues or concerns.
14. As of this writing, Staff has not been contacted and is unaware of any opposition.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **September 2, 2022**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the Integrated Development Ordinance (IDO), Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal an EPC Recommendation to the City Council since this is not a final decision.

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

Sincerely,

Catalina Lehner

for Alan M. Varela,
Planning Director

AV/CL/LD

cc: Consensus Planning, cp@consensusplanning.com
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