



**Environmental
Planning
Commission
Staff Report**

**Agenda Number: 2
Project #: PR-2020-004645
Case #: RZ-2020-00037
Hearing Date: December 10, 2020**

Agent	Modulus Architects Inc.
Applicant	Goodman Lawrence RVT
Request	Zoning Map Amendment (Zone Change)
Legal Description	All or a portion of Tract A, Snow Vista Investors
Location	1125 Snow Vista Blvd. SW, between De Vargas Rd. SW and Snow Vista Blvd. SW
Size	Approximately 10.8 acres
Existing Zoning	MX-L
Proposed Zoning	NR-C

Staff Recommendation

APPROVAL of PR-2020-004645, RZ-2020-00037 based on the Findings within this report.

***Staff Planner
Linda Rumpf***

Summary of Analysis

The request is for a zoning map amendment (zone change) for an approximately 10.8-acre site known as Tract A, Snow Vista Investors, located at 1125 Snow Vista Blvd. SW, between De Vargas Rd. SW and Snow Vista Blvd. SW. The subject site is vacant.

The subject site is currently zoned MX-L (Mixed-Use – Low Intensity) and the applicant is requesting NR-C (Non-Residential Commercial) zoning. No specific uses are proposed at this time. A change to the NR-C zone would allow the subject site to develop with uses such as retail, restaurants and grocery stores that the MX-L zone does not allow.

The zone map amendment has been adequately justified pursuant to the IDO Review and Decision criteria for zone changes 14-16-6-7(F)(3) based on the proposed zoning being more advantageous to the community than the current zoning.

Neighborhood Associations were notified along with property owners within 100 feet of the site as required. There is no known opposition. Staff recommends approval.



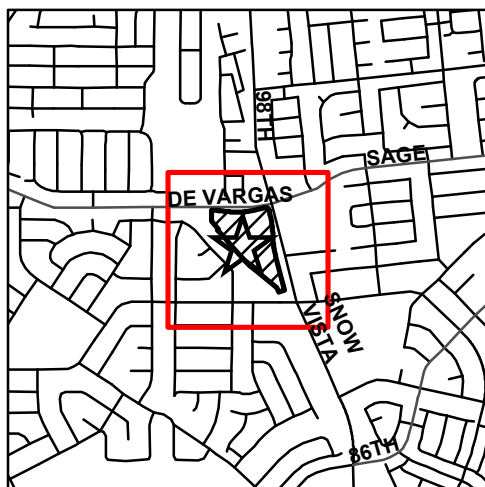
Hearing Date:
December 10, 2020

Project Number:
PR-2020-004645

Case Numbers:
RZ-2020-00037

0 225 450 Feet





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



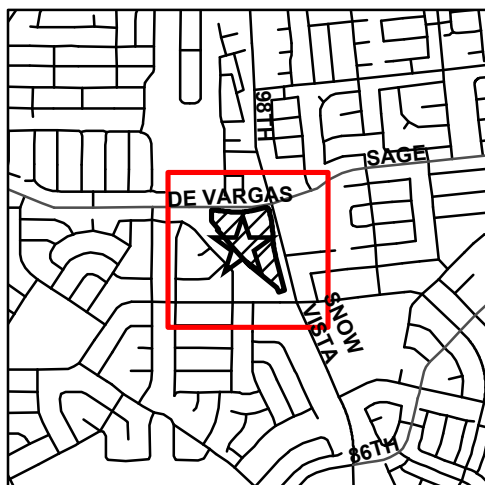
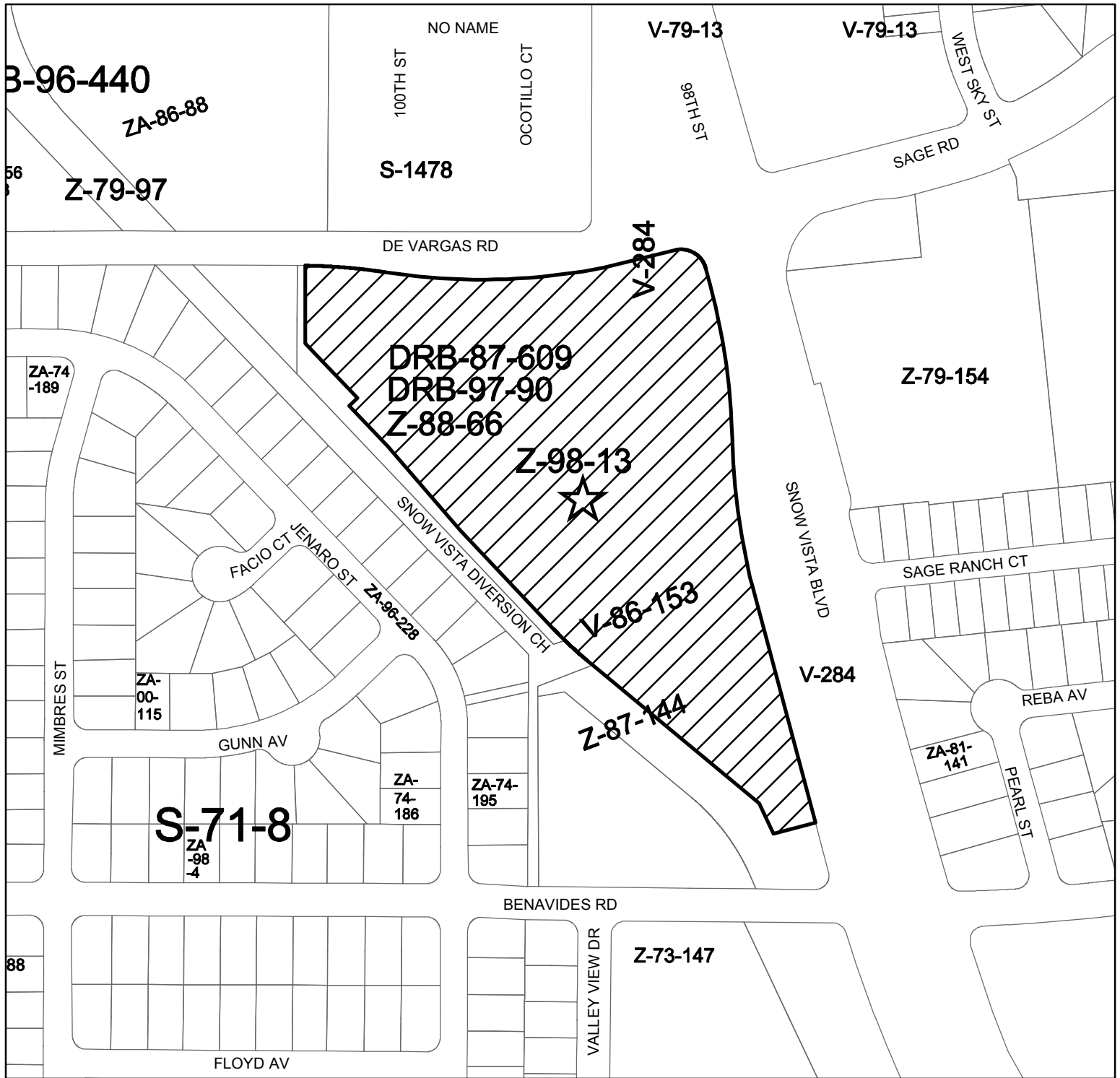
1 inch = 250 feet

Hearing Date:
12/10/2020

Project Number:
PR-2020-004645

Case Numbers:
RZ-2020-00037

Zone Atlas Page:
M-09



HISTORY MAP

Note: Gray shading
indicates County.



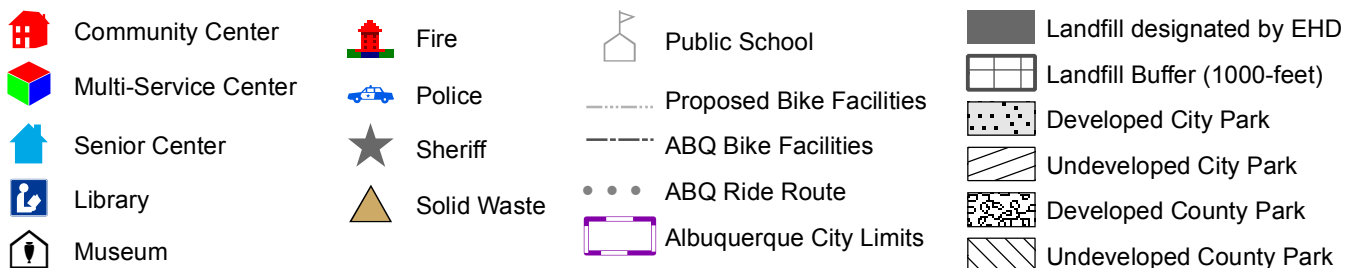
1 inch = 250 feet

Hearing Date:
12/10/2020
Project Number:
PR-2020-004645
Case Numbers:
RZ-2020-00037

Zone Atlas Page:
M-09



Public Facilities Map with One-Mile Buffer



Project Number: PR-2020-004645

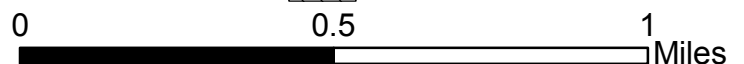


Table of Contents

I. OVERVIEW	8
II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES	10
III. AGENCY & NEIGHBORHOOD CONCERNS.....	26
IV. CONCLUSION	26
FINDINGS - RZ-2020-00037, December 10, 2020 - Zoning Map Amendment (Zone Change).	27
RECOMMENDATION - RZ-2020-00037, December 10, 2020 - Zoning Map Amendment (Zone Change)	32
APPENDIX	33
Agency Comments	34

I. OVERVIEW

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	MX-L	Area of Change	Vacant
<i>North</i>	NR-C, MX-M	Area of Consistency	Industrial, Vacant, Low-density Residential
<i>South</i>	UNCL, R-1A, PD	Area of Change and Consistency	Middle School, Drainage, Religious Institution, Low-density Residential
<i>East</i>	MX-L, R-T, R1-C	Area of Consistency	Wal-Mart, Commercial Retail, Vacant, Low-density Residential
<i>West</i>	R-1C, UNCL, R-MH	Area of Consistency	Multi-family, Low-density Residential, Drainage

Request

The request is for a zoning map amendment (zone change) for an approximately 10.8-acre site known as: all or a portion of Tract A, Snow Vista Investors, located at 1125 Snow Vista Blvd. SW, between De Vargas Rd. SW and Snow Vista Blvd. SW (the "subject site"). The subject site currently is vacant.

The subject site is currently zoned MX-L (Mixed-Use – Low Intensity Zone District) and the applicant, Goodman Lawrence RVT, is requesting NR-C (Non-Residential Commercial) zoning for the site. There are no specific uses being proposed at this time. There will be a potential for appropriate scale of development for retail, restaurants and grocery stores.

The applicant states that the NR-C zone district is more in line with redeveloping this property than what is currently allowed and will be more advantageous to the community as articulated by the ABC Comp Plan. The request was reviewed using the May 2018 version of the IDO, which was in effect at the time of application submittal.

EPC Role

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

Context

The subject is an approximately 10.8-acre site known as: all or a portion of Tract A, Snow Vista Investors, located at 1125 Snow Vista Blvd. SW, between De Vargas Rd. SW and Snow Vista Blvd. SW. The subject site currently is vacant.

The property is within the Southwest Mesa Community Planning Area and is designated as an “Area of Change” in the 2017 Albuquerque/Bernalillo County Comprehensive Plan.

The property site is currently undeveloped. The land use is classified as vacant land. Adjacent to the north of the property is predominantly zoned NR-C. To the east of the property, is a Large-box retail store and various shopping centers. Prior Site Plan approvals included, but were not limited to, retail, shops, office and restaurants.

The lower south end of the site is within Arenal/86th/Benavides Major Transit Corridor. The subject site is not located in a designated Activity Center.

According to the Plat, this site is adjacent to the Snow Vista Diversion Channel (AMAFCA) right-of-way which includes a 50’ drainage and alley easement adjacent to it.

History

The former zoning for the subject site was C-1(SC). After the effective date of the IDO, the land was converted to MX-L. The majority of the subject site maintained an old zoning description of C-1, and was described as a shopping center. After the effective date of the IDO, the C-1 uses were converted to MX-L. According to the applicant, this change was made not considering the size of the lot or that the description was for a shopping center.

The subject site had a Site Plan for Subdivision approved by the EPC on March 18, 2004. The plan included subdividing the land into 7 lots to include pad sites for future uses. The request was also for a Site Development Plan for Building Permit to construct a 39,690 square foot grocery store and pharmacy. The EPC delegated final sign-off authority of the Site Development Plan and the Site Plan for Building permit to the DRB and never received final sign-off. Due to not receiving DRB final sign-off in the allotted timeframe, the Site Plans are no longer valid.

On May 5, 2004 a Conditional Use Permit (CUP) was approved through the ZHE for a drive-up window for a proposed Large-Box retail Pharmacy. On January 29, 2008, the ZHE also approved a CUP for a proposed pharmacy window on lot 2 and a proposed drive up service window on lot 5. The uses were never developed and the CUP permits have thus expired.

Transportation System

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

- Snow Vista Blvd SW is functionally classified as an Existing Principal Arterial in the project area.
- Snow Vista Blvd SW 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.

- De Vargas Rd SW is functionally classified as an Existing Major Collector in the project area.
- Snow Vista Blvd SW is a Primary route in the Long-Range Transit Network. Primary routes have expected frequencies of fifteen minutes or less.
- MRMPO strongly encourages promoting a healthy jobs housing balance by preserving commercially zoned land west of the river.

Comprehensive Plan Corridor Designation

The lower south end of the site is within Arenal/86th/Benavides Major Transit Corridor. The subject site is not located in a designated Activity Center.

Transit

The lower south end of the site is within Arenal/86th/Benavides Major Transit Corridor. The southern corner of the site touches the intersection of Tower and 98th, where an extension of the Coors Major Transit ends. The site has good transit access as the 198 which stops in front of the site terminates to the Central and Unser Transit Center.

Public Facilities/Community Services

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

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Current Zoning

The subject site is currently zoned MX-L (Mixed-Use – Low Intensity) Zone District, IDO 14-16-2-4(B), which was assigned upon adoption of the IDO. The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at the corners of collector intersections. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family residential dwellings, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors. Other allowable uses are shown in Table 4-2-1.

Proposed Zoning

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

Comparison of MX-L and NR-C

MX-L and NR-C zone districts allow many of the same uses. MX-L is intended to provide for neighborhood-scale convenience shopping needs, primarily at the corners of collector intersections, and NR-C is intended 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.

New permissive uses that would be added as allowable under the NR-C zone district are as follows:

- Hospital
- Sports Field
- University or College
- Kennel
- Nursery
- Auditorium or Theater
- Bar
- Catering service
- Nightclub
- Tap room or tasting room
- Heavy vehicle and equipment sales, rental, fueling, and repair
- Light vehicle fueling station
- Light vehicle sales and rental
- Construction contractor facility and yard
- Mortuary
- Personal and business services, large
- Self-storage
- Other outdoor entertainment
- Building and home improvement materials store
- General retail, medium
- General retail, large
- Liquor retail
- Nicotine retail
- Pawn Shop
- Transit facility
- Cannabis cultivation
- Cannabis-infused products manufacturing
- Light manufacturing
- Recycling drop-off bin facility
- Warehousing
- Wholesaling and distribution center

The Applicant is requesting to develop the vacant site for potential appropriate scale of development for retail, restaurants and grocery stores. The proposed change to the NR-C Zone opens up a wider variety of possible commercial uses that are permissive, while also essentially prohibiting residential uses in the new Zone. Another major distinction between the MX-L and NR-C are that medium and large general retail are allowed in the NR-C zone and are not permitted in the MX-L zone.

The EPC will need to consider whether the additional allowable uses in NR-C are appropriate in this location and serve to capture and promote development appropriate. The EPC should also carefully evaluate the benefits of economic opportunity against the need for appropriate transitions to protect the low-density residential development zoned R-1C to the west of this site. MX-L allows development at an appropriate scale and density abutting R-1C. NR-C is an increase in intensity of land uses compared to MX-L, which may negatively impact residential lots abutting the subject site, although the IDO includes use-specific standards and Neighborhood Edge provisions that limit the impacts of many of these uses near residential development.

Albuquerque / Bernalillo County Comprehensive Plan (Rank I)

The subject site is located in an Area of Change as designated by the 2017 Albuquerque/Bernalillo County Comprehensive Plan. The Goals and policies analyzed below are cited by the Applicant in the zone change justification letter dated October 29, 2020 (see Appendix).

Comprehensive Plan Goals and Policies:

Applicable Goals and policies that would be furthered by this request are listed below. Staff analysis follows in ***bold italic*** text.

CHAPTER 4: CHARACTER

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

Staff Response:

By changing the zoning and developing this vacant site, this request would enhance, protect and preserve a distinct community. This community is distinct because it has been identified as one of Albuquerque's "emerging communities" in the Southwest Mesa CPA, along with being a "Gateway" to Albuquerque from the west. This request is consistent with Goal 4.1.

Policy 4.1.1: Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

Staff Response:

The proposed zone change furthers Policy 4.1.1 because this request will encourage quality development that is consistent with the distinct character of this community. The Southwest Mesa CPA is one of Albuquerque's "emerging communities", meaning this area is still developing and is still discovering its true identity and sense of community. This area is also the "Gateway" to Albuquerque from the west, where I-40 and Route 66 separate from each other. The request will not divert from the intended characteristic, rather contribute to it. Future development will follow the IDO and DPM standards. Upon conducting a thorough review, it has been determined that the proposed standards will not deviate from the existing character of the Southwest Mesa CPA. The request furthers Policy 4.1.1.

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

Staff Response:

This request furthers Policy 4.1.2 because future development under the NR- C zone would protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design. Future development would be subject to IDO requirements including neighborhood edges (14-16-5-9), the non-residential zone district dimensional standards (Table 5-1-3), buffer landscaping (14-16-5-6-(E)), and building design standards (14-16-5-11). These would help ensure appropriate scale and location of development and character of building design. The request furthers Policy 4.1.2.

Goal 4.3 City Community Planning Area: Protect and enhance the natural and cultural characteristics and features that contribute to distinct identity and prioritize projects and programs to meet the needs of communities, neighborhoods, and sub-areas.

Staff Response:

This request for a Zone Map Amendment furthers Goal 4.3 because it will protect and enhance the natural and cultural characteristics and features that contribute to distinct identity and prioritize projects and programs to meet the needs of communities, neighborhoods, and sub-areas. The Southwest Mesa CPA has been identified as one of Albuquerque's "emerging communities" and also the "Gateway" to Albuquerque from the west, where I-40 and Route 66 separate from each other. The NR-C zoning will allow for a wider array of developments on the subject site and will be designed based on the IDO and the DPM. This project will allow for uses to emerge that will meet the needs of the community and nearby neighborhoods. The request further Goal 4.3.

CHAPTER 5: LAND USE

Policy 5.1.10 Major Transit Corridor: Foster corridors that prioritize high frequency transit service with pedestrian-oriented development.

Staff Response:

This request is consistent with Policy 5.1.10 because a portion of the subject site is within the Arenal/86th/Benavides Major Transit Corridor which fosters high frequency transit service with pedestrian-oriented development and minimizes negative impacts on nearby neighborhoods along a Transit Corridor and residential areas. This request furthers Policy 5.1.10.

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

Staff Response:

This proposed zone change furthers Goal 5.2 because it would allow for a mixture of non-residential uses in close proximity to a predominantly residential area where residents can live, work, learn, shop and play all in the same community. This request furthers Goal 5.2.

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

Staff Response:

This request furthers Policy 5.2.1 because the proposed zone change would allow for a mixture of non-residential uses that could help create a healthy, sustainable and distinct community in an Area of Change. The request would make possible development of commercial uses in close proximity to the neighboring residential areas. This will encourage development that brings goods and services within walking and biking distance of neighborhoods. The location will offer choice transportation to services and employment. This request furthers Policy 5.2.1.

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.

Staff Response:

This request furthers Goal 5.3 because it will promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good. The subject site is adjacent to existing NR-C zoning; therefore, the requested NR-C zone will maximize an efficient, development pattern of non-residential uses on an infill property, supporting the public good. This request furthers Goal 5.3.

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

Staff Response:

This request furthers Policy 5.3.1 because the proposed zone change will support additional growth in an Area of Change with existing infrastructure and public facilities. The property is well serviced by existing infrastructure and other public facilities including access roads, water and sewage. This request furthers Policy 5.3.1.

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

Staff Response:

The requested NR-C zone will further Policy 5.4.2 by allowing for development that will create jobs on the West Side. The Mid-Region Council of Governments (MRMPO) strongly encourages promoting a healthy jobs housing balance by preserving commercially zoned land west of the river. The imbalance of jobs to households poses a significant challenge due to limited river crossings and the limited ability to increase the capacity of existing crossings. The zone map amendment will facilitate commercial development of a currently-vacant parcel on Albuquerque's Southwest quadrant, thereby creating the potential for job creation, which in turn assists in improving the jobs-housing balance west of the Rio Grande. This request furthers Policy 5.4.2.

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

Staff Response:

This request furthers Goal 5.6 because the subject property is located in an Area of Change and will direct growth and more intense development to this corridor where change is encouraged. The proposed zone change will encourage growth and high-quality future development in accordance with these policies in a Transit Corridor and in an area with adequate infrastructure. The site is adjacent to an Area of Consistency and this amendment will reinforce the character and intensity of the surrounding area. This request furthers Goal 5.6.

CHAPTER 8: ECONOMIC DEVELOPMENT

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

Staff Response:

This request furthers Goal 8.1 because it will allow for businesses and local talent to stay, expand and thrive. This is a gateway location for Albuquerque with a lot of traffic coming in and out the area. This request furthers Goal 8.1.

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

Staff Response:

This request furthers Policy 8.1.1 because it will foster a range of interesting places and contexts with different intensities, densities, uses and building scale in a location highly visible and accessible site for an opportunity to create a sense of place and encourage a diverse range of economic development opportunities. This request furthers Policy 8.1.1.

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

Staff Response:

This request furthers Policy 8.1.2 because it will improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy by providing for community needs. The NR-C zoning district will provide more beneficial allowable uses such as grocery store and general retail (medium/large). There are no known uses at this time but with this amendment and future opportunities for development it will provide jobs, goods, and services on this vacant site. This request furthers Policy 8.1.2.

The Applicant has demonstrated that the proposed zone map amendment would further a preponderance of applicable Goals and Policies found in the ABC Comprehensive Plan and would facilitate the desired goals of the Comp Plan.

Integrated Development Ordinance (IDO) 6-7(F)(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 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.

Justification & Analysis

The subject site is currently zoned MX-L (Mixed-Use – Low Intensity). The proposed zoning is NR-C (Non-Residential Commercial). The Applicant is requesting NR-C zoning for the site to allow for potential development of retail, restaurants and grocery stores.

The Applicant's justification letter, analyzed here, was received on October 29, 2020. Pursuant to the IDO Subsection 6-4(F)(2), the Applicant bears the burden of providing a sound justification for the request, based on substantial evidence.

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

A. Criterion A:

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

Applicant:

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

Staff Response:

Criterion A is an important component of a zone change justification, though all criteria are required to be fulfilled adequately. Consistency with the City's health, safety, morals, and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies (and other plans if applicable) and does not conflict with them. See the section entitled "Albuquerque / Bernalillo County Comprehensive Plan (Rank I)" which precedes this section for further policy analysis. The response to Criterion A is sufficient.

Applicable citations: Goal 4.1 Character; Policy 4.1.1; Distinct Communities; Policy 4.1.2; Identity and Design; Goal 4.3 City Community Planning Area; Policy 5.1.10 Major Transit Corridor; Goal 5.2 Complete Communities; Policy 5.2.1 Land Uses; Goal 5.3 Efficient Development Patterns; Policy 5.3.1; Infill Development; Policy 5.4.2; West Side Jobs; Goal 5.6 City Development Areas; Goal 8.1 Placemaking; Policy 8.1.1 Diverse Places; Policy 8.1.2 Resilient Economy.

B. Criterion B:

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

is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:

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

Applicant:

The subject property is not located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended). As a result, the above criterion is not applicable as the proposed amendment is wholly in an Area of Change as shown on the ABC Comp Plan.

Staff response:

The subject site is not located in an Area of Consistency. Criterion B does not apply.

C. Criterion C:

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 at least one of the following criteria:

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

Applicant:

The subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and this justification along with the application has demonstrated that the existing zoning is inappropriate because it meets criteria (3). A different zone district would be more advantageous to the community because many of the ABC Comp Plan goals and policies have been furthered as articulated in the "Policy Analysis" section above. This proposed zone change will allow for the implementation of development and implementation of patterns of land use that are consistent with the Comp Plan conditions and will promote connectivity along the Major Transit Corridor and an Urban Principal Arterial street as a destination for employment and services. The change in zoning would bring more commercial options to the community and will be consistent with the Area of Change.

Staff response:

The subject site is located in an Area of Change. The NR-C zone district will enable the development of potential retail, restaurants and grocery stores, which the current zone does not permit. 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). Criterion C applies.

D. Criterion D:

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:

The requested zoning does not include permissive uses that would be harmful to adjacent properties, the neighborhoods or the community, unless the Use-Specific Standards associated with that use will adequately mitigate those harmful impacts. The permissive uses between the MX-L zoning designation and the NR-C zoning designation that could be considered harmful to adjacent properties have Use-specific Standards in Section 16-16-4-3 associated with them that will adequately mitigate those harmful impacts. For discussion, provided below is a side-by-side analysis of the new permissive uses under the NR-C zoning district.

Table 2. Side-by-Side Analysis of New Permissive Uses

New Permissive Uses under NR-C Zoning	Existing IDO Use Status (MX-L Zoning)	Related IDO Development Standards That May Apply (Specific Use Standards 16-16-4-3)
Hospital	Not Permissive	4-3(C)(5)
Sports Field	Conditional Primary	No use specific standards
University or College	Conditional Primary	No use specific standards
Kennel	Conditional Primary	4-3(D)(4)
Nursery	Not permissive	No use specific standards
Auditorium or Theater	Permissive Accessory	4-3(D)(7)
Bar	Conditional Primary	4-3(D)(8)
Catering service	Not Permissive	No use specific standards
Nightclub	Not Permissive	4-3(D)(8)
Tap room or tasting room	Conditional Primary	4-3(D)(8)
Heavy vehicle and equipment sales, rental, fueling, and repair	Not Permissive	4-3(D)(16)
Light vehicle fueling station	Conditional Primary	4-3(D)(17)
Light vehicle sales and rental	Conditional Primary	4-3(D)(19)

Construction contractor facility and yard	Not Permissive	4-3(D)(24)
Mortuary	Conditional Primary	No use specific standards
Personal and business services, large	Not Permissive	4-3(D)(26)
Self-storage	Conditional Primary	4-3(D)(28)
Other outdoor entertainment	Permissive Accessory	4-3(D)(31)
Building and home improvement materials store	Not Permissive	4-3(D)(33)
General retail, medium	Not Permissive	4-3(D)(36)
General retail, large	Not Permissive	4-3(D)(36)
Liquor retail	Permissive Accessory	4-3(D)(38)
Nicotine retail	Permissive Accessory	4-3(D)(39)
Pawn Shop	Conditional Primary	4-3(D)(40)
Transit facility	Conditional Primary	4-3(D)(46)
Cannabis cultivation	Not Permissive	4-3(E)(2)
Cannabis-infused products manufacturing	Not Permissive	4-3(E)(3)
Light manufacturing	Not Permissive	4-3(E)(4)
Recycling drop-off bin facility	Permissive Accessory	4-3(E)(13)
Warehousing	Not Permissive	4-3(E)(18)
Wholesaling and distribution center	Not Permissive	4-3(E)(19)

Permissive uses that could be construed as having possible harmful effects such as a taproom, bar, nightclub, light vehicle fueling station or liquor retail are regulated by local, state and federal requirements and must comply with all New Mexico state laws, including but not limited to any required spacing from other uses or facilities. These uses are also controlled by Specific-Use Standards found in the IDO to mitigate potential harmful

effects on the surrounding area. The uses that would become permissive that are outlined above will be nonconsequential for the following reasons:

1. Bar/Taproom or tasting room – These uses are considered Conditional Primary under the MX-L zoning district. Meaning, the City would require a CUP through the ZHE before the uses would become permissive. These uses will become permissive under the NR-C zoning district. There is not a major difference because the MX-L required an additional step then the uses would have become permissive after the CUP was obtained. The establishment MUST comply with all New Mexico state law requirements. Additional use-specific requirements defined in 4-3(D)(8) limit this use.

2. Nightclub - This use will become permissive under the NR-C zone district. The establishment MUST comply with all New Mexico state law requirements. Additional use-specific requirements defined in 4-3(D)(8) limit the use.

3. Heavy vehicle and equipment sales, rental, fueling, and repair - This use will become permissive under the NR-C zone district. This use is highly regulated. This use is prohibited within 330ft of a Major Public Open Space. This use requires a CUP if located within 330ft of any residential zone district. As a result, this use will require a CUP on the subject site because it is within 330 feet of a residential zone district, which adds extra safety to the surrounding community. A CUP is put in place to review potential adverse impacts and any appropriate mitigation to minimize those impacts on nearby properties. Additional screening is required for this use. Fueling is highly regulated by the Federal EPA as well as State and Local agencies including the New Mexico Air Quality Control Board and the United States Environmental Protection Agency. Additional use-specific requirements defined in 4-3(D)(16) limit the use.

4. Light vehicle fueling station - This use is considered Conditional Primary under the MX-L zoning district. Meaning, the use would require a CUP through the ZHE before it would become permissive. The use will become permissive under the NR-C zoning district. There is not a major difference because the MX-L required an additional step then the use would have become permissive after the CUP was obtained. This use requires a CUP if adjacent to any residential use and is prohibited within 330 ft. of a Major Public Open Space. As a result, this use will require a CUP on the subject site because the site is adjacent to a residential zone district, which adds extra safety to the surrounding community. A CUP is put in place to review potential adverse impacts and any appropriate mitigation to minimize those impacts on nearby properties. This use is highly regulated by the Federal EPA as well as State and Local agencies including the New Mexico Air Quality Control Board and the United States Environmental Protection Agency. Additional use-specific requirements defined in 4-3(D)(17) limit this use.

5. Construction contractor facility and yard - This use will become permissive under the NR-C zone district. The use requires a CUP if located within 330 ft. of any residential zone district. As a result, this use will require a CUP on the subject site because it is within 330 feet of a residential zone district, which adds extra safety to the surrounding community. A CUP is put in place to review potential adverse impacts and any appropriate mitigation to minimize those impacts on nearby properties. Additional landscaping, buffering and screening is required for all outdoor equipment. Additional use-specific requirements defined in 4-3(D)(24) limit the use.

6. Liquor retail – This was a Permissive Accessory use under the MX-L zoning district. Meaning, it is permissive as long as it is subordinate in use, area, or purpose to a primary land use on the same lot or the same premises. The use will become permissive under the

NR-C zoning district. This does not constitute as a major change because the use is permissive in both zone districts. The establishment **MUST** comply with all New Mexico state law requirements. Liquor retail has extensive measures put in place for approval. A CUP for liquor retail is required when proposed within 500 feet of any Residential or NR-PO zone district or any group home. As a result, this use will require a CUP on the subject site because it is within 500 feet of a residential zone district which adds extra safety to the surrounding community. A CUP is put in place to review potential adverse impacts and any appropriate mitigation to minimize those impacts on nearby properties. This use would not be harmful to adjacent property, the neighborhood, or the community and the associated Use-specific Standards will adequately mitigate any potential harmful impacts. Additional use-specific requirements defined in 4-3(D)(38) limit the use.

7. Nicotine Retail – This is a new use under the IDO. This use will be permissive under the NR-C but is a Permissive Accessory under the existing MX-L zone. Meaning, it is permissive as long as it is subordinate in use, area, or purpose to a primary land use on the same lot or the same premises. This does not constitute as a major change because the use is permissive in both zone districts. The establishment **MUST** comply with all New Mexico state law requirements. Nicotine retail has extensive measures put in place for approval. For example, if a primary use, a CUP permit is required within 500ft of any residential zone district or residential use. The hours of operation are also limited between 10:00pm and 7:00am. Additional use-specific requirements defined in 4-3(D)(39) limit the use.

8. Cannabis Cultivation – This is a new use under the IDO. This use will become permissive under the NR-C zone district. This establishment must comply with all New Mexico State law requirements, including but not limited to any required spacing from other uses or facilities. The use is prohibited within 330 feet of a residential zone district, school, or child day care. This site is within the 330ft of a residential zoning so this use will be regulated because of that close proximity to the above protected areas. Additional use-specific requirements defined in 4-3(E)(2) limit the use.

9. Cannabis-infused products manufacturing - This is a new use under the IDO. This use will become permissive under the NR-C zone district. A required air filtration plan approved by the City Environmental Health Department is required. This establishment must comply with all New Mexico State law requirements, including but not limited to any required spacing from other uses or facilities. The use is prohibited within 330 feet of a residential zone district, school, or child day care. This site is within the 330ft of a residential zoning so this use will be regulated because of that close proximity to the above protected areas. Additional use-specific requirements defined in 4-3(E)(3) limit the use.

10. Light manufacturing - This use will become permissive under the NR-C zone district. This use is required to be conducted indoors unless a CUP is obtained to conduct specific activities outside. The use must also comply with all edge buffer requirements. It must also comply with the setback requirements when abutting an arterial or collector street. This site must comply with the setback requirements due the adjacent road classifications. Additional use-specific requirements defined in 4-3(E)(4) limit the use.

11. Recycling drop-off bin facility - This was a Permissive Accessory use under the MX-L zoning district.

Meaning, it is permissive as long as it is subordinate in use, area, or purpose to a primary land use on the same lot or the same premises. The use will become permissive in the NR-C zoning district. Use-specific requirements are defined in 4-3(E)(13) limit the use.

Future development of this property and possible uses that could be considered harmful to adjacent property owners have been mitigated by Use-specific Standards (IDO Section 14-16-4-3) and regulations identified in the Integrated Development Ordinance. All uses shall comply with City ordinances regulating noise, odors, vibration, glare, heat, and other special nuisance conditions affecting other properties as well as use-specific standards.

The uses that could be considered harmful as listed above will in turn become nonconsequential for the reasons stated. Future development on the subject site under the NR-C zone district would be subject to IDO requirements including neighborhood edges (14-16-5-9), the non-residential zone district dimensional standards (Table 5-1-3), buffer landscaping (14-16-5-6-(E)), and building design standards (14-16-5-11). These would help ensure appropriate scale and location of development and character of building design. These Use-Standards include precautionary measures such as distance requirements, size restrictions, design standards, screening requirements and various other measures. Additionally, development of this subject site must still go through a rigorous site planning approval process at which time the public will be fully engaged.

Staff response:

The applicant provided a thorough discussion of the uses that would become permissive in the NR-C zone and addressed the issue of potential harm to adjacent property, the neighborhood, or the community. The applicant points out that possible uses that could be considered harmful to adjacent property owners have been mitigated by specific use standards and regulations identified in the Integrated Development Ordinance. Uses are also controlled by Specific-Use Standards found in the IDO to mitigate potential harmful effects on the surrounding area. The response to Criterion D is sufficient.

E. Criterion E:

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

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

Applicant:

The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meets requirement (1) because the City's existing infrastructure and public improvements currently have adequate capacity to serve the development made possible by the zone change. The existing infrastructure includes but is not limited to water, sewer, roadways, and storm facilities. However, it is fully understood that the development of this property may require upgraded infrastructure,

both public and/or private to adequately service the needs of the development. Although specific improvements are unknown at this time, the applicant has sufficient resources to guarantee any work needed via the Infrastructure Agreement process with the City of Albuquerque.

Although the City's existing infrastructure and public improvements currently have adequate capacity to serve the existing development, the development of this site will fill the void of infrastructure on site and bring full connectivity with the development of sidewalks and any other onsite infrastructure that the city requires.

Staff response:

Requirement 1 applies. The applicant states that existing infrastructure and public improvements would have adequate capacity to serve development made possible by the proposed zone change. However, if the use change would cause the need for infrastructure improvements, the applicant would be responsible for providing them. The response to Criterion E is sufficient.

F. Criterion F

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:

The justification for the Zoning Map Amendment provided herein is not completely based on the property's location on a major street, but rather on a preponderance of applicable Goals and Policies of the Comp Plan as outlined in the Policy Narrative. The policy analysis revealed that this request is consistent with the health, safety, and general welfare of the City. While the location of the property at the intersection of an Urban Major Collector (De Vargas RD) and an Urban Principal Arterial (Snow Vista Blvd), is not the main reason for providing justification for commercial zoning; however, it does provide rationale for why this site is suitable for the proposed NR-C zoning and associated uses. The development of this site will improve not only the community but the visualization factor that the Comp Plan, and the CPA emphasizes and is centered on. This request is also about upgrading the site for the surrounding community, while bringing commercial goods and services to the surrounding residential developments, while adding to the economic development. Not to mention, this site has the potential to become a booming pedestrian-friendly development that will add to the surrounding commercial developments in the area.

Staff response:

While the subject site is located on adjacent to a major street, Snow Vista Blvd. SW, the site's location is not being used as the primary justification for the request. The applicant has demonstrated that the request furthers a preponderance of applicable, Comprehensive Plan Goals and policies and does not conflict with them. The response to Criterion F is sufficient.

G. Criterion G

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

Applicant:

This justification is not based completely or predominantly on the cost of land or other economic considerations and are not the determining factors for this zone change request. The justification is based on an in-depth analysis of the applicable Goals and Policies the Comp Plan demonstrated above. There are a variety of different and applicable Goals and Policies that are consistent with the health, safety, and general welfare of the City. The justification is also based on the fact there is an inconsistency in the conversion to the MX-L zone on this subject site. The existing land to the north has been zoned NR-C. The subject site has been downzoned because it was intended for a shopping center. The current zoning will not allow for that intended use or some of the approved prior uses. The land to the east has been downzoned due to the existing uses and developments in place. The requested zone change will allow NR-C uses to develop, thereby providing more commercial, retail, and jobs choices in this community. The NR-C zone will stay consistent with the surrounding land uses and zoning in the area.

Staff response:

The applicant has adequately demonstrated that the request furthers a preponderance of applicable Comprehensive Plan policies (Criterion A) and does not conflict significantly with them. The response to Criterion G is sufficient.

H. Criterion H

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:

The Zone Map Amendment does not apply a zone 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”). The NR-C district will be in line with the zoning to the north of the subject site. This request falls under criteria (2) above, in that the nature of the size of the land and the adverse land uses nearby. The land to the east has been zoned MX-L causing non-conforming uses to emerge because of the existing size of the uses on site. The subject site is not suitable for the existing uses allowed because of its size. The land is 11 acres and it is unrealistic to develop a land of such caliber with small-scale uses that are permissive under the MX-L zone.

It is also unsuitable because the amount of traffic on the surrounding roadways. According to the Mid-Region Council of Governments (MRCOG) 2019 traffic flows, the average annual weekday traffic for 98th street is 26,700+ vehicles. This site is more suitable for moderate to high intensity uses, rather than the low intensity uses permitted under the MX-L zone district.

Staff response:

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”). No requirement applies in this case.

III. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other interested agencies reviewed this application prior to the EPC Hearing. Few agency comments were received and none were averse to the request. Refer to the agency comments at the end of the staff report.

Neighborhood/Public

The Westgate Heights NA, the South Valley Coalition of NA, the Westside Coalition of Neighborhood Associations, the South West Alliance of Neighborhood Associations, and the Route 66 Neighborhood Association and property owners within 100 feet of the site were notified of this request. No meetings were requested by the neighborhood associations. There were no inquiring emails or phone calls received.

There is no known opposition to this request.

IV. CONCLUSION

The request is for a zoning map amendment (zone change) for an approximately 10.8-acre site known as: for all or a portion of Tract A, Snow Vista Investors, located at 1125 Snow Vista Blvd. SW, between De Vargas Rd. SW and Snow Vista Blvd. SW. The subject site currently is vacant.

The subject site is currently zoned MX-L (Mixed-Use – Low Intensity) and the applicant is requesting NR-C (Non-Residential Commercial) zoning for the site. There are no specific uses being proposed at this time. There will be a potential for appropriate scale of development for retail, restaurants and grocery stores.

The zone map amendment has been adequately justified pursuant to the IDO Review and Decision criteria for zone changes 6-7(F)(3).

The Westgate Heights NA, the South Valley Coalition of NAs, the Westside Coalition of Neighborhood Associations, the South West Alliance of Neighborhood Associations, and the Route 66 Neighborhood Association and property owners within 100 feet of the site were notified of this request. No meetings were requested by the neighborhood associations. There were no inquiring emails or phone calls received. There is no known opposition to this request.

FINDINGS - RZ-2020-00037, December 10, 2020 - Zoning Map Amendment (Zone Change)

1. The request is for a zoning map amendment (zone change) for an approximately 10.8-acre site known as: for all or a portion of Tract A, Snow Vista Investors, located at 1125 Snow Vista Blvd. SW, between De Vargas Rd. SW and Snow Vista Blvd. SW. The subject site currently is vacant.
2. The subject site is currently zoned MX-L (Mixed-Use – Low Intensity) and the applicant, Goodman Lawrence RVT, is requesting NR-C (Non-Residential Commercial) zoning for the site. There are no specific uses being proposed at this time. If this request is approved, it will allow the future of this site to develop per market demands and the demands of the surrounding community. There will be a potential for appropriate scale of development for retail, restaurants and grocery stores.
3. The subject site is in an area that the Comprehensive Plan has designated an Area of Change. This site is within the Arenal/86th/Benavides Major Transit Corridor.
4. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
5. The request furthers the following, applicable Goal and policies from Chapter 4-Community Identity:

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

By changing the zoning and developing this vacant site, this request would enhance, protect and preserve a distinct community. This community is distinct because it has been identified as one of Albuquerque's "emerging communities" in the Southwest Mesa CPA, along with being a "Gateway" to Albuquerque from the west.

B. Policy 4.1.1: Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

The proposed zone change furthers Policy 4.1.1 because this request will encourage quality development that is consistent with the distinct character of this community. The Southwest Mesa CPA is one of Albuquerque's "emerging communities",

meaning this area is still developing and is still discovering its true identity and sense of community. This area is also the “Gateway” to Albuquerque from the west, where I-40 and Route 66 separate from each other. The request will not divert from the intended characteristic, rather contribute to it. Future development will follow the IDO and DPM standards. Upon conducting a thorough review, it has been determined that the proposed standards will not deviate from the existing character of the Southwest Mesa CPA.

- C. Policy 4.1.2: Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.
- D. This request furthers Policy 4.1.2 because future development under the NR- C zone would protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design. Future development would be subject to IDO requirements including neighborhood edges (14-16-5-9), the non-residential zone district dimensional standards (Table 5-1-3), buffer landscaping (14-16-5-6-(E)), and building design standards (14-16-5-11). These would help ensure appropriate scale and location of development and character of building design.
- E. Goal 4.3 City Community Planning Area: Protect and enhance the natural and cultural characteristics and features that contribute to distinct identity and prioritize projects and programs to meet the needs of communities, neighborhoods, and sub-areas.

This request for a Zone Map Amendment furthers Goal 4.3 because it will protect and enhance the natural and cultural characteristics and features that contribute to distinct identity and prioritize projects and programs to meet the needs of communities, neighborhoods, and sub-areas. The Southwest Mesa CPA has been identified as one of Albuquerque’s “emerging communities” and also the “Gateway” to Albuquerque from the west, where I-40 and Route 66 separate from each other. The NR-C zoning will allow for a wider array of developments on the subject site and will be designed based on the IDO and the DPM. This project will allow for uses to emerge that will meet the needs of the community and nearby neighborhoods.

- 6. The request furthers the following, applicable Goal and policies from Chapter 6-Land Use:
 - A. Policy 5.1.10 Major Transit Corridor: Foster corridors that prioritize high frequency transit service with pedestrian-oriented development.

This request is consistent with Policy 5.1.10 because a portion of the subject site is within the Arenal/86th/Benavides Major Transit Corridor which fosters high frequency transit service with pedestrian-oriented development and minimizes negative impacts on nearby neighborhoods along a Transit Corridor and residential areas.

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

This proposed zone change furthers Goal 5.2 because it would allow for a mixture of non-residential uses in close proximity to a predominantly residential area where residents can live, work, learn, shop and play all in the same community.

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

This request furthers Policy 5.2.1 because the proposed zone change would allow for a mixture of non-residential uses that could help create a healthy, sustainable and distinct community in an Area of Change. The request would make possible development of commercial uses in close proximity to the neighboring residential areas. This will encourage development that brings goods and services within walking and biking distance of neighborhoods. The location will offer choice transportation to services and employment.

- D. 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.

This request furthers Goal 5.3 because it will promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good. The subject site is adjacent to existing NR-C zoning; therefore, the requested NR-C zone will maximize an efficient, development pattern of non-residential uses on an infill property, supporting the public good.

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

This request furthers Policy 5.3.1 because the proposed zone change will support additional growth in an Area of Change with existing infrastructure and public facilities. The property is well serviced by existing infrastructure and other public facilities including access roads, water and sewage.

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

The requested NR-C zone will further Policy 5.4.2 by allowing for development that will create jobs on the West Side. The Mid-Region Council of Governments (MRMPO) strongly encourages promoting a healthy jobs housing balance by preserving commercially zoned land west of the river. The imbalance of jobs to households poses a significant challenge due to limited river crossings and the limited ability to increase the capacity of existing crossings. The zone map amendment will facilitate commercial development of a currently-vacant parcel on Albuquerque's Southwest quadrant, thereby creating the potential for job creation, which in turn assists in improving the jobs-housing balance west of the Rio Grande.

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

This request furthers Goal 5.6 because the subject property is located in an Area of Change and will direct growth and more intense development to this corridor where change is encouraged. The proposed zone change will encourage growth and high-quality future development in accordance with these policies in a Transit Corridor and in an area with adequate infrastructure. The site is adjacent to an Area of Consistency and this amendment will reinforce the character and intensity of the surrounding area.

7. The request furthers the following, applicable Goal and policies from Chapter 8 - Economic Development:

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

This request furthers Goal 8.1 because it will allow for businesses and local talent to stay, expand and thrive. This is a gateway location for Albuquerque with a lot of traffic coming in and out the area.

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

This request furthers Policy 8.1.1 because it will foster a range of interesting places and contexts with different intensities, densities, uses and building scale in a location highly visible and accessible site for an opportunity to create a sense of place and encourage a diverse range of economic development opportunities.

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

This request furthers Policy 8.1.2 because it will improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy by providing for community needs. The NR-C zoning district will provide more beneficial allowable uses such as grocery store and general retail (medium/large). There are no known uses at this time but with this amendment and future opportunities for development it will provide jobs, goods, and services on this vacant site.

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

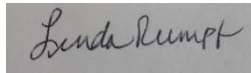
A. Criterion A: Criterion A is an important component of a zone change justification, though all criteria are required to be fulfilled adequately. Consistency with the City's health, safety, morals, and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies (and other plans if applicable) and does not conflict with them. See the section entitled "Albuquerque / Bernalillo County Comprehensive Plan (Rank I)" which precedes this section for further policy analysis.

- B. Criterion B: The subject site is not located in an Area of Consistency. Criterion B does not apply.
 - C. Criterion C: The subject site is located in an Area of Change. The NR-C zone district will enable the development of potential retail, restaurants and grocery stores, which the current zone does not permit. 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). Criterion C applies.
 - D. Criterion D: The applicant provided a thorough discussion of the uses that would become permissive in the NR-C zone and addressed the issue of potential harm to adjacent property, the neighborhood, or the community. The applicant points out that possible uses that could be considered harmful to adjacent property owners have been mitigated by specific use standards and regulations identified in the Integrated Development Ordinance. Uses are also controlled by Specific-Use Standards found in the IDO to mitigate potential harmful effects on the surrounding area. The response to Criterion D is sufficient.
 - E. Criterion E: Requirement 1 applies. The applicant states that existing infrastructure and public improvements would have adequate capacity to serve development made possible by the proposed zone change. However, if the use change would cause the need for infrastructure improvements, the applicant would be responsible for providing them.
 - F. Criterion F: While the subject site is located on adjacent to a major street, Snow Vista Blvd. SW, the site's location is not being used as the primary justification for the request. The applicant has demonstrated that the request furthers a preponderance of applicable, Comprehensive Plan Goals and policies and does not conflict with them. The response to Criterion F is sufficient.
 - G. Criterion G: The applicant has adequately demonstrated that the request furthers a preponderance of applicable Comprehensive Plan policies (Criterion A) and does not conflict significantly with them. The response to Criterion G is sufficient.
 - H. Criterion 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"). No requirement applies in this case.
- 10. The zone map amendment is adequately justified pursuant to the IDO Review and Decision criteria for zone changes in 14-16-6-7(F)(3). The policy analysis demonstrates that the request furthers a preponderance of applicable Goals and policies and does not conflict with them.
 - 11. The affected neighborhood organizations are the Westgate Heights NA, South Valley Coalition of NA, Westside Coalition of Neighborhood Associations, South West Alliance of Neighborhood Associations, and Route 66 Neighborhood Association, which were notified as required. Property owners within 100 feet of the subject site were also notified as required.

12. No neighborhood representatives requested a meeting. There is no known opposition to this request.

RECOMMENDATION - RZ-2020-00037, December 10, 2020 - Zoning Map Amendment (Zone Change)

APPROVAL of Project #: 2020-004645 Case #: 2020-000037 a zoning map amendment from MX-L to NR-C, for an approximately 10.8-acre site legally described as all or a portion of Tract A, Snow Vista Investors, located at 1125 Snow Vista Blvd. SW, between De Vargas Rd. SW and Snow Vista Blvd. SW, based on the preceding Findings.



***Linda Rumpf
Staff Planner***

Notice of Decision cc list:

EPC file

avarela@cabq.gov

Goodman Lawrence RVT, sgoodman@goodmanrealty.com

Modulus Architects Inc., Angela Williamson, awilliamson@modulusarchitects.com, Regina Okoye, rokoye@modulusarchitects.com

South West Alliance of Neighborhoods (SWAN Coalition), Luis Hernandez Jr., luis@wccdg.org

South West Alliance of Neighborhoods (SWAN Coalition), Jerry Gallegos, jgallegoswccdg@gmail.com

Westside Coalition of Neighborhood Associations, Rene Horvath, aboard111@gmail.com Westside Coalition of

Neighborhood Associations, Elizabeth Haley, ekhaley@comcast.net

South Valley Coalition of Neighborhood Associations, Marcia Fernandez, mbfernandez1@gmail.com

South Valley Coalition of Neighborhood Associations, Roberto Roibal, rroibal@comcast.net

Westgate Heights NA, Christopher Sedillo, chrissedillo4abq@gmail.com

Westgate Heights NA, Matthew Archuleta, mattearchuleta1@hotmail.com

Route 66 West NA, Cherise Quezada, cherquezada@yahoo.com

Route 66 West NA, Paul Fava, paulfava@gmail.com

APPENDIX

Agency Comments

Agency Comments

PLANNING DEPARTMENT

Long Range Planning

This request is for a Zone Map Amendment for an undeveloped 10.67-acre site on the southwest corner of Sage Rd./De Vargas Rd. SW and Snow Vista Rd. The request is to amend the existing zone from MX-L to NR-C to allow larger-scale of development of retail and grocery store and more non-residential uses permissively. The site is within the boundary of the 86th St./Arenal/Benavides Major Transit Corridor immediately to the south, so eventual development will promote growth near accessible transit.

Considering the geographic location of the subject site, where MX-L and NR-C are the predominant bordering zone districts, the proposed NR-C is appropriate, as it allows for medium-scale retail, office, and commercial uses that are lacking in the area but does not allow residential uses. The extended surrounding area is saturated with single-family homes and other low-density residential development, which leads to a high demand for and low availability of goods and services such as retail and entertainment for the community.

The EPC should carefully evaluate the benefits of economic opportunity against the need for appropriate transitions to protect the low-density residential development zoned R-1C to the west of this site. MX-L allows development at an appropriate scale and density abutting R-1C. NR-C is an increase in intensity of land uses compared to MX-L, which may negatively impact residential lots abutting the subject site, although the IDO includes use-specific standards and Neighborhood Edge provisions that limit the impacts of many of these uses near residential development.

Transportation Development Services

No objection to the request.

PARKS AND RECREATION DEPARTMENT

An existing multi-purpose trail runs along the western edge of the property and is an important part of the City’s trail network. Any future development should not encroach, and the developer should coordinate with PRD. No objection to the requested Zone Change.

SOLID WASTE MANAGEMENT DEPARTMENT

No comment

TRANSIT DEPARTMENT

The southern corner of the site touches the intersection of Tower and 98th, where an extension of the Coors Major Transit ends. The site has good transit access as the 198 which stops in front of the site terminates to the Central and Unser Transit Center.

ABC WATER UTILITY AUTHORITY (ABCWUA)

No adverse comments to the proposed zone change.

ALBUQUERQUE PUBLIC SCHOOLS

APS Case Comments: Site is located diagonal to Truman Middle School, across Snow Vista Boulevard and Benavides Ave SW. Any retail sales of alcohol will need to occur outside the legally established radius of the school, per New Mexico law.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)

No adverse comments.

COUNTY OF BERNALILLO

No adverse comments to zone change.

For consideration only: Upon development, the circulation at this site should provide access to the Amole Arroyo trail.

MID-REGION COUNCIL OF GOVERNMENTS (MRCOG)

MRMPO has no adverse comments.

For informational purposes:

- Snow Vista Blvd SW is functionally classified as an Existing Principal Arterial in the project area.
- Snow Vista Blvd SW 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.
- De Vargas Rd SW is functionally classified as an Existing Major Collector in the project area.
- Snow Vista Blvd SW is a Primary route in the Long Range Transit Network. Primary routes have expected frequencies of fifteen minutes or less.
- MRMPO strongly encourages promoting a healthy jobs housing balance by preserving commercially zoned land west of the river.

PUBLIC SERVICE COMPANY OF NEW MEXICO

There are existing PNM facilities located along both Snow Vista Blvd SW (98th Street) and De Vargas Rd SW. 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.

PHOTOS



AMAFCA SNOW VISTA CHANNEL LOOKING NORTH



NORTHWEST CORNER OF SNOW VISTA AND BENAVIDES LOOKING NORTH



SNOW VISTA AT BENAVIDES NW CORNER LOOKING NORTH



WALMART ON SNOW VISTA EAST OF SITE







TRAIL AND RESIDENTIAL WEST OF SITE LOOKING SOUTH

ZONING

Please refer to IDO Section 14-16-2-4(B) for the MX-L Zone District and
Section 14-16-2-5(A) for the NR-C Zone District

APPLICATION INFORMATION



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

Administrative Decisions	<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: Goodman Lawrence RVT		Phone: 505.346.0023
Address: 4711 Golf RD #1000		Email: sgoodman@goodmanrealty.com
City: Skokie	State: IL	Zip: 60076-1235
Professional/Agent (if any): Modulus Architects, Inc. C/O Angela Williamson, CEO		Phone: (505) 338-1499
Address: 100 Sun Ave. NE Suite 600		Email: awilliamson@modulusarchitects.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Agent		List all owners: Goodman Lawrence RVT

BRIEF DESCRIPTION OF REQUEST

Amend the current zoning from MX-L to NR-C

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

Lot or Tract No.: A	Block:	Unit:
Subdivision/Addition: SNOW VISTA INVESTORS	MRGCD Map No.:	UPC Code: 100905510538420307
Zone Atlas Page(s): M-09-Z	Existing Zoning: MX-L	Proposed Zoning: NR-C
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): +/- 10.7614

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 1125 SNOW VISTA BLVD SW 87121	Between: De Vargas RD	and: Snowvista BLVD
--	-----------------------	---------------------

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

1001249, 1003294, 1006995

Signature: Regina Okoye	Date: 10/29/20
Printed Name: Regina Okoye	<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)**

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

☐ **ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN**

☐ **ADOPTION OR AMENDMENT OF FACILITY PLAN**

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

☐ **AMENDMENT TO IDO TEXT**

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

☐ **ZONING MAP AMENDMENT – EPC**

☐ **ZONING MAP AMENDMENT – COUNCIL**

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

☐ **ANNEXATION OF LAND**

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

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

Signature: Regina Okoye

Date: 10/29/2020

Printed Name: Regina Okoye

☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Project Number:

Case Numbers

-

-

-

Staff Signature:

Date:



City of Albuquerque
Environmental Planning Commission
Plaza Del Sol, 600 Second Street NW
Albuquerque, NM 87102

**RE: AGENT AUTHORIZATION NOTICE – ZONE MAP AMENDMENT REQUEST - 1125 SNOW VISTA BLVD
SW ALBUQUERQUE NM 87121**

To Whom It May Concern,

Goodman Lawrence RVT hereby authorizes Angela Williamson, CEO with Modulus Architects, Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the property located at 1125 Snow Vista Blvd SW, Albuquerque NM, 87121 and legally described as: TRACT A PLAT FOR TRACT A SNOW VISTA INVESTORS CONT 10.7614 AC.

This authorization is valid until further written notice from Goodman Lawrence RVT or Angela Williamson, CEO with Modulus Architects, Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request for the Environmental Planning Commission.

Sincerely,

Goodman Lawrence RVT
4711 Golf RD #1000 Skokie IL 60076-1235

Signature: 

Title: *Authorized Signatory*

Date: *10/6/20*



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: _____

Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: M-9-Z DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: TRACT A PLAT FOR TRACT A SNOW VISTA INVESTORS CONT 10.7614 AC

Development Street Address: 1125 SNOW VISTA BLVD SW ALBUQUERQUE NM 87121

Applicant: Modulus Architects Contact: Regina Okoye

Address: 100 Sun Ave Suite 600, Albuquerque NM 87109

Phone#: 505-338-1499 Fax#: _____

E-mail: rokoye@modulusarchitects.com

Development Information

Build out/Implementation Year: _____ Current/Proposed Zoning: MX-L/NR-C

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

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

Describe development and Uses:

Zone Map Amendment from MX-L to NR-C. No uses are known or being proposed at this time.

Days and Hours of Operation (if known): _____

Facility **Undeveloped**

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

Number of Residential Units: N/A

Number of Commercial Units: N/A

Traffic Considerations

ITE Trip Generation Land Use Code Unknown

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 None developed yet

Adjacent Roadway(s) Posted Speed:

Street Name	De Vargas Rd SW	Posted Speed	35 MPH
Street Name	Snow Vista Blvd	Posted Speed	35 MPH

** 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)

Snow Vista Blvd - Urban Principal Arterial

Comprehensive Plan Corridor Designation/Functional Classification: De Vargas Rd SW - Urban Major Collector
(arterial, collector, local, main street)

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

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

Adjacent Roadway(s) Traffic Volume De Vargas Rd SW - 10000-20000 Snow Vista Blvd - 20000-35000 Volume-to-Capacity Ratio (v/c): 0.5-0.75 and 0.25-0.5
(if applicable)

Adjacent Transit Service(s): Bus Route 198, 54, 171 Nearest Transit Stop(s): Route 198, 54, 171

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Unknown
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Unknown

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 [✓]

Thresholds Met? Yes [] No [✓]

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

Notes:

M. P. E.

10/2/2020

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 plndrs@cabq.gov and 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 volume to capacity (v/c) ratio on this form.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-174 Date: 10/12/20 Time: N/A (sent via email to rokoye@modulusarchitects.com)

Address: 1125 Snow Vista Blvd SE-SW

AGENCY REPRESENTATIVES

Planning: Linda Rumpf (lrumpf@cabq.gov)

Zoning/Code Enforcement: Marcelo Ibarra (marceloibarra@cabq.gov)

Fire Marshal: Bob Nevárez (rnevarez@cabq.gov) or call 505-924-3611 (if needed)

Transportation: Nilo Salgado (nsalgado-fernandez@cabq.gov)

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 change from MX-L to NR-C

SITE INFORMATION:

Zone: MX-L -> NR-C

Size: 10.7617 acres

Use: Vacant

Overlay zone: x

Comp Plan Area of: Change

Comp Plan Corridor: x

Comp Plan Center: x

MPOS or Sensitive Lands: x

Parking: 5-5

MR Area: x

Landscaping: 5-6

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

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

Dimensional Standards: Table 5-1-3: Non-residential Zone District Dimensional Standards

*Neighborhood Organization/s: Westgate Heights NA, SWAN Coalition of NAs, Westside Coalition of NAs

**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 6-7(F)

Review and Approval Body: EPC Is this a PRT requirement? Yes

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-174 Date: 10/12/20 Time: N/A (sent via email)

Address: 1125 Snow Vista Blvd SE SW

NOTES:

See the **Integrated Development Ordinance**

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

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.

- Linda Rumpf, lrumpf@cabq.gov

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>

Zoning Comments

Project – Zone Change from MX-L to NR-C

Current Zoning – MX-L

Area of Change

Previous Zoning – C-1 (SC)

Reference case history → 1001249, 1003294, 1006995

Contact Development Services 505-924-3880 or 505-924-3994

Process:

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-174 Date: 10/12/20 Time: N/A (sent via email)

Address: 1125 Snow Vista Blvd SE SW

Zoning Map Amendment – EPC 6-7(F)

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

Transportation Development comments

For additional information contact Jeanne Wolfenbarger (924-3991)

Since there is a DRB # attached to this address, please contact Jeanne Wolfenbarger.

****Below are general comments for future development (If applicable):**

Curb Cuts

- Follow DPM guidelines for residential and commercial curb cuts.
- Residential curb cut requirements – (12 feet to 22 feet wide for residential, 30 feet only if there is a 3-car garage or parking for RV)
- 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

- 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.
- Demonstrate queuing capacity when needed in situations such as for drive-thru facilities. It is imperative to demonstrate that the queuing will not block accessways to the site or cause vehicles to back into the main roadway. Also, provide necessary one-way signage and pavement markings.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-174 Date: 10/12/20 Time: N/A (sent via email)

Address: 1125 Snow Vista Blvd SE SW

- 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 and Traffic Signals

1. 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.
2. A proposed new traffic signal needs to A) follow guidelines for traffic signal spacing, B) meet the requirements for a traffic signal warrant study to be in operation and C) be approved by both Planning and by Traffic Operations.

Platting and Public Infrastructure Requirements for Roadways

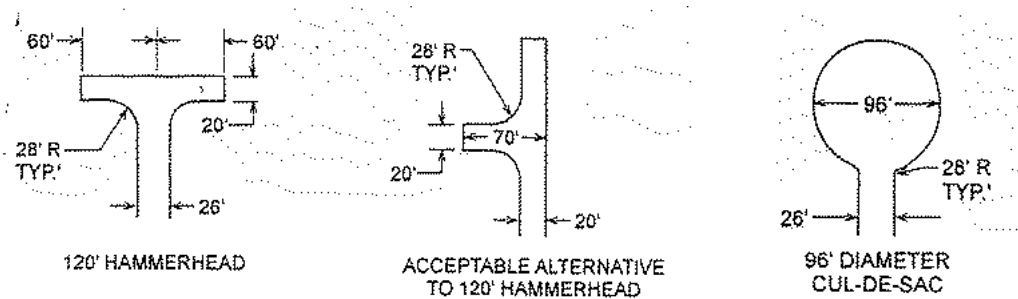
1. When submitting to DRB, all public roadway improvements that are required shall be shown on an infrastructure list. Public improvements must be included on a public work order set of drawings.
2. All public roadway facilities must be within public right-of-way including the entire width of the public sidewalk, all public curb ramps, overhead utilities, traffic signals and lighting, etc.
3. Curb and sidewalk is required along entire frontage of property. Follow IDO/DPM for specific width requirements.
4. 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 along the site frontage if they have not been constructed yet. Right-of-way dedication would likely be required.
5. 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.
6. 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.)

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-174 Date: 10/12/20 Time: N/A (sent via email)

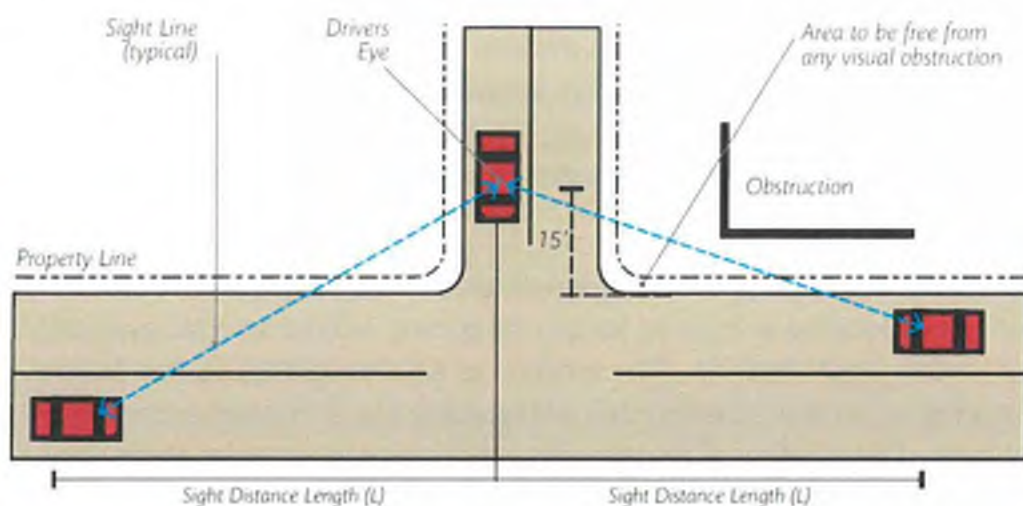
Address: 1125 Snow Vista Blvd SE SW

7. If private road is over 150' long, the turnaround shall be per fire code dimensions. Fire Marshall Approval and Solid Waste Approval is required on all site layouts. For dead-ends, see options below for space dedicated to turn-arounds:



8. For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.
9. 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.
10. 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 conference call meeting please contact Linda Rumpf at lrumpf@cabq.gov

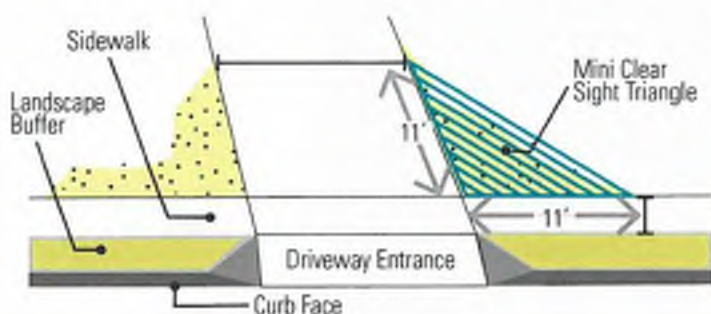
Figure 3.9.5-2 Intersection Sight Distance**Table 3.9.5-2 Minimum Intersection Sight Distance**

Speed Limit (mph)	Minimum Intersection Sight Distance (ft)					
	2 Lane Undivided		3 Lane Undivided or 2 Lane Divided w/ 12' Median		4 Lane Undivided	
	Left Turn	Right Turn	Left Turn	Right Turn	Left Turn	Right Turn
20	230	200	240	200	250	200
25	280	240	300	240	320	240
30	340	290	360	290	380	290
35	390	340	420	340	440	340
40	450	390	480	390	500	390
45	500	430	530	430	570	430
50	560	480	590	480	630	480

3.9.5.4 Mini Clear Sight Triangle

Driveways need to maintain the mini sight triangle as shown in Figure 3.9.5-3. This triangle starts at the sidewalk and measures 11 feet on a side.

Figure 3.9.5-3 Mini Clear Sight Triangle



3.9.5.5 Visibility for Site Entrances and Driveways

Site entrances and driveways shall be designed to preserve the clear sight triangle free of visual obstruction as described in section 3.9.5.3 and 3.9.5.4 above.

3.9.5.6 Sight Distance Note

The following note is required in all site plans: Landscaping, signage, walls, fences, trees, and shrubbery between three (3') and eight feet (8') tall (as measured from the gutter pan) are not allowed within the clear sight triangle.

3.9.5.7 Objects Permitted in the Clear Sight Triangle

Objects, that may be located in the sight triangle, include, but are not limited to, hydrants, utility poles, utility junction boxes, and traffic control devices provided these objects are located to minimize visual obstruction. Objects under eight inches (8") wide may be allowed.



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:
M-09-Z

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

0 250 500 1,000 Feet



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

October 29, 2020

RE: ZONE MAP AMENDMENT – EPC
ADDRESS: 1125 SNOW VISTA BLVD SW ALBUQUERQUE NM 87121
LEGAL DESCRIPTION: ALL OR A PORTION OF TRACT A, SNOW VISTA INVESTORS, LOCATED AT 1125 SNOW VISTA BLVD. SW, BETWEEN DE VARGAS RD. SW, AND SNOW VISTA BLVD. SW, APPROXIMATELY 10.8 ACRES (M-09-Z)

Dear Mr. Chairman,

Modulus Architects, Inc., hereafter referred to as “Agent” for the purpose of this request, represents Goodman Lawrence RVT, hereafter referred to as “Applicant”. The agent is requesting approval of a Zone Map Amendment for +/-10.7614 acres legally described as: TRACT A PLAT FOR TRACT A SNOW VISTA INVESTORS CONT 10.7614 AC. The parcel (the “subject site”) is +/- 10.7617 acres in size, zoned Mixed-use Low Intensity Zone District (MX-L) and is located on the south west corner of De Vargas RD and Snow Vista Blvd.

The purpose of this Zone Map Amendment is to change the current zoning of MX-L, which this justification narrative will demonstrate is not suitable for the subject property. The purpose of this letter is to provide the very pertinent background, policy analysis and justification for the proposed Zone Map Amendment request. This request is for a Zone Map Amendment from MX-L to Non-Residential Commercial (NR-C). The property site is currently undeveloped. The land use is classified as vacant land. Adjacent to the north of the property is predominantly zoned NR-C. To the east of the property, is a Walmart and various shopping centers. The NR-C zone is appropriate for this location and would allow the site to be developed in a manner more consistent with the goals and policies of the Comprehensive Land Use Plan and with the surrounding area. Prior Site Plan approvals included, but were not limited to, retail, shops, office and restaurants. This request will permit for development to occur, while allowing greater flexibility in utilizing this vacant piece of land. This request, if approved, would allow for the appropriate scale of development for retail, restaurants and a possible grocery store at this highly traveled intersection. To be clear, there

is no promise of any of these mentioned uses but since they are currently not allowed, it is proving extremely difficult to obtain any tenants to commit until a zone change is approved. There are no exact uses being proposed at this time. This will allow for a greater variety of commercial uses where residential is not wanted or needed.

The development of this vacant site will serve as a catalyst for this area and to the goal of a walkable, vibrant, environment that is oriented towards frequent, high-quality transit service that connects the community to the rest of the region. Increasing accessibility is one of the most significant ways that public transit promotes economic development. Improved accessibility is vital to regional economic growth as it provides increased regional efficiency, while strengthening linkages between workers and employment.

PROPOSAL

This Zone Map Amendment request seeks to “re-zone” the subject property from MX-L to NR-C. The NR-C zone district is clearly more in line with developing this property than the uses currently allowed and is more advantageous to the community as articulated by the ABC Comp Plan goals and policies (*in italics*) and are furthered by the proposed zone change (**in bold**) noted in the “Policy Analysis” portion of this letter.

“The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at the corners of collector intersections. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family residential dwellings, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors”.

“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”. This request is in line with the definition above. This community is in need of commercial uses and additional residential uses are not desired. This community is largely characterized by residential uses and it would be advantageous to the existing residents for commercial development and services to be located within close proximity. Neighborhoods with locally-serving businesses promote sustainable economic growth and reinvestment of local dollars. A range of amenities in neighborhoods reduces the need to drive, increasing active transportation opportunities. The current limited variety in retail uses and lack of daily goods and services for neighboring residents fails to foster sociability.

The subject site is located in Albuquerque’s Southwest Mesa where an imbalance of jobs to households poses a significant challenge for the future due to limited river crossings and the limited ability to increase the capacity of existing crossings. On the whole, residents drive less if there are job opportunities and services near their homes and desirable housing and amenities near workplaces. In areas with more houses than jobs, commute times tend to be longer, and congestion tends to be worse. East of the Rio Grande, there are almost 1.5 jobs for every household. West of the river, there is less than one job for every two households. Particularly at peak hours, traffic congestion at river crossings is expected to

worsen dramatically over time, leading to bridge crossing times in excess of an hour or more by 2040, without significant job growth on the West Side, workers will have to continue commuting to jobs east of the river. This request will provide the needed scale for commercial retail in the area. It is also an ideal location for medium-scale developments that will provide more jobs and services in an area of Albuquerque that desperately needs it.

Changing demographics poses an opportunity for this region as preferences shift around the places people live and the transportation options they choose. In general, preferences are shifting toward places that give people more options to walk, bike, or take public transportation. Complete walkable neighborhoods with a range of housing and amenities make non-auto transportation options safer and more feasible. The Comprehensive Plan and IDO encourage mixed-use communities and responding to market demand rather than exerting restrictions as long as the permitted uses are not harmful to the adjacent communities. Further development is subject to IDO regulations for process and development standards. Properties with more than 5 acres will be reviewed by the Development Review Board (DRB).

PERMITTED USES

The requested NR-C zone will allow for development that is more direct and consistent with the surrounding existing structures than the current MX-L zone. The obvious inconsistency in the conversion to the MX-L zone begins with the fact that it is unrealistic that this large of a site could be completely developed under the MX-L because of the small-scale uses allowed under this zoning. The subject site has not been zoned properly. The land to the north of the site has been zoned NR-C and changing the zoning would be in line with the surrounding characteristic of the community. Another fact is that the approved Environmental Planning Commission (EPC) Site Development Plan consisted of uses that would no longer be permissive under the existing MX-L zone district. The MX-L zone was adopted after the effective date of the IDO, it made a variety of uses that could benefit the surrounding residential areas unrealistic and unobtainable.

The subject site has remained vacant and undeveloped because the current zoning does not allow for the current market demands of commercial uses to develop in this area because of the size restrictions. The current zoning restricts building size, uses, and heights to the point that it is virtually null to none that development would take place on this site based off the size of the lot, the market demands and the demands of the community. The existing surrounding commercial land to the east has been zoned MX-L such as the Wal-Mart and the shopping centers. These uses would not be allowed under the MX-L zoning due to the size restrictions. The MX-L zoning in this area has created nonconforming uses and is not appropriate in this area. The requested NR-C zone will allow for development of medium-scale retail, office, commercial, and institutional uses and will be more direct and consistent with the market demands that will benefit the existing community, than the current MX-L zone.

It is unrealistic that this large of a site could be completely developed under the MX-L zoning because of small-scale uses allowed under this zoning. It is more appropriate for medium-scale retail, office, commercial, and institutional uses do develop on a site where additional residential uses are not desired or needed.

General retail, medium and large are nonconforming uses in the MX-L zone. General retail small is the only retail use allowed under the MX-L zone. General retail small only allows an establishment with no more than 25,000 square feet of gross floor area. Also, a grocery store is only allowed 30,000 square feet.

If this site were to stay zoned MX-L, the likelihood for these uses to possible development is virtually null to none, based on the size of this site and current market demands for a retail and grocery store user. This Zone Map Amendment will allow for permissive uses that are not allowed in the current zoning (See Table 2). The nearby uses are comparable and similar to the uses that will become permissive under the NR-C zone. As a result, reinforcing the uses in the NR-C zone will not be harmful to the neighborhood. This neighborhood is in desperate need of more commercial uses in the area.

There are no exact uses being proposed at this time. If this request is approved, it will allow the future of this site to develop per market demands and the demands of the surrounding community. There will be potential for appropriate scale of development for retail, restaurants and grocery stores. The Use-Specific Standards and newly permissive uses will not cause any adverse effects on the surrounding community, rather, they will bring life to this vacant area and provide community necessities and employment opportunities.

SUBJECT SITE BACKGROUND

This site is within an Area of Change. The lower south end of the site is within the boundary of the Arenal/86th/Benavides Major Transit Corridor. The site is also along an Urban Major Collector (De Vargas RD) and an Urban Principal Arterial (Snow Vista Blvd). The subject site is also located within Southwest Mesa Community Planning Area.

The old zoning for this site was Neighborhood Commercial (Shopping Center) known as C-1(SC). After the effective date of the IDO, the C-1 uses got converted to MX-L not taking into account the size of the lot, the approved Site Plan for Subdivision or that the Shopping Center description.

The subject site had a Site Plan for Subdivision approved by the EPC on March 18, 2004. The plan included subdividing the land into 7 lots to include pad sites for future uses. The request was also for a Site Development Plan for Building Permit to construct a 39,690 square foot grocery store and pharmacy. The EPC delegated final sign-off authority of the Site Development Plan and the Site Plan for Building Permit to the DRB. That final DRB sign-off was not completed. Due to not receiving DRB final sign-off in the allotted timeframe, the Site Plans are no longer valid.

On May 5, 2004 a Conditional Use Permit (CUP) was approved through the Zoning Hearing Examiner (ZHE) for a drive-up window for a proposed Wal-Mart Pharmacy. On January 29, 2008, the ZHE also approved a CUP for a proposed pharmacy window on lot 2 and a proposed drive up service window on lot 5. The uses were never developed and the Site Plans did not get finalized, causing the CUP permits to thus expire.

The area is largely characterized by mixed uses and it would be advantageous to the existing residents for commercial services to be located within close proximity. The Comprehensive Plan and IDO encourages mixed-use communities and options in development to support market demands.

Table 1: Surrounding Zoning & Land Use

SITE	IDO ZONING	LAND USE
SUBJECT SITE	MX-L	Vacant
NORTH	NR-C, MX-M	Industrial, Vacant, Low-density Residential
EAST	MX-L, R-T, R1-C	Wal-Mart, Commercial Retail, Vacant, Low-density Residential

SOUTH	UNCL, R-1A, PD	Middle School, Drainage, Religious Institution, Low- density Residential
WEST	R-1C, UNCL, R-MH	Multi-family, Low-density Residential, Drainage

Figure 1: Existing Zoning and Land Use

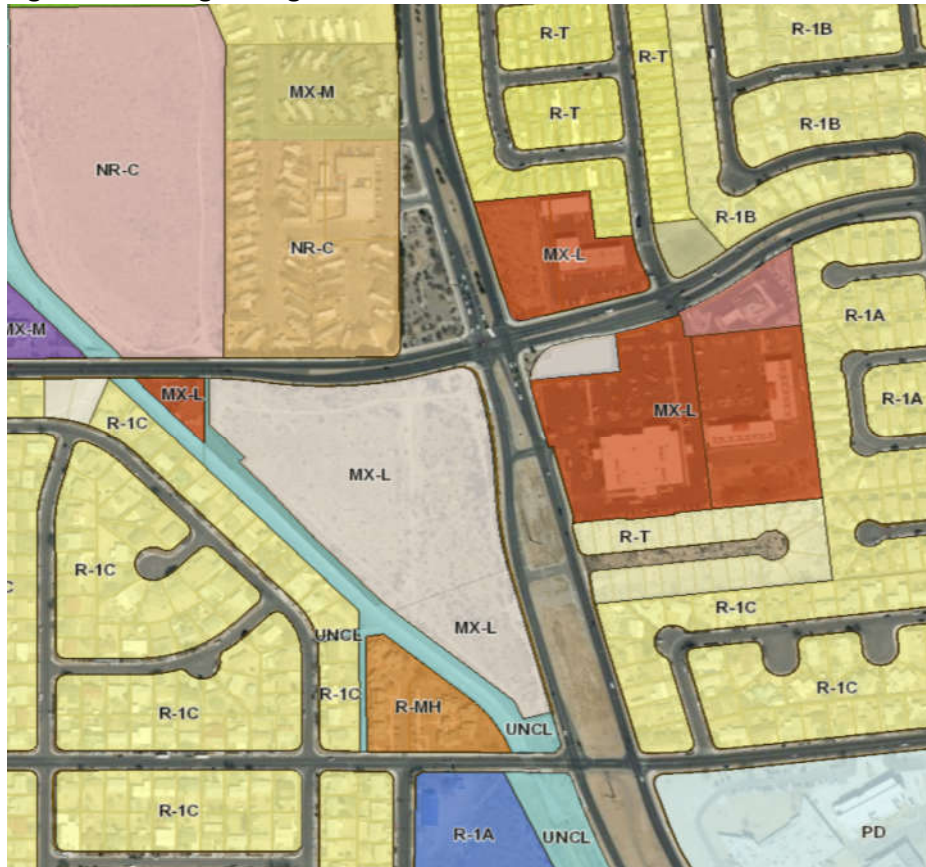


Figure 2. Subject Site (Highlighted in Blue)



Figure 3: Subject Site Undeveloped Land (South View)



Figure 4: Subject Site Undeveloped Land (West View)



POLICY ANALYSIS

6-7(G) ZONING MAP AMENDMENT – EPC

6-7(G)(3) Review and Decision Criteria

An application for a Zoning Map Amendment shall be approved if it meets all of the following criteria:

- 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.

Response:

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

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

CHAPTER 4: CHARACTER

Policy 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities. [ABC]

a) Respect existing neighborhood values and social, cultural, recreational resources.

Response:

The subject site is located within an Area of Change and within Southwest Mesa Community Planning Area, furthering Policy 4.1.1 because this request will encourage quality development that is consistent with the distinct character of this community. A Community Planning Area distinctively defines each area. Southwest Mesa CPA is one of Albuquerque's "emerging communities", meaning this area is still developing and is still discovering its true identity and sense of community. This area is also the "Gateway" to Albuquerque from the west, where I-40 and Route 66 separate from each other. This Zone Map Amendment will fall in line with the district characteristics of the surrounding zoning area. Future development will respect the existing neighborhood values and social, cultural and recreational resources that are established. The surrounding commercial area to the north is zoned NR-C. The request will not divert from the intended characteristic, rather contribute to it. Future development will follow the IDO and DPM standards. These standards will not deviate from the vision of this community. The request furthers Policy 4.1.1.

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

Response:

This request furthers Policy 4.1.2 because future development on the subject site under the NR-C zone, which the request would make possible, would protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design. Future development would be subject to IDO requirements including neighborhood edges (14-16-5-9), the non-residential zone district dimensional standards (Table 5-1-3), buffer landscaping (14-16-5-6-(E)), and building design standards (14-16-5-11). These would help ensure appropriate scale and location of development and character of building design. The request furthers Policy 4.1.2.

Goal 4.3 City Community Planning Area

Protect and enhance the natural and cultural characteristics and features that contribute to distinct identity and prioritize projects and programs to meet the needs of communities, neighborhoods, and sub-areas. [A]

Response:

This request for a Zone Map Amendment furthers Goal 4.3 because it will protect and enhance the natural and cultural characteristics and features that contribute to distinct identity and prioritize projects and programs to meet the needs of communities, neighborhoods, and sub-areas. The Southwest Mesa CPA is one of Albuquerque's "emerging communities". Development of this site will help this CPA get a sense of who it is and where

the economic development is moving towards. This undeveloped site is currently not representing the identity that the community has the potential of being and is currently not giving a lasting impression for the future of this area. This area is also the “Gateway” to Albuquerque from the west, where I-40 and Route 66 separate from each other. This request will help revitalize this important area. The NR-C zoning will allow for a wider array of developments on the subject site and will be designed based on the IDO and the DPM. The IDO and the DPM will add additional protections to allow the site to develop with distinct identity of the existing community. This project will allow for uses to emerge that will meet the needs of the community and nearby neighborhoods. They will also keep future developments consistent in the area, while protecting and enhancing the surrounding community. Additionally, continuous development of this subject site must still go through a review with the City of Albuquerque to ensure compliance and adherence to the standards of the IDO as well as the DPM. The request further Goal 4.3.

CHAPTER 5: LAND USE

POLICY 5.1.6 (b): Provide neighborhood-oriented commercial, retail, institutional, and public services.

Response:

Policy 5.1.6(b) is furthered by the NR-C zone because it will provide neighborhood-oriented commercial, retail, institutional, and public services. The requested NR-C Zone will allow for medium-scale retail, office, commercial, and institutional uses, that will be appropriate size and density for the surround community. This site is an ideal location for an NR-C zone. The NR-C zone will provide more consistency and relevance in future land use and won’t be in contrary to the purpose of the existing surrounding land zoning intent of the IDO. This request furthers Policy 5.1.6(b).

POLICY 5.1.10 Major Transit Corridor

Foster corridors that prioritize high frequency transit service with pedestrian-oriented development

Response:

This request is consistent with Policy 5.1.10 because a portion of the subject site is within 98th/Gibson Major Transit Corridor fostering high frequency transit service with pedestrian-oriented development minimizing negative impacts on nearby neighborhoods by providing transitions between development along a Transit Corridor and residential areas. This request furthers Policy 5.1.10.

GOAL 5.2 Complete Communities

Foster communities where residents can live, work, learn, shop and play together.

Response:

This request furthers Goal 5.2 because the proposed zone change to the NR-C district would allow for a mixture of non-residential uses in close proximity to a predominantly residential area. As a result residents can live, work, learn, shop and play all in the same community. A range of amenities in neighborhoods reduces the need to drive increasing active transportation opportunities. The current limited variety in retail uses and lack of daily goods and services for neighboring residents fails to foster sociability. Neighborhoods with locally-serving businesses promote sustainable economic growth and reinvestment of local dollars. Commercial viability of the property is necessary to maintain productive use of the property and avoid the continued existence of an under-utilized property. This request furthers Goal 5.2.

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

(a): Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

(b) Encourage development that offers choice in transportation, work areas, and lifestyles. [ABC]

(e) Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods. [ABC]

Response:

This request furthers Policy 5.2.1 and Policy 5.2.1(a)(b)(e) because the proposed zone change request for the NR-C district would allow for a mixture of non-residential uses that could help create a healthy, sustainable and distinct community in an Area of Change. The request would make possible development of commercial uses in close proximity to the neighboring residential areas. De Vargas RD, 98th ST, Sage RD and Snow Vista BLVD are close to the surrounding neighborhoods to the north, east, south and west sides of these corridors and are conveniently accessible from surrounding neighborhoods. This will encourage development that brings goods and services within walking and biking distance of neighborhoods. The location will offer choice transportation to services and employment. Characteristics of the community will be maintained since the requested zoning is equivalent to the zoning north of the site and occurs within a Major Transit Corridor. The continued commercial viability of the property is necessary to maintain productive use of the property and avoid the continued existence of an under-utilized property. This request furthers Policy 5.2.1 and Policy 5.2.1(a)(b)(e).

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

Response:

This request furthers Goal 5.3 because it will promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good. The subject site is adjacent to existing NR-C zoning; therefore, the requested NR-C

zone will maximize an efficient, development pattern of non-residential uses on an infill property, supporting the public good. This request furthers Goal 5.3.

POLICY 5.3.1

Infill Development: Support additional growth in areas with existing infrastructure and public facilities. [ABC]

Response:

This request furthers Policy 5.3.1 because the proposed zone change will support additional growth in an Area of Change with existing infrastructure and public facilities. The property is well serviced by existing infrastructure and other public facilities including access roads, water and sewage. This request furthers Policy 5.3.1.

POLICY 5.4.2: West Side Jobs: Foster employment opportunities on the West Side.

POLICY 5.4.2 (a): Ensure adequate capacity of land zoned for commercial, office, and industrial uses west of the Rio Grande to support additional job growth.

Response:

The requested NR-C zone will further Policy 5.4.2 and 5.4.2(a) by allowing for development that will create jobs on the West Side. The requested NR-C zone at this location is far more suited to further this Policy than the current MX-L zone. Mid-Region Council of Governments (MRMPO) strongly encourages promoting a healthy jobs housing balance by preserving commercially zoned land west of the river.

The imbalance of jobs to households poses a significant challenge due to limited river crossings and the limited ability to increase the capacity of existing crossings. On the whole, residents drive less if there are job opportunities and services near their homes and desirable housing and amenities near workplaces. In areas with more houses than jobs, commute times tend to be longer, and congestion tends to be worse. East of the Rio Grande, there are almost 1.5 jobs for every household. West of the river, there is less than one job for every two households. Particularly at peak hours, traffic congestion at river crossings is expected to worsen dramatically over time, leading to bridge crossing times of an hour or more by 2040 without significant job growth on the West Side, as workers will have to continue commuting to jobs east of the river. This request furthers Policy 5.4.2 and Policy 5.4.2 (a).

GOAL 5.6 City Development Areas

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

Response:

This request furthers Goal 5.6 because the subject property is located in an Area of Change and will direct growth and more intense development to this corridor where change is encouraged. The proposed zone change will encourage growth and high-quality future development in

accordance with these policies in a Transit Corridor and in an area with adequate infrastructure. The development of this site will provide employment opportunities in the area. The site is adjacent to an Area of Consistency and this amendment will reinforce the character and intensity of the surrounding area because the provisions that are set in place in both the IDO and the DPM. The IDO and the DPM will minimize potential negative impacts to the existing residential areas by creating a buffer and transition between the commercial and residential areas. This request furthers Goal 5.6.

POLICY 5.6.2 (b): Encourage development that expands employment opportunities.

Response:

The designation of NR-C zoning will encourage commercial and institutional development that will expand employment opportunities in the area, furthering Policy 5.6.2(b). The zone change from MX-L zoning to the requested NR-C zoning will have the effect of discouraging zone changes from industrial uses to either mixed use or residential zones. This request furthers Policy 5.6.2(b).

CHAPTER 7: URBAN DESIGN

GOAL 7.2 Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian development in urban contexts, and increase pedestrian safety in auto-oriented context.

Response:

This request furthers Goal 7.2 because it will increase walkability in the environment, promote pedestrian development, and increase pedestrian safety in auto-oriented context. The NR-C zone will develop into commercial uses near a residential area. Currently, this vacant site lacks any sidewalks or bike lands. Development within the NR-C zone will require sidewalk construction by the developer along the property's street frontage, creating better pedestrian connectivity to surrounding residents and fill a longstanding void in the connectivity of pedestrian travel. This request furthers Goal 7.2.

POLICY 7.2.1: Walkability: Ensure convenient and comfortable pedestrian travel. [ABC]

Response:

This request furthers Policy 7.2.1 because future development on site will allow residents in the community to have more community necessities that they currently lack. This will in turn promote walking to more convenient locations within their community. The development of this site will encourage a pedestrian-friendly community while ensuring convenient and comfortable pedestrian travel. This request furthers Policy 7.2.1.

POLICY 7.3.4:

b). Promote building and massing of commercial and office uses adjacent to single-family neighborhoods that is neighborhood-scale, well-designated, appropriately located, and consistent with the existing development context and neighborhood character. [A]

Response:

The request furthers Policy 7.3.4 (b) because the requested NR-C zone will permit commercial uses next to residential neighborhoods bringing more convenient necessities to the area. IDO regulations will encourage development that enhances the built environment and is compatible with the character of the surrounding context and similar in height mass and volume to adjacent development. Commercial development in the Southwest Mesa CPA has not materialized anywhere near the growth the rest of Albuquerque has seen but it certainly remains one of the most underserved markets in Albuquerque. The requested NR-C zone will further this policy in a more direct and consistent manner than the current zone of MX-L. This request furthers Policy 7.3.4 (b).

POLICY 7.3.5

Development Quality: Encourage innovative and high-quality design in all development. [ABC]

Response:

Policy 7.3.5 is furthered because the proposed zone change and subsequent development will encourage innovative and high-quality design in all development. The development of this site will be led by Modulus Architects, Inc. a local architecture firm with a long history of high-quality design such as the rebirth of Winrock Town Center, Sierra Vista Shopping Center which was the former Kmart at Montgomery and Eubank and West Central Plaza, the former Kmart at Central and Atrisco. Modulus Architects is known for innovative and high-quality design, which will be implemented into this development project when it comes time. This request furthers Policy 7.3.5.

CHAPTER 8: ECONOMIC DEVELOPMENT

GOAL 8.1 Placemaking

Create places where business and talent will stay and thrive

Response:

This request furthers Goal 8.1 because the approval of this request for a Zone Map Amendment to NR-C will allow for businesses and local talent to move into and thrive. This is a gateway location for Albuquerque where there is a lot of traffic coming in and out the area. This location would be a viable place for a business to stay, expand, and thrive. This request furthers Goal 8.1.

POLICY 8.1.1 Diverse Places

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

Response:

This request furthers Policy 8.1.1 because this request for a Zone Map Amendment to NR-C will foster a range of interesting places and contexts with different intensities, densities, uses and building scale in a location highly visible and accessible to all of Albuquerque for a opportunity to create a sense of “place” and encourage a diverse range of economic development opportunities in an Area of Change nestled in close proximity to an Activity Center (although not located within one) and partially within a Major Transit Corridor. This request furthers Policy 8.1.1.

POLICY 8.1.2

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

Response:

This request furthers Policy 8.1.2 because the proposed zone change will encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy by providing community needs. The NR-C zoning district will in turn provide more beneficial allowable uses such as grocery store and general retail (medium/large). These uses are not allowed under the current zoning, but will be allowed under the NR-C. By converting to the NR-C zone district it will make possible these opportunities for this community. There is no known uses at this time but with this amendment and future opportunities for development it will provide jobs, goods, and services which will improve the life for new and existing residents and contribute to a diverse and vibrant economy by developing this vacant site with growth that is consistent with and enhances the character of the existing community. Future development of the property has the capability to provide an incentive for local business to expand and diversify employment. It will promote local hiring, promote higher wages and business will contribute to the economic base of the community and region. This will then in turn improve the quality of life for new and existing residents and foster a robust, resilient, and diverse economy. This type of economic development is best suited for infill locations supported by commercial corridors. This subject site encompasses all aspects of successful economic development and furthers Policy 8.1.2.

As demonstrated in the policy narrative above, the proposed zone change would further a preponderance of Goals and Policies found in the ABC Comprehensive Plan and would clearly facilitate the desired goals of the Comp Plan which provides a framework to guide private development land use decisions, and decision-makers as they contemplate new plans affecting the whole community.

6-7(G)(3) Review and Decision Criteria, Continued

6-7(G)(3)(b) If the subject property is located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new

zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:

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

Response:

The subject property is not located partially or completely in an Area of Consistency (as shown in the ABC Comp Plan, as amended). As a result, the above criterion are not applicable as the proposed amendment is wholly in an Area of Change as shown on the ABC Comp Plan.

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 at least one of the following criteria:

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

Response:

The subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and this justification along with the application has demonstrated that the existing zoning is inappropriate because it meets criteria (3). A different zone district would be more advantageous to the community because many of the ABC Comp Plan goals and policies have been furthered as articulated in the "Policy Analysis" section above. This proposed zone change will allow for the implementation of development and implementation of patterns of land use that are consistent with the Comp Plan conditions and will promote connectivity along the Major Transit Corridor and an Urban Principal Arterial street as a destination for employment and services. The change in zoning would bring more commercial options to the community and will be consistent with the Area of Change.

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.

Response:

The requested zoning does not include permissive uses that would be harmful to adjacent properties, the neighborhoods or the community, unless the Use-Specific Standards associated with that use will adequately mitigate those harmful impacts. The permissive uses between the MX-L zoning designation and the NR-C zoning designation that could be considered harmful to adjacent properties have Use-specific Standards in Section 16-16-4-3 associated with them that will adequately mitigate those harmful impacts. For discussion, provided below is a side-by-side analysis of the new permissive uses under the NR-C zoning district.

Table 2. Side-by-Side Analysis of New Permissive Uses

New Permissive Uses under NR-C Zoning	Existing IDO Use Status (MX-L Zoning)	Related IDO Development Standards That May Apply (Specific Use Standards 16-16-4-3)
Hospital	Not Permissive	4-3(C)(5)
Sports Field	Conditional Primary	No use specific standards
University or College	Conditional Primary	No use specific standards
Kennel	Conditional Primary	4-3(D)(4)
Nursery	Not permissive	No use specific standards
Auditorium or Theater	Permissive Accessory	4-3(D)(7)
Bar	Conditional Primary	4-3(D)(8)
Catering service	Not Permissive	No use specific standards
Nightclub	Not Permissive	4-3(D)(8)
Tap room or tasting room	Conditional Primary	4-3(D)(8)
Heavy vehicle and equipment sales, rental, fueling, and repair	Not Permissive	4-3(D)(16)
Light vehicle fueling station	Conditional Primary	4-3(D)(17)
Light vehicle sales and rental	Conditional Primary	4-3(D)(19)

Construction contractor facility and yard	Not Permissive	4-3(D)(24)
Mortuary	Conditional Primary	No use specific standards
Personal and business services, large	Not Permissive	4-3(D)(26)
Self-storage	Conditional Primary	4-3(D)(28)
Other outdoor entertainment	Permissive Accessory	4-3(D)(31)
Building and home improvement materials store	Not Permissive	4-3(D)(33)
General retail, medium	Not Permissive	4-3(D)(36)
General retail, large	Not Permissive	4-3(D)(36)
Liquor retail	Permissive Accessory	4-3(D)(38)
Nicotine retail	Permissive Accessory	4-3(D)(39)
Pawn Shop	Conditional Primary	4-3(D)(40)
Transit facility	Conditional Primary	4-3(D)(46)
Cannabis cultivation	Not Permissive	4-3(E)(2)
Cannabis-infused products manufacturing	Not Permissive	4-3(E)(3)
Light manufacturing	Not Permissive	4-3(E)(4)
Recycling drop-off bin facility	Permissive Accessory	4-3(E)(13)
Warehousing	Not Permissive	4-3(E)(18)
Wholesaling and distribution center	Not Permissive	4-3(E)(19)

Permissive uses that could be construed as having possible harmful effects such as a taproom, bar, nightclub, light vehicle fueling station or liquor retail are regulated by local, state and federal requirements and must comply with all New Mexico state laws, including but not limited to any required spacing from other uses or facilities. These uses are also controlled by Specific-Use Standards found in the IDO to

mitigate potential harmful effects on the surrounding area. The uses that would become permissive that are outlined above will be nonconsequential for the following reasons:

1. Bar/Taproom or tasting room – These uses are considered Conditional Primary under the MX-L zoning district. Meaning, the City would require a CUP through the ZHE before the uses would become permissive. These uses will become permissive under the NR-C zoning district. There is not a major difference because the MX-L required an additional step then the uses would have become permissive after the CUP was obtained. The establishment MUST comply with all New Mexico state law requirements. Additional use-specific requirements defined in 4-3(D)(8) limit this use.
2. Nightclub - This use will become permissive under the NR-C zone district. The establishment MUST comply with all New Mexico state law requirements. Additional use-specific requirements defined in 4-3(D)(8) limit the use.
3. Heavy vehicle and equipment sales, rental, fueling, and repair - This use will become permissive under the NR-C zone district. This use is highly regulated. This use is prohibited within 330ft of a Major Public Open Space. This use requires a CUP if located within 330ft of any residential zone district. As a result, this use will require a CUP on the subject site because it is within 330 feet of a residential zone district, which adds extra safety to the surrounding community. A CUP is put in place to review potential adverse impacts and any appropriate mitigation to minimize those impacts on nearby properties. Additional screening is required for this use. Fueling is highly regulated by the Federal EPA as well as State and Local agencies including the New Mexico Air Quality Control Board and the United States Environmental Protection Agency. Additional use-specific requirements defined in 4-3(D)(16) limit the use.
4. Light vehicle fueling station - This use is considered Conditional Primary under the MX-L zoning district. Meaning, the use would require a CUP through the ZHE before it would become permissive. The use will become permissive under the NR-C zoning district. There is not a major difference because the MX-L required an additional step then the use would have become permissive after the CUP was obtained. This use requires a CUP if adjacent to any residential use and is prohibited within 330 ft. of a Major Public Open Space. As a result, this use will require a CUP on the subject site because the site is adjacent to a residential zone district, which adds extra safety to the surrounding community. A CUP is put in place to review potential adverse impacts and any appropriate mitigation to minimize those impacts on nearby properties. This use is highly regulated by the Federal EPA as well as State and Local agencies including the New Mexico Air Quality Control Board and the United States Environmental Protection Agency. Additional use-specific requirements defined in 4-3(D)(17) limit this use.
5. Construction contractor facility and yard - This use will become permissive under the NR-C zone district. The use requires a CUP if located within 330 ft. of any residential zone district. As a result, this use will require a CUP on the subject site because it is within 330 feet of a residential zone district, which adds extra safety to the surrounding community. A CUP is put in place to review potential adverse impacts and any appropriate mitigation to minimize those impacts on nearby properties. Additional landscaping, buffering and screening is required for all outdoor equipment. Additional use-specific requirements defined in 4-3(D)(24) limit the use.
6. Liquor retail – This was a Permissive Accessory use under the MX-L zoning district. Meaning, it is permissive as long as it is subordinate in use, area, or purpose to a primary land use on the same lot or the same premises. The use will become permissive under the NR-C zoning district. This does not constitute as a major change because the use is permissive in both zone districts. The establishment MUST comply with all New Mexico state law requirements. Liquor retail has

extensive measures put in place for approval. A CUP for liquor retail is required when proposed within 500 feet of any Residential or NR-PO zone district or any group home. As a result, this use will require a CUP on the subject site because it is within 500 feet of a residential zone district which adds extra safety to the surrounding community. A CUP is put in place to review potential adverse impacts and any appropriate mitigation to minimize those impacts on nearby properties. This use would not be harmful to adjacent property, the neighborhood, or the community and the associated Use-specific Standards will adequately mitigate any potential harmful impacts. Additional use-specific requirements defined in 4-3(D)(38) limit the use.

7. Nicotine Retail – This is a new use under the IDO. This use will be permissive under the NR-C but is a Permissive Accessory under the existing MX-L zone. Meaning, it is permissive as long as it is subordinate in use, area, or purpose to a primary land use on the same lot or the same premises. This does not constitute as a major change because the use is permissive in both zone districts. The establishment MUST comply with all New Mexico state law requirements. Nicotine retail has extensive measures put in place for approval. For example if a primary use, a CUP permit is required within 500ft of any residential zone district or residential use. The hours of operation are also limited between 10:00pm and 7:00am. Additional use-specific requirements defined in 4-3(D)(39) limit the use.
8. Cannabis Cultivation – This is a new use under the IDO. This use will become permissive under the NR-C zone district. This establishment must comply with all New Mexico State law requirements, including but not limited to any required spacing from other uses or facilities. The use is prohibited within 330 feet of a residential zone district, school, or child day care. This site is within the 330ft of a residential zoning so this use will be regulated because of that close proximity to the above protected areas. Additional use-specific requirements defined in 4-3(E)(2) limit the use.
9. Cannabis-infused products manufacturing - This is a new use under the IDO. This use will become permissive under the NR-C zone district. A required air filtration plan approved by the City Environmental Health Department is required. This establishment must comply with all New Mexico State law requirements, including but not limited to any required spacing from other uses or facilities. The use is prohibited within 330 feet of a residential zone district, school, or child day care. This site is within the 330ft of a residential zoning so this use will be regulated because of that close proximity to the above protected areas. Additional use-specific requirements defined in 4-3(E)(3) limit the use.
10. Light manufacturing - This use will become permissive under the NR-C zone district. This use is required to be conducted indoors unless a CUP is obtained to conduct specific activities outside. The use must also comply with all edge buffer requirements. It must also comply with the setback requirements when abutting an arterial or collector street. This site must comply with the setback requirements due the adjacent road classifications. Additional use-specific requirements defined in 4-3(E)(4) limit the use.
11. Recycling drop-off bin facility - This was a Permissive Accessory use under the MX-L zoning district. Meaning, it is permissive as long as it is subordinate in use, area, or purpose to a primary land use on the same lot or the same premises. The use will become permissive in the NR-C zoning district. Use-specific requirements are defined in 4-3(E)(13) limit the use.

Future development of this property and possible uses that could be considered harmful to adjacent property owners have been mitigated by Use-specific Standards (IDO Section 14-16-4-3) and regulations identified in the Integrated Development Ordinance. All uses shall comply

with City ordinances regulating noise, odors, vibration, glare, heat, and other special nuisance conditions affecting other properties as well as use-specific standards.

The uses that could be considered harmful as listed above will in turn become nonconsequential for the reasons stated. Future development on the subject site under the NR-C zone district would be subject to IDO requirements including neighborhood edges (14-16-5-9), the non-residential zone district dimensional standards (Table 5-1-3), buffer landscaping (14-16-5-6-(E)), and building design standards (14-16-5-11). These would help ensure appropriate scale and location of development and character of building design. These Use-Standards include precautionary measures such as distance requirements, size restrictions, design standards, screening requirements and various other measures. Additionally, development of this subject site must still go through a rigorous site planning approval process at which time the public will be fully engaged.

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

Response:

The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meets requirement (1) because the City's existing infrastructure and public improvements currently have adequate capacity to serve the development made possible by the zone change. The existing infrastructure includes but it not limited to water, sewer, roadways, and storm facilities. However, it is fully understand that the development of this property may require upgraded infrastructure, both public and/or private to adequately service the needs of the development. Although specific improvements are unknown at this time, the applicant has sufficient resources to guarantee any work needed via the Infrastructure Agreement process with the City of Albuquerque.

Although the City's existing infrastructure and public improvements currently have adequate capacity to serve the existing development, the development of this site will fill the void of infrastructure on site and bring full connectivity with the development of sidewalks and any other onsite infrastructure that the city requires.

- 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.

Response:

The justification for the Zoning Map Amendment provided herein is not completely based on the property's location on a major street, but rather on a preponderance of applicable Goals and Policies of the Comp Plan as outlined in the Policy Narrative. The policy analysis revealed that this request is consistent with the health, safety, and general welfare of the City. While the location of the property at the intersection of an Urban Major Collector (De Vargas RD) and an Urban Principal Arterial (Snow Vista Blvd), is not the main reason for providing justification for commercial zoning; however, it does provide rationale for why this site is suitable for the proposed NR-C zoning and associated uses. The development of this site will improve not only the community but the visualization factor that the Comp Plan, and the CPA emphasizes and is centered on. This request is also about upgrading the site for the surrounding community, while bringing commercial goods and services to the surrounding residential developments, while adding to the economic development. Not to mention, this site has the potential to become a booming pedestrian-friendly development that will add to the surrounding commercial developments in the area.

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

Response:

This justification is not based completely or predominantly on the cost of land or other economic considerations and are not the determining factors for this zone change request. The justification is based on an in-depth analysis of the applicable Goals and Policies the Comp Plan demonstrated above. There are a variety of different and applicable Goals and Policies that are consistent with the health, safety, and general welfare of the City. The justification is also based on the fact there is an inconsistency in the conversion to the MX-L zone on this subject site. The existing land to the north has been zoned NR-C. The subject site has been downzoned because it was intended for a shopping center. The current zoning will not allow for that intended use or some of the approved prior uses. The land to the east has been downzoned due to the existing uses and developments in place. The requested zone change will allow NR-C uses to develop, thereby providing more commercial, retail, and jobs choices in this community. The NR-C zone will stay consistent with the surrounding land uses and zoning in the area.

- 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.

Response:

The Zone Map Amendment does not apply a zone 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”). The NR-C district will be in line with the zoning to the north of the subject site. This request falls under criteria (2) above, in that the nature of the size of the land and the adverse land uses nearby. The land to the east has been zoned MX-L causing non-conforming uses to emerge because of the existing size of the uses on site. The subject site is not suitable for the existing uses allowed because of its size. The land is 11 acres and it is unrealistic to develop a land of such caliber with small-scale uses that are permissive under the MX-L zone.

It is also unsuitable because the amount of traffic on the surrounding roadways. According to the Mid-Region Council of Governments (MRCOG) 2019 traffic flows, the average annual weekday traffic for 98th street is 26,700+ vehicles. This site is more suitable for moderate to high intense uses, rather than the low intense uses permitted under the MX-L zone district.

CONCLUSION

This request is for a Zone Map Amendment (Zone Change) for an approximately +/-10.8 acre property located in Southwest Mesa Community Planning Area, in an Area of Change, and partially within the boundary of a Major Transit Corridor. The current zoning request is to allow for future NR-C uses. Future development permissive by the NR-C zone will further multiple goals and policies of the Comprehensive Plan and will serve as an excellent development opportunity. This zone change seeks to provide use options that are in demand in the surrounding area and the City as a whole. This community is not in need for additional residential/mixed uses in this area. Commercial uses are needed in the area to create jobs and convenient needs in close proximity to the residential area.

Westgate Heights NA, South Valley Coalition of NA, Westside Coalition of Neighborhood Associations, South West Alliance of Neighborhood Associations, and Route 66 NA were notified of this request. No meetings were requested on the behalf of the neighborhood associations. There was also no inquiring emails or phone calls received. The approval of this request for a Zone Map Amendment to the NR-C zone district for this subject property will ensure that this site remains a viable project prime for development. This development will provide more employment and convenient services within the community. The NR-C zoning is consistent with the zoning pattern in the vicinity and represents a justifiable request for a Zone Map Amendment. The future development of this site will be subject to NR-C zoning and subject to the IDO requirements including neighborhood edges (14-16-5-9), the non-residential zone district dimensional standards (Table 5-1-3), buffer landscaping (14-16-5-6-(E)), and building design standards (14-16-5-11). These requirements would help ensure appropriate scale and location of development and character of building design. Use-specific Standards include precautionary measures such as distance requirements, size restrictions, design standards, screening requirements, and various other measures.

Additionally, development of this subject site must still go through a review with the City of Albuquerque to ensure compliance and adherence to the standards of the IDO as well as the DPM. This requests will not have any negative effects on the surrounding community or its’ residence. The requested NR-C zone will clearly help align the appropriate zone with goals and policies of the Comprehensive Plan.

The agent and applicant respectfully request that the EPC support this Zone Map Amendment with an approval.

Sincerely,

Angela M. Williamson

Angela M. Williamson, CEO/Principal

Modulus Architects, Inc.

100 Sun Ave NE, Suite 600

Albuquerque, New Mexico 87109

Office: 505.338.1499 ext. 1000

Cell: 505.999.8016

Email: awilliamson@modulusarchitects.com

STAFF INFORMATION



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

DATE: November 19, 2020
TO: Angela Williamson and Regina Okoye, Modulus Architects, Inc.
FROM: Linda Rumpf, Planner
City of Albuquerque Planning Department
Email: lrumpf@cabq.gov
RE: Project #PR-2020-004645_RZ-2020-00037, – Zoning Map Amendment (Zone Change) - 1125 Snow Vista Blvd. SW

I've completed a first review of the proposed zone change request. I have a few questions and some suggestions that will help strengthen the submittal. I am available to answer questions about the process and requirements. If you like, we can set up a Zoom meeting to go over these comments. Please provide the following:

⇒ A revised project letter and any materials pursuant to the zone map amendment (one copy) by:

Noon on Tuesday, November 24, 2020

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

1) Introduction:

A. Though I've done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.

B. Legal Description:

We'll use this legal description, unless you have further edits:

All or a portion of Tract A, Snow Vista Investors, located at 1125 Snow Vista Blvd. SW, between De Vargas Rd. SW, and Snow Vista Blvd. SW.

This may be tweaked by Catalina. If so, I will send you the updated text.

C. Please tell me about the project that the proposed zone map amendment will make possible. What is the ultimate plan?

Zone Map Amendment from MX-L (Mixed Use-Low Intensity) to NR-C (Non-Residential Commercial). The property site is currently undeveloped. The land use is classified as vacant land.

This request, if approved, would allow for the appropriate scale of development for retail, restaurants and a possible grocery store at this highly traveled intersection. This will allow for a greater variety of commercial uses where residential is not wanted or needed.

2) Process:

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:

<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

- B. Timelines and EPC calendar: the EPC public hearing is scheduled for **December 10, 2020**. Final staff reports will be available one week prior, on **December 3**.

Agency comments are due to me by **November 16, 2020**. I will email you a copy of the comments and will forward any late comments to you.

3) Notification & Neighborhood Issues:

Notification requirements for a zone change are found in Table 6-1-1 (IDO, p. 328) and are explained in Section 6-4(K), Public Notice (IDO, p. 345).

- A. Westgate Heights NA, South Valley Coalition of NA, Westside Coalition of Neighborhood Associations, South West Alliance of Neighborhood Associations, and Route 66 NA were notified of this request. No meetings were requested on the behalf of the neighborhood associations. There was also no inquiring emails or phone calls received.
- B. I see that you offered a meeting with representatives from the relevant Neighborhood Association and no one requested a meeting but there were requests for information regarding the case. Have any other neighborhood representatives or members of the public contacted you? Are you aware of any concerns? As of this writing, no one has contacted me.
- C. 6-4(C)

Page 19 of your submittal: It looks like you offered the public meeting via email. I cross-checked the emails provided by ONC and the email that was sent. That checks out okay. 6-4(K)(2) Mailed

Thank you for providing clear images of the envelopes. All 57 labels match up.

4) Zone Map Amendment – Justification Letter

- A. Note: the page #s may not line up perfectly. If you have any questions on the page # or section, please let me know.
- B. Page 1: Please use the legal description mentioned earlier in this letter.
- C. Page 1: Please spell out the first occurrence of an acronym. Example: The purpose of this Zone Map Amendment is to change the current zoning of **MX-L (Mixed-Use – Low Intensity)**, which we will demonstrate is not suitable for this property.
- D. Page 3: Is there a desire for a grocery store on this site? It's okay with a zone change to be general in the proposed uses. You don't have to say WHICH grocery chain.
- E. Page 4. (See Section D in Policy Analysis for details). I don't know that this lines up with what is later in your letter. Perhaps delete this text?
- F. Page 4: On May 5, 2004 a CUP (spell out Conditional Use Permit) ...
- G. Page 5: Add the existing site to Table 1: Surrounding Zoning & Land Use.

- H. Page 5, etc.: For the 6-7(G)(3) Review and Decision Criteria section, add the label from the IDO for each item, such as A. 6-7(G)(3)(a).
- I. Page 7, etc.: For the Goal and Policy analysis section, provide precise narrative between the goal or policy cited, using the terms from the goal and policy in your response.
- J. Overall, we are looking for a more concise justification letter, especially in the goal and policy analysis section. There is no need to go into the sub-policies.

We'd like to see a format like this:

The proposed zone change (reiterate the goal or policy text) **because...** (3-5 sentences). This request furthers Goal X.Y.

- K. Please delete all mention of a center. Adjacent isn't enough. It's either in a Center or it's not. Please see the updated Long Range Planning comments that the site IS within a transit corridor.
- L. Please delete sub-policies from your goal and policy analysis.
- M. Page 6: Policy 4.1.1 Describe the distinct character.
- N. Page 8: Suggest that you delete 5.1.1 and 5.1.2.
- O. Page 10: Suggestion that you delete 5.1.10.
- P. Page 10, etc.: Please separate your narratives for Goals and Policies. Example: GOAL 5.3 and POLICY 5.3.1. Don't combine your responses.
- Q. Page 15: Add a heading that says '**6-7(G)(3) Review and Decision Criteria, continued**'
- R. Page 16, etc.: Please quote the IDO Review and Decision Criteria exactly
- S. Page 21, etc.: Please use 'the' or 'this' not 'we' or 'our' in your narrative. This occurs several times in your letter. Example: G. 6-7(G)(3)(g) Response:
.... The justification is also based on the fact there is an inconsistency in the conversion to the MX-L zone on **our** subject site. The existing land to the north has been zoned NR-C.
- T. Please check the entire document for typos.
- U. Please email me a copy of your letter with changes highlighted and a final updated PDF of your justification letter signed by Angela.

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

- A. Note: A zone change justification is about the requirements of the zone change criteria 14-16-6-7 (F)(3) and how a proposed project can be demonstrated to fulfill them. The merits of the project and neighborhood support (or opposition) are not included directly because there is no criterion under which they fall.

The task in a zone change justification is to choose applicable Goals and policies from the Comprehensive Plan and demonstrate how the request furthers (makes a reality) each applicable Goal and policy. Furthering is shown by providing explanations using "because" statements and tailoring the response to match the wording of the Goal or policy.
- B. Please note: The zone change criteria do not contain a provision that allows for use of a historical argument to justify a request. Any prior zoning on the subject site was superseded by the IDO zoning of MX-L.

- C. Responding to the zone change criteria is more of a legal exercise than anything else. It is critical to “hit the nail on the head” both conceptually and in terms of form. This can be done by:
- i. answering the questions in the customary way (see examples).
 - ii. using conclusory statements such as “because_____”.
 - iii. re-phrasing the requirement itself in the response, and
 - iv. choosing an option when needed to respond to a requirement.
- D. D. Version 1 (v.1) of the zone change justification is a good start, but a strengthened and more precise policy analysis is needed.

6. Zone Map Amendment (zone change)- Review and Decision Criteria:

Please address and incorporate the following to provide a strengthened response to the IDO zone change criteria.

A. Criterion A (strengthen):

- See my earlier comments regarding goal and policy analysis.

B. Criterion B: OK

C. Criterion C: OK

D. Criterion D: OK

E. Criterion E: OK

F. Criterion F (strengthen): Please make the response more concise – one paragraph.

G. Criterion G: OK

H. Criterion H (strengthen): Please make the response more concise. Check for typos. “This request will provide the needed scale for commercial retail in the area. It is also and (an) ideal location for medium-scale developments that will provided more jobs and services in an area of Albuquerque that desperately needs it.”

Thanks, Linda

505.589.6293

NEIGHBORHOOD INFORMATION

Regina Okoye

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Thursday, October 1, 2020 12:43 PM
To: Regina Okoye
Subject: 1125 SNOW VISTA BLVD SW Neighborhood Meeting Inquiry
Attachments: IDOZoneAtlasPage_M-09-Z.PDF

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	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	5053855809	5058362976
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	
South Valley Coalition of Neighborhood Associations	Marcia	Fernandez	mbfernandez1@gmail.com	2401 Violet SW	Albuquerque	NM	87105		5058779727
South Valley Coalition of Neighborhood Associations	Roberto	Roibal	rroibal@comcast.net	211 10th Street SW	Albuquerque	NM	87105	5059809651	
Westgate Heights NA	Christoper	Sedillo	chrissedillo4abq@gmail.com	605 Shire Street SW	Albuquerque	NM	87121	6193155051	

Westgate Heights NA	Matthew	Archuleta	mattearchuleta1@hotmail.com	1628 Summerfield Place SW	Albuquerque	NM	87121	5054016849	
Route 66 West NA	Cherise	Quezada	cherquezada@yahoo.com	10304 Paso Fino Place SW	Albuquerque	NM	87121	5052631178	
Route 66 West NA	Paul	Fava	paulfava@gmail.com	505 Parnelli Drive SW	Albuquerque	NM	87121	5053853202	

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you’re not sure what information you need to include in your e-mail. <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If you have questions about what type of notification is required for your particular project, please click on the link below to see a table of different types of projects and what notification is required for each:
<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Once you have e-mailed the contact individuals 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 permit application and submit it to the Planning Department for approval. **PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can’t answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

If your permit or project 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.

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, October 01, 2020 10:14 AM
To: Office of Neighborhood Coordination <ROKOYE@MODULUSARCHITECTS.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

Regina Okoye

Telephone Number

15052677686

Email Address

ROKOYE@MODULUSARCHITECTS.COM

Company Name

Modulus Architects

Company Address

100 Sun Ave NE. Suite 600

City

Albuquerque

State NM
ZIP 87109
Legal description of the subject site for this project:
TRACT A PLAT FOR TRACT A SNOW VISTA INVESTORS CONT 10.7614 AC
Physical address of subject site:
1125 SNOW VISTA BLVD SW ALBUQUERQUE NM 87121
Subject site cross streets:
De Vargas Rd SW and 98th St SW
Other subject site identifiers:
This site is located on the following zone atlas page:
M-09-Z

=====
This message has been analyzed by Deep Discovery Email Inspector.

Regina Okoye

From: Regina Okoye
Sent: Friday, October 2, 2020 9:44 AM
To: 'luis@wccdg.org'; 'jgallegoswccdg@gmail.com'; 'aboard111@gmail.com'; 'ekhaley@comcast.net'; 'mbfernandez1@gmail.com'; 'rroibal@comcast.net'; 'chrissedillo4abq@gmail.com'; 'mattearchuleta1@hotmail.com'; 'cherquezada@yahoo.com'; 'paulfava@gmail.com'
Cc: Angela Williamson
Subject: NEIGHBORHOOD MEETING ABOUT FUTURE ENVIRONMENTAL PLANNING COMMISSION APPLICATION FOR PROPERTY LOCATED AT 1125 SNOW VISTA BLVD SW, ALBUQUERQUE NM 87121
Attachments: IDOZoneAtlasPage_M-09-Z.pdf

Tracking:	Recipient	Delivery
	'luis@wccdg.org'	
	'jgallegoswccdg@gmail.com'	
	'aboard111@gmail.com'	
	'ekhaley@comcast.net'	
	'mbfernandez1@gmail.com'	
	'rroibal@comcast.net'	
	'chrissedillo4abq@gmail.com'	
	'mattearchuleta1@hotmail.com'	
	'cherquezada@yahoo.com'	
	'paulfava@gmail.com'	
	Angela Williamson	Delivered: 10/2/2020 9:44 AM



October 2, 2020

RE: NEIGHBORHOOD MEETING ABOUT FUTURE ENVIRONMENTAL PLANNING COMMISSION APPLICATION FOR PROPERTY LOCATED AT 1125 SNOW VISTA BLVD SW, ALBUQUERQUE NM 87121 TO AMEND THE EXISTING IDO ZONE DISTRICT FROM THE CURRENT MX-L (MIXED-USE - LOW INTENSITY ZONE DISTRICT) TO NR-C (NON-RESIDENTIAL – COMMERCIAL ZONE DISTRICT)

Dear Neighborhood Representatives,

I am very pleased to send this letter to let you know that I have been hired by the property owner to pursue a Zone Map Amendment for this property. The purpose of this is to allow for development of this 10-acre vacant parcel. As indicated in the requested zone change zone of NR-C, we are looking to develop an exciting commercial project. This request, if approved, would allow for the appropriate scale of development for retail, restaurants and a possible grocery store.



In accordance with the procedures of the City of Albuquerque’s Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(C) Neighborhood Meeting**, we are providing you an opportunity to discuss an EPC Application for a Zone Map Amendment from Mixed-Use-Low Intensity Zone District (MX-L) to Non-Residential Commercial Zone District (NR-C).

MX-L vs. NR-C

The current zoning of MX-L Purpose:
<p>The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at the corners of collector intersections. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family residential dwellings, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors. Other allowable uses are shown in Table 4-2-1.</p>
The requested NR-C Purpose:
<p>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. Allowable uses are shown in Table 4-2-1.</p>

Follow link below name “Integrated Development Ordinance (IDO)” to see allowable uses shown in Table 4-2-1 (page 164-168).

Project or Development Proposal

1125 Snow Vista BLVD SW

Albuquerque, NM 87121

Modulus Architects, Inc.

c/o Angela Williamson, CEO/Principal

Applicant/Property Owner

Goodman Lawrence RVT

Agent Contact Information

Modulus Architects, Inc.

c/o Angela Williamson, CEO/Principal

(505) 338-1499 ext. 1000

awilliamson@modulusarchitects.com

This application is being proposed in or near your neighborhood and before we submit an application, we would be glad to address any questions you may have with a neighborhood meeting. This would be an informal meeting where Modulus Architects, Inc. c/o Angela Williamson, CEO/Principal, would discuss our request and welcome any ideas or concerns you may have.

Per the IDO, you have 15 days from October 2, 2020 to respond, by either 1) requesting a meeting or 2) declining the meeting. If you do not respond within 15 calendar days, you are waiving the opportunity for a Neighborhood Meeting, and we can submit our application anytime thereafter. We would like to submit our application on **October 29, 2020**.

If you would like to meet, please let us know when your next regular neighborhood meeting is scheduled or provide a few alternative dates that fall within 30 days of your response to this letter/email.

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

The following is what we are currently proposing for this development: Zoning Map Amendment-EPC. A full Zone Atlas page is attached for your reference.

Useful Links

Integrated Development Ordinance (IDO)

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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

Sincerely,

Angela Williamson, CEO/Principal
Modulus Architects, Inc.
100 Sun Ave NE, Suite 600
Albuquerque, NM 87109
awilliamson@modulusarchitects.com
Office (505) 338-1499 ext. 1000
Mobile (505) 999-8016

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER
MODULUS ARCHITECTS, INC.

100 Sun Avenue NE, Suite 600
Albuquerque, NM 87109

Office 505.338.1499 (Ext. 1003)

Mobile + Text 505.267.7686

www.modulusarchitects.com



Regina Okoye

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Monday, October 26, 2020 3:47 PM
To: Regina Okoye
Subject: 1125 SNOW VISTA BLVD SW Public Notice Inquiry
Attachments: 5 - IDOZoneAtlasPage_M-09-Z.PDF

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976
South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	luis@wccdg.org	5921 Central Avenue NW	Albuquerque	NM	87105		
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114
South Valley Coalition of Neighborhood Associations	Roberto	Roibal	rroibal@comcast.net	211 10th Street SW	Albuquerque	NM	87105	5059809651	
South Valley Coalition of Neighborhood Associations	Marcia	Fernandez	mbfernandez1@gmail.com	2401 Violet SW	Albuquerque	NM	87105		5058779727
Westgate Heights NA	Matthew	Archuleta	mattearchuleta1@hotmail.com	1628 Summerfield Place SW	Albuquerque	NM	87121	5054016849	
Westgate Heights NA	Christoper	Sedillo	chrissedillo4abq@gmail.com	605 Shire Street SW	Albuquerque	NM	87121	6193155051	
Route 66 West NA	Paul	Fava	paulfava@gmail.com	505 Parnelli Drive SW	Albuquerque	NM	87121	5053853202	
Route 66 West NA	Cherise	Quezada	cherquezada@yahoo.com	10304 Paso Fino Place SW	Albuquerque	NM	87121	5052631178	

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you’re not sure what information you need to include in your e-mail. <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If you have questions about what type of notification is required for your particular project, please click on the link below to see a table of different types of projects and what notification is required for each: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Once you have e-mailed the contact individuals 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 permit application and submit it to the Planning Department for approval. **PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can’t answer questions about

sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

If your permit or project 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.

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: Monday, October 26, 2020 1:33 PM
To: Office of Neighborhood Coordination <ROKOYE@MODULUSARCHITECTS.COM>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
Environmental Planning Commission
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:
Contact Name
Regina Okoye
Telephone Number
15052677686
Email Address
ROKOYE@MODULUSARCHITECTS.COM
Company Name
Modulus Architects
Company Address
100 Sun Ave NE. Suite 600
City
Albuquerque
State

NM
ZIP 87109
Legal description of the subject site for this project:
TRACT A PLAT FOR TRACT A SNOW VISTA INVESTORS CONT 10.7614 AC
Physical address of subject site:
1125 SNOW VISTA BLVD SW ALBUQUERQUE NM 87121
Subject site cross streets:
De Vargas Rd SW and 98th St SW
Other subject site identifiers:
This site is located on the following zone atlas page:
M-09-Z

=====
This message has been analyzed by Deep Discovery Email Inspector.

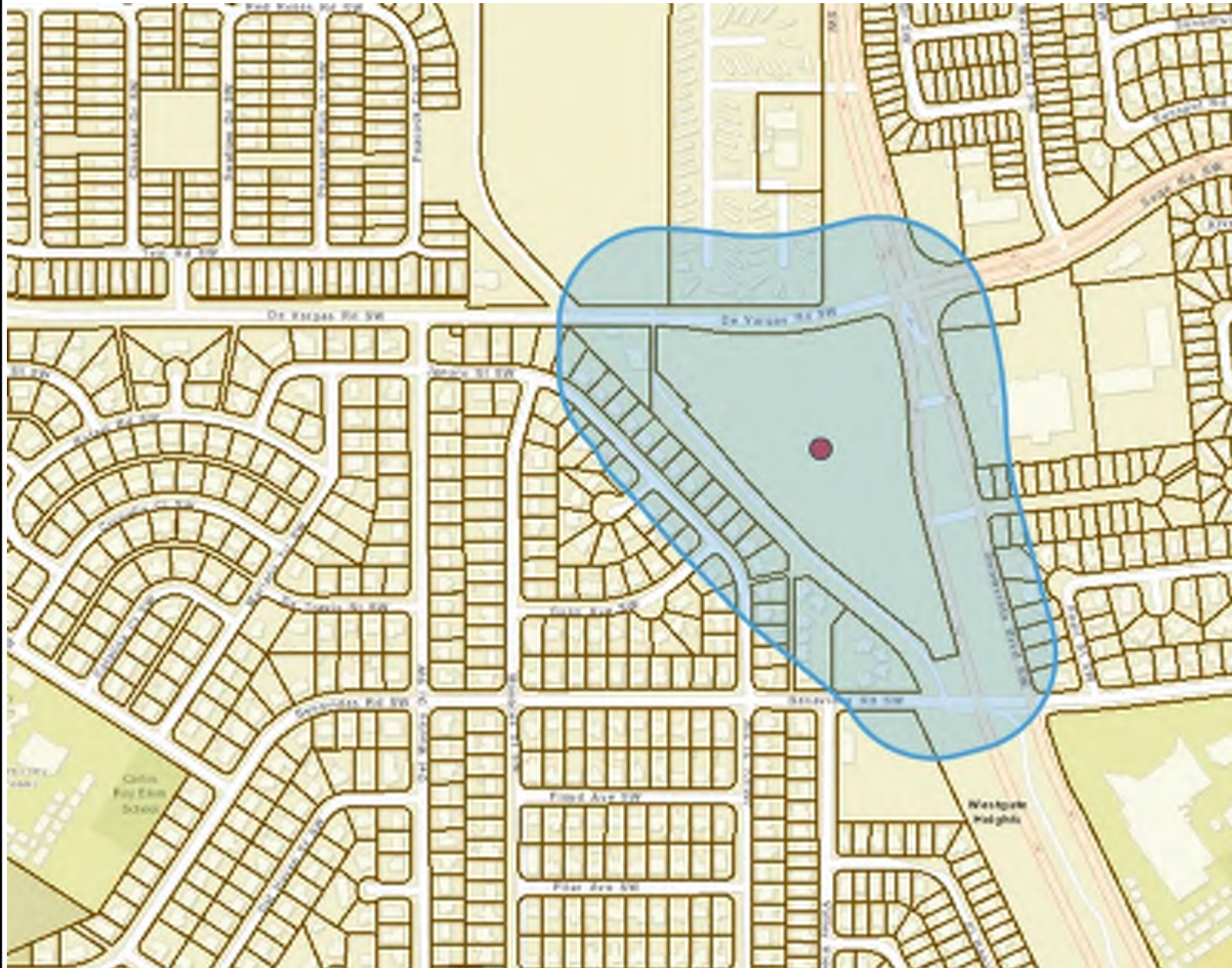


1125 SNOW VISTA BLVD SW



Legend

■ Bernalillo County Parcels



Notes

Buffer: 300 Ft.
ROW Snow Vista Blvd Sw: 200 Ft.

908 0 454 908 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
10/1/2020 © City of Albuquerque

1: 5,448

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

LUCERO CHRIS C & PATSY C
1153 JENARO ST SW
ALBUQUERQUE NM 87121-8134

PROPERTY MANAGEMENT CO OF N M C/O
MORTGAGE INVESTMENT
10008 FLOYD AVE SW
ALBUQUERQUE NM 87121-8129

BLEA JOSHUA JACOB
1169 JENARO ST SW
ALBUQUERQUE NM 87121-8134

CENTRAL BAPTIST ASSOCIATION
2517 WYOMING BLVD NE
ALBUQUERQUE NM 87112

DOMINGUEZ MANUEL D
1217 PEARL ST SW
ALBUQUERQUE NM 87121

SIQUEIROS-URBINA SANDRA E
1165 JENARO ST SW
ALBUQUERQUE NM 87121-8134

WILDE HERMAN E
1140 JENARO ST SW
ALBUQUERQUE NM 87121

RI CSI LLC C/O REALTY INCOME CORP
ATTN: PM #1679
11995 EL CAMINO REAL
SAN DIEGO CA 92130

VUELO LLC
1162 LAUREL LP NE
ALBUQUERQUE NM 87122-1109

CABERA JULIO C & MARIA DEA C/O
MARQUEZ ARACELI
1132 JENARO ST SW
ALBUQUERQUE NM 87121-8135

CORDOBA FIDEL PEREA & SAENZ DE PEREA
CHRISTINA
1105 JENARO ST SW
ALBUQUERQUE NM 87121-8134

WILSON CLAUDIA E
1116 FACIO CT SW
ALBUQUERQUE NM 87121

MCENERY MARTIN J
207 KING ST APT 509
SAN FRANCISCO CA 94107-5454

MACIAS REYES
1213 PEARL ST SW
ALBUQUERQUE NM 87121-7936

MARY HANSBURG GONZALES
1113 JENARO ST SW
ALBUQUERQUE NM 87105-8134

WAL-MART STORES EAST LP
2001 SE 10TH ST
BENTONVILLE AR 72716-6489

BECHTOLD JEFF & ANNA
1104 JENARO ST SW
ALBUQUERQUE NM 87121-8135

MORALES JAIME & PONCE EMMA
1201 PEARL ST SW
ALBUQUERQUE NM 87121

VUELO LLC
12231 ACADEMY RD NE 301-243
ALBUQUERQUE NM 87111-7239

MORENO ESTEBAN QUEZADA & VAZQUEZ
VERONICA ALEJANDRA CABRERA
1121 JENARO ST SW
ALBUQUERQUE NM 87121-8134

Jaquez COSME & LETICIA
2460 CAMELLIA CT SW
ALBUQUERQUE NM 87105

GUZMAN JUAN & ROCIO
1709 54TH ST NW
ALBUQUERQUE NM 87105-1030

WAL-MART STORES EAST LIMITED
PARTNERSHIP C/O WAL-MART PROP TAX DEPT
MS 0555
PO BOX 8050
BENTONVILLE AR 72716-8055

ROMERO ANTOINETTE
10000 GUNN AVE SW
ALBUQUERQUE NM 87121

GOODMAN LAWRENCE RVT
4711 GOLF RD #1000
SKOKIE IL 60076-1235

CHAVEZ JOE F & LYDIA
1149 JENARO ST SW
ALBUQUERQUE NM 87105-8134

ENRIQUEZ EFRAIN & QUINTANA BERTHA A
PO BOX 6760
SANTA FE NM 87502-6760

MARTINEZ GILBERT F & GERALDINE D
9701 BENAVIDES RD NW
ALBUQUERQUE NM 87121-8148

DORCAS JOHN D & SHIRLEY
1136 JENARO ST SW
ALBUQUERQUE NM 87121-8135

JACKSON MARILYN KAY
1141 JENARO ST SW
ALBUQUERQUE NM 87121-8134

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103

TORREZ MYRA
5916 MESA SOMBRA PL NW
ALBUQUERQUE NM 87120-3386

TORRES HORACIO A & GUILLERMINA
VALVERDENE
1112 JENARO ST SW
ALBUQUERQUE NM 87121-8135

CHAVEZ DOLORES B & MONTOYA ERNEST J
1161 JENARO ST SW
ALBUQUERQUE NM 87121

DEEMER PROPERTIES NM LLC
2455 ROOP RD
GILROY CA 95020

DOMINGUEZ SUSANA & BUSTILLOS
ROGELIO
1209 PEARL ST SW
ALBUQUERQUE NM 87121-7936

SKASIK CYNTHIA ANN & GREGORY C
TRUSTEES SKASIK RVT
1133 JENARO ST SW
ALBUQUERQUE NM 87121-8134

MONTES VALENTIN & LILIANA ORTEGA
1156 JENARO ST SW
ALBUQUERQUE NM 87121-8135

GUTIERREZ JOVANNA C
1129 JENARO ST SW
ALBUQUERQUE NM 87121-8134

RUIZ-BAEZA REYDESEL
1137 JENARO ST SW
ALBUQUERQUE NM 87105

ENRIQUEZ NICOLAS P & CAROLINA S
1145 JENARO ST SW
ALBUQUERQUE NM 87105-8134

PENA ERNESTO & LINDA
6205 DENNISON RD SW
ALBUQUERQUE NM 87121-3224

ARMIJO PETER M & ARMIJO PETE A
9613 REBA AVE SW
ALBUQUERQUE NM 87121-9004

HOLGUIN FELIPE O & BLANCA L
1100 82ND ST SW
ALBUQUERQUE NM 87121

SALCIDO STELLA
6364 CAMINO DE PAZ RD NW
ALBUQUERQUE NM 87120-4284

NLH5
PO BOX 51055
ALBUQUERQUE NM 87181

NLH6
PO BOX 90486
ALBUQUERQUE NM 87197

SW ALLIANCE OF NA (SWAN)
LUIS HERNANDEZ JR.
5921 CENTRAL AVE NW
ALBUQUERQUE, NM 87105

SW ALLIANCE OF NA (SWAN)
JERRY GALLEGOS
5921 CENTRAL AVE NW
ALBUQUERQUE, NM 87105

WESTSIDE COALITION OF NA
RENE HORVATH
5515 PALOMINO DR NW
ALBUQUERQUE, NM 87120

WESTSIDE COALITION OF NA
ELIZABETH HALEY
6005 CHAPARRAL CIRCLE NW
ALBUQUERQUE, NM 87114

SOUTH VALLEY COALITION OF NA
MARCIA FERNANDEZ
2401 VIOLET SW
ALBUQUERQUE, NM 87105

SOUTH VALLEY COALITION OF NA
ROBERTO ROIBAL
211 10TH STREET SW
ALBUQUERQUE, NM 87105

WESTGATE HEIGHTS NA
CHRISTOPER SEDILLO
605 SHIRE STREET SW
ALBUQUERQUE, NM 87121

WESTGATE HEIGHTS NA
MATTHEW ARCHULETA
1628 SUMMERFIELD PLACE SW
ALBUQUERQUE, NM 87121

ROUTE 66 WEST NA
CHERISE QUEZADA
10304 PASO FINO PLACE SW
ALBUQUERQUE, NM 87121

ROUTE 66 WEST NA
PAUL FAVA
505 PARNELLI DR SW
ALBUQUERQUE, NM 87121

Regina Okoye

From:

Sent:

To:

Cc:

Subject:

Attachments:

Regina Okoye

Wednesday, October 28, 2020 3:55 PM

'jgallegoswccdg@gmail.com'; 'luis@wccdg.org'; 'ekhaley@comcast.net'; 'aboard111@gmail.com'; 'rroibal@comcast.net'; 'mbfernandez1@gmail.com'; 'mattearchuleta1@hotmail.com'; 'chrissedillo4abq@gmail.com'; 'paulfava@gmail.com'; 'cherquezada@yahoo.com'

Angela Williamson

PUBLIC NOTICE ABOUT FUTURE ENVIRONMENTAL PLANNING COMMISSION(EPC) APPLICATION

IDOZoneAtlasPage_M-09-Z.pdf

Tracking:	Recipient	Delivery	Read
	'jgallegoswccdg@gmail.com'		
	'luis@wccdg.org'		
	'ekhaley@comcast.net'		
	'aboard111@gmail.com'		
	'rroibal@comcast.net'		
	'mbfernandez1@gmail.com'		
	'mattearchuleta1@hotmail.com'		
	'chrissedillo4abq@gmail.com'		
	'paulfava@gmail.com'		
	'cherquezada@yahoo.com'		
	Angela Williamson	Delivered: 10/28/2020 3:55 PM	Read: 10/28/2020 4:00 PM



October 28, 2020

RE: PUBLIC NOTICE ABOUT FUTURE ENVIRONMENTAL PLANNING COMMISSION(EPC) APPLICATION FOR PROPERTY LOCATED AT 1125 SNOW VISTA BLVD SW, ALBUQUERQUE NM 87121 TO AMEND THE EXISTING IDO ZONE DISTRICT FROM THE CURRENT MX-L (MIXED-USE - LOW INTENSITY ZONE DISTRICT) TO NR-C (NON-RESIDENTIAL – COMMERCIAL ZONE DISTRICT)

Dear Neighbors and Neighborhood Representatives,

I am very pleased to send this letter to let you know that I have been hired by the property owner to pursue a Zone Map Amendment for this property. The purpose of this is to allow for development of this 10-acre vacant parcel. As indicated in the requested zone change, we are requesting the zone of NR-C, we are looking to develop an exciting commercial project. This request, if approved, would allow for the appropriate scale of development for retail, restaurants and a possible grocery store.



MX-L vs. NR-C

The current zoning of MX-L Purpose:
The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at the corners of collector intersections. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family residential dwellings, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors. Other allowable uses are shown in Table 4-2-1.
The requested NR-C Purpose:
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. Allowable uses are shown in Table 4-2-1.

Follow link below name “Integrated Development Ordinance (IDO)” to see allowable uses shown in Table 4-2-1 (page 145-150).

Project or Development Proposal
1125 Snow Vista BLVD SW
Albuquerque, NM 87121
Modulus Architects, Inc.

c/o Angela Williamson, CEO/Principal

Applicant/Property Owner
Goodman Lawrence RVT

Agent Contact Information
Modulus Architects, Inc.
c/o Angela Williamson, CEO/Principal
(505) 338-1499 ext. 1000
awilliamson@modulusarchitects.com

We will be submitting our application on October 29, 2020 for an EPC Hearing via Zoom to be held on December 10, 2020 at 8:30 am Mountain Time (US and Canada). The Zoom information for the hearing is as followed:

Join Zoom Meeting
<https://cabq.zoom.us/j/99718335116>

Meeting ID: 997 1833 5116
One tap mobile
+13462487799,,99718335116# US (Houston)
+16699006833,,99718335116# US (San Jose)

Dial by your location
+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 312 626 6799 US (Chicago)
+1 646 558 8656 US (New York)
+1 301 715 8592 US (Germantown)
Meeting ID: 997 1833 5116
Find your local number: <https://cabq.zoom.us/j/99718335116>

The following is what we are currently proposing for this development: Zoning Map Amendment-EPC. A full Zone Atlas page is attached for your reference.

Useful Links

Integrated Development Ordinance (IDO)
<https://abc-zone.com/sites/abc-zone.com/files/document/pdf/IDO-2019AnnualUpdate-ArchiveDraft-2020-10-12.pdf>

IDO Interactive Map
<https://tinyurl.com/IDOzoningmap>

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

Sincerely,

Angela Williamson, CEO/Principal
Modulus Architects, Inc.
100 Sun Ave NE, Suite 600
Albuquerque, NM 87109

awilliamson@modulusarchitects.com

Office (505) 338-1499 ext. 1000

Mobile (505) 999-8016



October 28, 2020

RE: PUBLIC NOTICE ABOUT FUTURE ENVIRONMENTAL PLANNING COMMISSION(EPC) APPLICATION FOR PROPERTY LOCATED AT 1125 SNOW VISTA BLVD SW, ALBUQUERQUE NM 87121 TO AMEND THE EXISTING IDO ZONE DISTRICT FROM THE CURRENT MX-L (MIXED-USE - LOW INTENSITY ZONE DISTRICT) TO NR-C (NON-RESIDENTIAL – COMMERCIAL ZONE DISTRICT)

Dear Neighbors and Neighborhood Representatives,

I am very pleased to send this letter to let you know that I have been hired by the property owner to pursue a Zone Map Amendment for this property. The purpose of this is to allow for development of this 10-acre vacant parcel. As indicated in the requested zone change, we are requesting the zone of NR-C, we are looking to develop an exciting commercial project. This request, if approved, would allow for the appropriate scale of development for retail, restaurants and a possible grocery store.



The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at the corners of collector intersections. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family residential dwellings, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors. Other allowable uses are shown in Table 4-2-1.

The requested NR-C Purpose:

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. Allowable uses are shown in Table 4-2-1.

Follow link below name “Integrated Development Ordinance (IDO)” to see allowable uses shown in Table 4-2-1 (page 145-150).

Project or Development Proposal

1125 Snow Vista BLVD SW
Albuquerque, NM 87121
Modulus Architects, Inc.
c/o Angela Williamson, CEO/Principal

Applicant/Property Owner

Goodman Lawrence RVT

Agent Contact Information

Modulus Architects, Inc.
c/o Angela Williamson, CEO/Principal
(505) 338-1499 ext. 1000
awilliamson@modulusarchitects.com

We will be submitting our application on October 29, 2020 for an EPC Hearing via Zoom to be held on December 10, 2020 at 8:30 am Mountain Time (US and Canada). The Zoom information for the hearing is as followed:

Join Zoom Meeting
<https://cabq.zoom.us/j/99718335116>

Meeting ID: 997 1833 5116

One tap mobile

+13462487799,,99718335116# US (Houston)

+16699006833,,99718335116# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

Meeting ID: 997 1833 5116

Find your local number: <https://cabq.zoom.us/j/99718335116>

The following is what we are currently proposing for this development: Zoning Map Amendment-EPC. A full Zone Atlas page is attached for your reference.

Useful Links

Integrated Development Ordinance (IDO)

<https://abc-zone.com/sites/abc-zone.com/files/document/pdf/IDO-2019AnnualUpdate-ArchiveDraft-2020-10-12.pdf>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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

Sincerely,

Angela Williamson, CEO/Principal
Modulus Architects, Inc.
100 Sun Ave NE, Suite 600
Albuquerque, NM 87109
awilliamson@modulusarchitects.com
Office (505) 338-1499 ext. 1000
Mobile (505) 999-8016

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



LUCERO CHRIS C & PATSY C
1153 JENARO ST SW
ALBUQUERQUE NM 87121-8134

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



BLEA JOSHUA JACOB
1169 JENARO ST SW
ALBUQUERQUE NM 87121-8134

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

SIQUEIROS-URBINA SANDRA E
1165 JENARO ST SW
ALBUQUERQUE NM 87121-8134



MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



PROPERTY MANAGEMENT CO OF N M C/O
MORTGAGE INVESTMENT
10008 FLOYD AVE SW
ALBUQUERQUE NM 87121-8129

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



CENTRAL BARTLET ASSOCIATION
2317 IRONMONG BLVD NE
ALBUQUERQUE NM 87112

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



DOMINGUEZ MANUEL D
1217 PEARL ST SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



RI CSI LLC C/O REALTY INCOME CORP
ATTN: PM #1679
11995 EL CAMINO REAL
SAN DIEGO CA 92130

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



CABERA JULIO C & MARIA DEA C/O
MARQUEZ ARACELI
1132 JENARO ST SW
ALBUQUERQUE NM 87121-8135

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



CORDOBA FIDEL PEREA & SAENZ DE PEREA
CHRISTINA
1105 JENARO ST SW
ALBUQUERQUE NM 87121-8134

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



WILDE HERMAN E
1140 JENARO ST SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



VUELO LLC
1162 LAUREL LP NE
ALBUQUERQUE NM 87122-1109

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



WILSON CLAUDIA E
1116 FACIO CT SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

MCENERY MARTIN J
207 KING ST APT 509
SAN FRANCISCO CA 94107-5454



MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

MACIAS REYES
1213 PEARL ST SW
ALBUQUERQUE NM 87121-7936



MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

MARY HANSBURG GONZALES
1113 JENARO ST SW
ALBUQUERQUE NM 87105-8134



MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

WAL-MART STORES EAST LP
2001 SE 10TH ST
BENTONVILLE AR 72716-6489



MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

BECHTOLD JEFF & ANNA
1104 JENARO ST SW
ALBUQUERQUE NM 87121-8135



MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

MORALES JAIME & PONCE EMMA
1201 PEARL ST SW
ALBUQUERQUE NM 87121



MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



VUELO LLC
12231 ACADEMY RD NE 301-243
ALBUQUERQUE NM 87111-7239

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



MORENO ESTEBAN QUEZADA & VAZQUEZ
VERONICA ALEJANDRA CABRERA
1121 JENARO ST SW
ALBUQUERQUE NM 87121-8134

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



JAQUEZ COSME & LETICIA
2460 CAMELLIA CT SW
ALBUQUERQUE NM 87105

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



GUZMAN JUAN & ROCIO
1709 54TH ST NW
ALBUQUERQUE NM 87105-1030

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



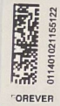
ROMERO ANTOINETTE
10000 GUNN AVE SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



WAL-MART STORES EAST LIMITED
PARTNERSHIP C/O WAL-MART PROP TAX DEPT
MS 0555
PO BOX 8050
BENTONVILLE AR 72716-8055

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



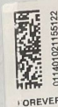
GOODMAN LAWRENCE RVT
4711 GOLF RD #1000
SKOKIE IL 60076-1235

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



ENRIQUEZ EFRAN & QUINTANA BERTHA A
PO BOX 6760
SANTA FE NM 87502-6760

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



CHAVEZ JOE F & LYDIA
1149 JENARO ST SW
ALBUQUERQUE NM 87105-8134

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



JACKSON MARILYN KAY
1141 JENARO ST SW
ALBUQUERQUE NM 87121-8134

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



MARTINEZ GILBERT F & GERALDINE D
9701 BENAVIDES RD NW
ALBUQUERQUE NM 87121-8148

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



DORCAS JOHN D & SHIRLEY
1136 JENARO ST SW
ALBUQUERQUE NM 87121-8135

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103



MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

TORREZ MYRA
5916 MESA SOMBRA PL NW
ALBUQUERQUE NM 87120-3386



MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

TORRES HORACIO A & GUILLERMINA
VALVERDENE
1112 JENARO ST SW
ALBUQUERQUE NM 87121-8135



MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

CHAVEZ DOLORES B & MONTOYA ERNEST J
1161 JENARO ST SW
ALBUQUERQUE NM 87121



MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

DEEMER PROPERTIES NM LLC
2455 ROOP RD
GILROY CA 95020



MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109

DOMINGUEZ SUSANA & BUSTILLOS
ROGELIO
1209 PEARL ST SW
ALBUQUERQUE NM 87121-7936



MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



SKASIK CYNTHIA ANN & GREGORY C
TRUSTEES SKASIK RVT
1133 JENARO ST SW
ALBUQUERQUE NM 87121-8134

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



MONTES VALENTIN & LILIANA ORTEGA
1156 JENARO ST SW
ALBUQUERQUE NM 87121-8135

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



GUTIERREZ JOVANNA C
1129 JENARO ST SW
ALBUQUERQUE NM 87121-8134

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



RUIZ-BAEZA REYDESEL
1137 JENARO ST SW
ALBUQUERQUE NM 87105

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



ENRIQUEZ NICOLAS P & CAROLINA S
1145 JENARO ST SW
ALBUQUERQUE NM 87105-8134

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



PENA ERNESTO & LINDA
6205 DENNISON RD SW
ALBUQUERQUE NM 87121-3224

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



ARMUO PETER M & ARMUO PETE A
9613 REBA AVE SW
ALBUQUERQUE NM 87121-9004

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



HOLGUIN FELIPE O & BLANCA L
1100 82ND ST SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



SALCIDO STELLA
6364 CAMINO DE PAZ RD NW
ALBUQUERQUE NM 87120-4284

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



NLH5
PO BOX 51055
ALBUQUERQUE NM 87181

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



NLH6
PO BOX 90486
ALBUQUERQUE NM 87197

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



SW ALLIANCE OF NA (SWAN)
LUIS HERNANDEZ JR.
5921 CENTRAL AVE NW
ALBUQUERQUE, NM 87105

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



SW ALLIANCE OF NA (SWAN)
JERRY GALLEGOS
5921 CENTRAL AVE NW
ALBUQUERQUE, NM 87105

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



WESTSIDE COALITION OF NA
RENE HORVATH
5515 PALOMINO DR NW
ALBUQUERQUE, NM 87120

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



ROUTE 66 WEST NA
PAUL FAVA
505 PARNELLI DR SW
ALBUQUERQUE, NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



WESTSIDE COALITION OF NA
ELIZABETH HALEY
6005 CHAPARRAL CIRCLE NW
ALBUQUERQUE, NM 87114

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



WESTGATE HEIGHTS NA
CHRISTOPHER SEDILLO
605 SHIRE STREET SW
ALBUQUERQUE, NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



SOUTH VALLEY COALITION OF NA
ROBERTO ROIBAL
211 10TH STREET SW
ALBUQUERQUE, NM 87105

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



SOUTH VALLEY COALITION OF NA
MARCIA FERNANDEZ
2401 VIOLET SW
ALBUQUERQUE, NM 87105

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



ROUTE 66 WEST NA
CHERISE QUEZADA
10304 PASO FINO PLACE SW
ALBUQUERQUE, NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 305
ALBUQUERQUE, NM 87109



WESTGATE HEIGHTS NA
MATTHEW ARCHULETA
1628 SUMMERFIELD PLACE SW
ALBUQUERQUE, NM 87121



UNITED STATES POSTAL SERVICE

ACQUENT

6255 SAN ANTONIO DR NE
ALBUQUERQUE, NM 87108-9999
(800)275-6777

10/26/2020

09:58 AM

Product	Qty	Unit Price	Price
Forever® Postage Stamp	57	\$0.55	\$31.35

Grand Total: \$31.35

Credit Card Refilled \$31.35

Card Name: VISA

Account #: XXXXX0000XX1521

Approval #: 812526

Transaction #: 987

Receipt #: 000987

AID: A00000000031010

Chip

AL: VISA CREDIT

PIN: Not Required

CAPITAL ONE VISA

Preview your Mail
Track your Packages
Sign up for FREE ®
www.informedelivery.com

Tell us about your experience.
Go to: <https://postalexperience.com/sak>

All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

JFN: 340128-9552

Receipt #: 840-10520434-1-3118419-1

Clerk: 00

NEIGHBORHOOD INFORMATION

No written neighborhood comments were received.