



Environmental Planning Commission

**Agenda Number: 4
Project #: PR-2022-007852
Case #: RZ-2022-00052
Hearing Date: December 15, 2022**

Staff Report

<i>Agent</i>	Consensus Planning
<i>Applicant</i>	Impact MHC Management
<i>Request</i>	Zoning Map Amendment (zone change)
<i>Legal Description</i>	All or a portion of Tracts 1 & 3 Unplatted Land Snow Vista Excluding Northeasterly Portion of Tract 1
<i>Location</i>	809 98th Street SW, between Tower Road SW and De Vargas Road SW
<i>Size</i>	Approximately 8.8 Acres
<i>Existing Zoning</i>	MX-M and NR-C
<i>Proposed Zoning</i>	R-MC

Staff Recommendation

***APPROVAL of PR-2022-007852,
RZ-2022-00052, based on the Findings
beginning on Page 19.***

Staff Planners

***Lorena Patten-Quintana, Senior Planner
Michael Vos, AICP, Principal Planner***

Summary of Analysis

The request is for a Zoning Map Amendment (zone change) from MX-M and NR-C to R-MC for approximately 8.8 acres. The applicant wants to change the subject site's zoning to R-MC to create a contiguous zone with the parcel abutting the site on the north and to better align with the current land use of the manufactured home community. This request does not include the 1.4-acre tract (Portion of Tract 1) currently developed with commercial uses.

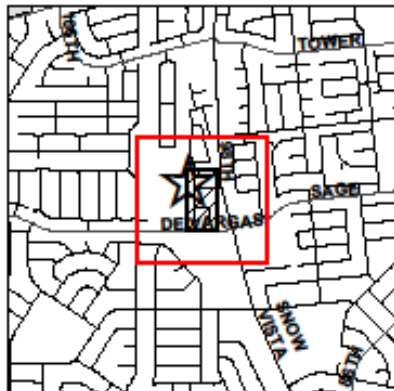
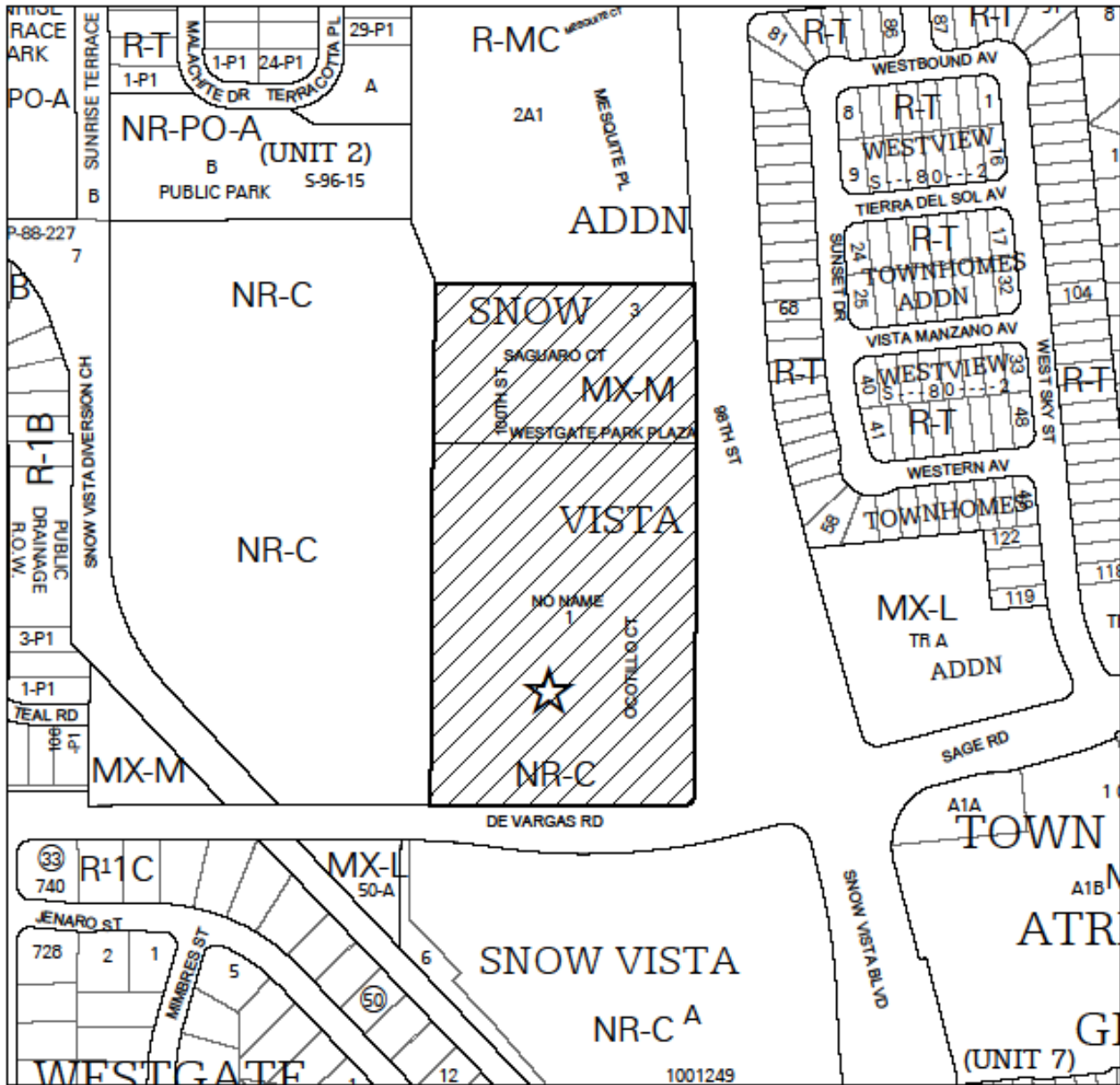
The applicant has adequately justified the request pursuant to the IDO zone change criteria in 14-16-6-7(G)(3). The proposed zoning would be more advantageous to the community overall because it furthers a preponderance of applicable Comprehensive Plan Goals and policies.

The affected neighborhood organizations, South West Alliance of Neighborhoods (SWAN), Westgate Heights NA, and Route 66 West NA, were notified as required. Property owners within 100 feet of the subject site were also notified as required. A pre-application meeting was not requested, and staff is unaware of any concerns or opposition to the request.

Staff recommends approval.







IDO ZONING MAP

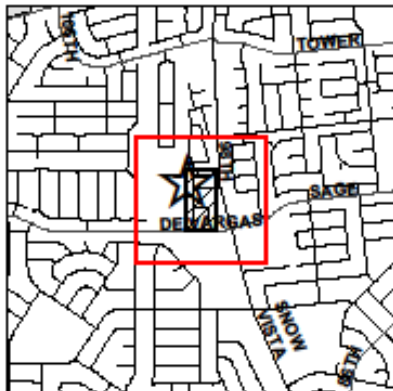
Note: Gray shading indicates County.



1 inch = 250 feet

Hearing Date:
 12/15/2022
 Project Number:
 PR-2022-007852
 Case Numbers:
 RZ-2022-00052

Zone Atlas Page:
 M-9



LAND USE MAP

Note: Gray shading indicates County.

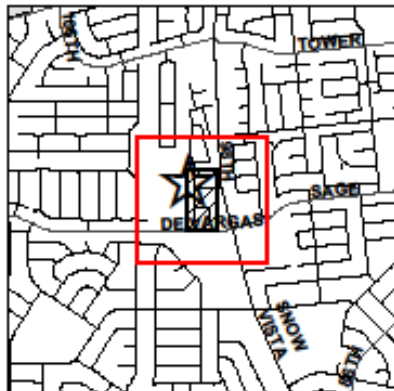
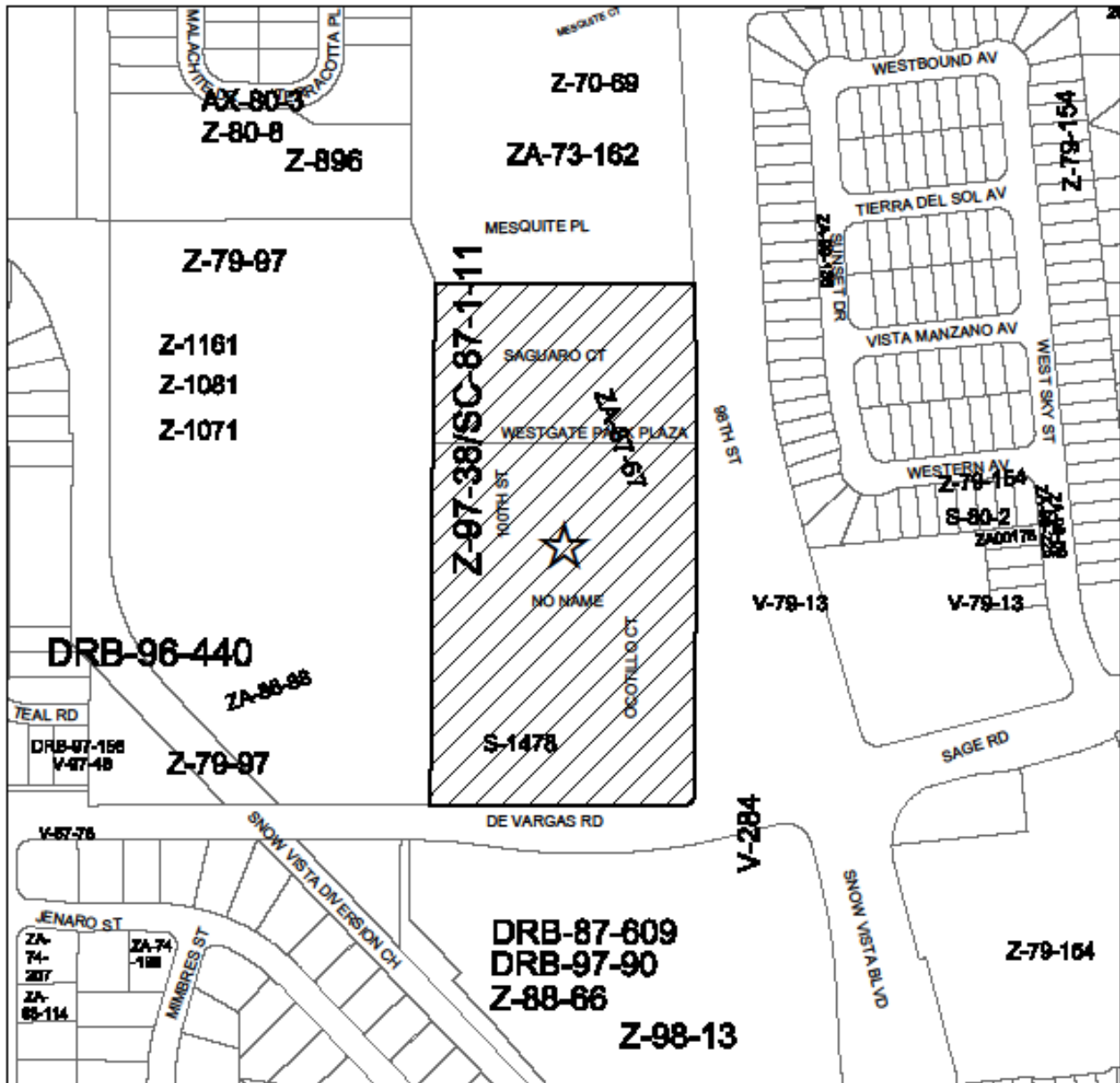
- Key to Land Use Abbreviations**
- LDRES | Low-density Residential
 - MULT | Multi-family
 - COMM | Commercial Retail
 - CMSV | Commercial Services
 - OFC | Office
 - IND | Industrial
 - INSMED | Institutional / Medical
 - ED | Educational
 - APRT | Airport
 - TRANS | Transportation
 - AGRI | Agriculture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



1 inch = 250 feet

Hearing Date:
 12/15/2022
 Project Number:
 PR-2022-007852
 Case Numbers:
 RZ-2022-00052

Zone Atlas Page:
 M-9



HISTORY MAP

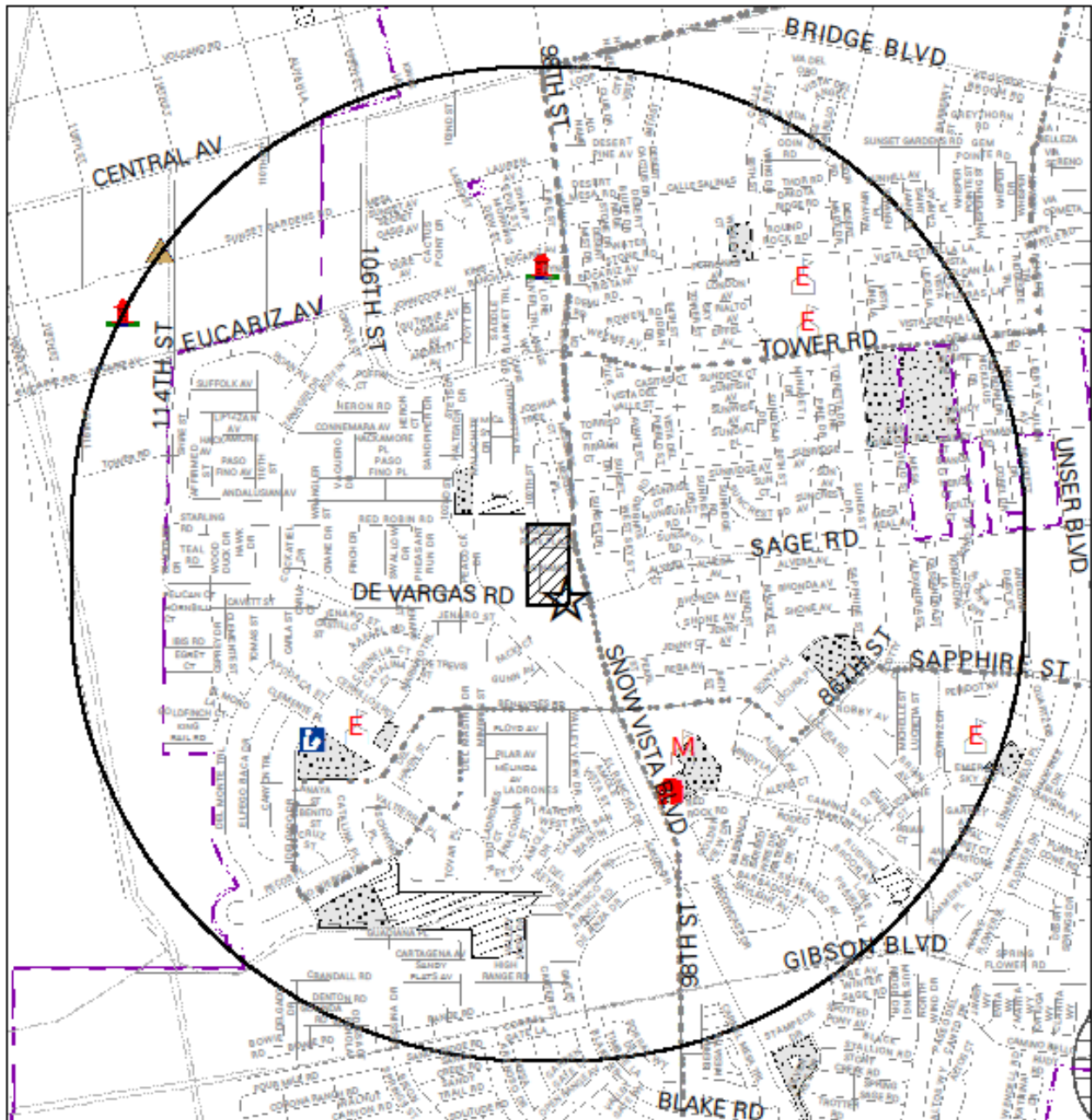
Note: Gray shading
 indicates County.



1 inch = 250 feet

Hearing Date:
 12/15/2022
 Project Number:
 PR-2022-007852
 Case Numbers:
 RZ-2022-00052

Zone Atlas Page:
 M-9



Public Facilities Map with One-Mile Buffer

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

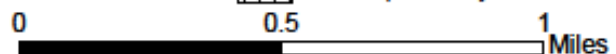


Table of Contents

I. Introduction.....8
II. Analysis of Applicable Ordinances, Plans, and Policies.....10
III. Agency and Neighborhood Concerns.....18
IV. Conclusion.....18
Findings and Recommendation.....19
Agency Comments.....24

Attachments

- 1 – Photographs
- 2 – Use Comparison Table
- 3 – Zoning Information
- 4 – History
- 5 – Applicant Information
- 6 – Notification

I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	MX-M & NR-C	Area of Consistency	Manufactured Home Community
<i>North</i>	R-MC	Area of Consistency	Manufactured Home Community
<i>South</i>	NR-C,	Area of Change	Vacant
<i>East</i>	R-T, MX-L,	Area of Consistency	Low-density residential, vacant
<i>West</i>	NR-C	Area of Consistency	Vacant

Request

The request is for a zoning map amendment (zone change) for an approximately 8.8-acre portion of a 10-acre site described as all or a portion of Tracts 1 & 3 Unplatted Land Snow Vista Excluding Northeasterly Portion of Tract 1 (the “subject site”).

The subject site consists of two lots located at 809 98th Street SW, zoned NR-C (Non-Residential – Commercial Zone District) and MX-M (Mixed-Use Medium Intensity). The applicant is requesting a zone change (down-zone) to R-MC (Residential – Manufactured Home Community Zone District), which will bring the non-conforming site, currently a manufactured home park, into compliance with its zoning. The current request seeks to align the zoning of the southern portion of the community with a previously approved zoning on the northern portion (see History section for additional information).

EPC Role

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

Context

The subject site is currently developed with a manufactured home community, which extends to the north onto a property with R-MC zoning. The property to the west, although zoned NR-C, is the site of the newly constructed Westgate Community Center. A small office/warehouse property is farther to the west across the Snow Vista drainage channel. The majority of the remain property to the west are residential subdivisions zoned R-1B.

In addition to the remaining portion of the manufactured home community to the north, there is an R-T zoned subdivision and some NR-PO-A Parks and Open Space properties.

A portion of the property owned by the applicant, but excluded from this request will remain zoned NR-C and contains a small commercial center with a restaurant and day care facility. Farther east across 98th Street is another R-T zoned subdivision, as well as two MX-L zoned shopping centers.

To the south of the subject site is a vacant NR-C property that is beginning to undergo development, along with a small MX-L parcel containing a light vehicle fueling station. Beyond these commercial uses are additional R-1C subdivisions.

History

In 1987, the subject site was developed as a mobile home community with a small commercial development facing 98th Street towards the center of the property. The pre-IDO zoning of the subject site was C-2, Community Commercial, with a conditional use to allow a mobile home development. Upon adoption of the IDO in May 2018 this prior use allowance became non-conforming.

The northern portion of the community, which is not a part of this current request, underwent a rezoning from R-T to SU-1 for Mobile Home Development along with approval of an as-built site development plan in 2015 (see attached). This prior zone change allowed the northern portion to convert to the R-MC zone district upon the effective date of the IDO.

Transportation System

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

98th Street is classified as a Community Principal Arterial. De Vargas Road is a Major Collector.

Comprehensive Plan Center and Corridor Designations

The subject site is not within a Comprehensive Plan Center or Corridor.

Comprehensive Plan Community Planning Area Designation

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

Overlays

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

Trails/Bikeways

The Long-Range Bikeway System (LRBS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies existing and proposed routes and trails. There is an existing bike lane (a portion of the street with a designated lane for bicycles) on 98th Street and De Vargas Road.

A paved multi-use trail follows the Snow Vista drainage channel to the west of the site and continues to the south.

Transit

Adjacent transit services are Route 54 and Route 198. The nearest transit stop is 98th Street near Westgate Park.

Public Facilities/Community Services

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

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions

Area of Consistency: An area designated as an Area of Consistency in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where development must reinforce the character and intensity of existing development.

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

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

Mixed-use Development: Properties with residential development and non-residential development on a single lot or premises. For the purposes of this IDO, mixed-use development can take place in the same building (i.e. vertical mixed-use) or separate buildings on the same lot or premises (i.e. horizontal mixed-use).

Nonconforming Use: A use of a structure or land that does not conform to the IDO requirements for land uses in the zone district where it is located, but that was an approved use at the time the use began.

Zoning

The subject site is zoned NR-C [Non-Residential – Commercial Zone District, IDO 14-16-2-5(A)] and MX-M [Mixed-Use Medium Intensity, IDO 14-16-2-4-(C)] that was assigned upon the adoption of the Integrated Development Ordinance (IDO) on May 17, 2018 based upon the prior zoning of C-2 – Community Commercial.

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. A portion of Tract 1 is developed with commercial uses and is not part of this request. Specific permissive uses are listed in Table 4-2-1: Allowable Uses, IDO pgs. 143-148.

The purpose of MX-M zoning is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors. Allowable uses are shown in Table 4-2-1.

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

The R-MC zone is consistent with the goals of an Area of Consistency and the subject site is already being used as a manufactured home community. The R-MC zone will help to protect the site from unwanted land uses and infill development pressures because the site is currently zoned MX-M and NR-C which has many allowable uses that are not permissive in residential zones.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

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

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

Chapter 4: Community Identity

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

The requested Zoning Map Amendment furthers Goal 4.1 because the R-MC zone district will bring the existing nonconforming use into compliance with the IDO and help preserve and protect this longstanding community from potentially harmful uses and match the surrounding residential character of the area.

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

The requested R-MC zone would protect the cohesiveness of the neighborhood by bringing the site's zoning into compliance with its land use permitting the existing character to continue. The request furthers Policy 4.1.1 – Distinct Communities.

Policy 4.1.4 Neighborhoods – Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

This request helps preserve and protect an existing manufactured home community and residential neighborhood because it aligns the zoning with the existing land use. This change will

allow the existing use to remain in place and facilitate improvements should the applicant desire by eliminating the nonconforming use status. The request furthers Policy 4.1.4 – Neighborhoods.

Chapter 5: Land Use

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

The request would contribute to creating a sustainable community with efficient development patterns because it would reinforce the same type of housing found on the site as well as north of the subject site. By adding more residential development options and bringing the use into compliance with the zoning, the request helps preserve an existing community that has access to adjacent roads, transit routes, and trails; commercial shopping options; and a newly constructed community center. Goal 5.3 is furthered by the request.

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

The subject site is within an Area of Consistency. The request furthers Goal 5.6 because aligning the zoning with the existing residential land use ensures the development in and near Areas of Consistency reinforces the character and intensity of the surrounding area, which is mostly residential with only smaller-scale commercial options.

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

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

Sub-policy 5.6.3d – In areas with predominantly single-family residential uses, support zone changes that help to align the appropriate zone with existing land uses.

The requested R-MC zone matches densities in the area and the existing use of the subject site. The request furthers sub policy 5.6.3d.

Chapter 6: Transportation

Goal 6.2 Multi-Modal System: Encourage walking, biking, and transit, especially at peak-hour commuting times, to enhance access and mobility for people of all ages and abilities.

While the subject site is adjacent to two transit routes and has easy access to multi-use trails in close proximity to enhance access and mobility for the residents of the manufactured home community, Goal 6.2 is mostly aimed at encouraging improvements to the transportation system and is not directly related to the land uses that occur near those systems. Further, because the land use is existing and the request is not to increase intensity through transit-oriented development patterns, this goal is not applicable.

Chapter 9: Housing

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

The request furthers Goal 9.1 because aligning the zoning with the existing land use will ensure the continued operation of the manufactured home community, which provides an additional housing option to residents.

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

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

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

Requirements

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

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

Justification & Analysis

The Zone Map Amendment justification letter analyzed here was received on October 31, 2022. The subject site is currently zoned NR-C (Non-Residential – Commercial Zone District) and MX-M (Mixed-Use Medium Intensity). The applicant would like to change the subject site’s zoning to R-MC (Residential – Manufactured Home Community Zone District) in order to bring the site into alignment with its current land use. The subject site is in an Area of Consistency.

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

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

The proposed zone change is consistent with the health, safety, and general welfare of the city because it will help to align the current land use with a more appropriate zone. Additionally, the subject site is designated as an Area of Consistency and the requested R-MC zone will help to preserve the residential character of the area and limit negative impacts from potential future development. The current zoning of MX-M and NR-C allows for more intense permissive uses that would not be advantageous to the residential character of the subject site and surrounding neighborhoods. The requested R-MC zone will also help to create consistency between the parcel to the north of the site which is currently being used as a part of the same manufactured home community and is zoned R-MC.

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

Applicable Citations: Goal 4.1 Character, Policy 4.1.1 Distinct Communities, Policy 4.1.4 Neighborhoods, Goal 5.3 Efficient Development Patterns, Goal 5.6 City Development Areas, Policy 5.6.3 Areas of Consistency (sub-policy d), Goal 9.1 Supply, and Policy 9.1.1 Housing Options.

Non-Applicable Citations: Goal 6.2 Multi-Modal System

The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable goals and policies regarding community character, land use, and housing and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, and morals and general welfare. The response to Criterion A is sufficient.

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

Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

The subject site is located entirely in an Area of Consistency and the request meets criterion 3 because a different zone is more advantageous to the community. The subject site is currently being used as a manufactured home community and is zoned MX-M and NR-C. Both of the current zones have allowable uses that are more intense than the subject and surrounding area's land uses which are mainly residential. The requested R-MC zone will be more advantageous to the surrounding neighborhoods as it will limit the type and intensity of land uses while being in agreement with the existing residential community character. Additionally, because the site is entirely within an Area of Consistency a residential zone designation is more advantageous to preserving the distinct residential community character while creating a contiguous zone between the subject site and the parcel to the north which is already zoned R-MC.

Staff: The subject site is located wholly in an Area of Consistency. A zone change from NR-C and MX-M to R-MC will reinforce and strengthen the established character of the subject site and surrounding parcels. A different zone district (R-MC) would be more advantageous to the community than the existing zone districts. The request would further Comprehensive Plan goals and policies relating to community character, land use, and housing. The response to Criterion B is sufficient.

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

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

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

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

The requested zone change does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community as demonstrated in the table listed below [see attachment for the use comparison table]. As demonstrated in the table below the current zone has

several land uses that could be considered harmful to the existing mobile home park and surrounding residential neighborhoods. These include uses like a bar, nightclub, sports field, taproom, campground, carwash, drive-through facility, heavy and light vehicle repair, and outdoor storage. These potentially harmful land uses can be avoided by the requested R-MC zone which does not allow them. The R-MC zone is advantageous to preserving the existing Rosewood Mobile Home Park as well as the character of the surrounding residential neighborhood. See attached table comparing the R-MC, MX-M, and NR-C zones.

Staff: The existing zoning allows for many uses that might be harmful to a residential neighborhood, such as light manufacturing, bars and nightclubs, and several different automobile-oriented businesses. The applicant is requesting a down zone which will make the current manufactured home community use of the property conforming and restrict these potentially harmful uses that are currently permitted. The proposed Residential – Manufactured Home Community zone district is limited to low-density residential land uses and a few accessory uses that are compatible with a neighborhood, such as residential amenities, day care facilities, and small retail. The response to Criterion D is sufficient.

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

The subject site is already developed with an internal road system and is highly connected to the city's existing infrastructure such as roadways and public services. This request meets the applicability of criterion 1 as there is already adequate capacity to serve the subject site. 98th Street SW which abuts the site to the east is an Urban Principal Arterial Street and De Vargas Road SW which abuts the site to the south is an Urban Major Collector. A Traffic Scoping Form has been submitted to the City's traffic engineer who determined there will not be any adverse impact on the surrounding road system. The requested zone change will not increase traffic flows or affect the current volume-to-capacity ratios for the surrounding roadways which are for 98th Street is between 0 - 0.75 in the morning and 0.25 – 0.75 in the evening and De Vargas is between 0.25 – 1 in the morning and 0.25 – 0.75 in the evening. 98th Street and De Vargas both have existing bike lanes that are accessible by the surrounding residents. Like the roadways, the requested zone change will not have any adverse impact on the existing bike lanes. Finally, there is existing sidewalk infrastructure along 98th Street and De Vargas which services the site and will not be adversely impacted by the zone change. It is assumed that the residents of the Mobile Home Park will use the existing sidewalks, bike lanes, and transit services.

Staff: The City's existing infrastructure and public improvements will have adequate capacity to serve the development made possible by the zone change (Criterion 1). The response to Criterion E is sufficient.

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

The Zoning Map Amendment is being justified based on the advantages it proposes for the existing manufactured home community and surrounding residential neighborhoods. The site is not located on a street that is considered a major or main street.

Staff: The justification is not based on the property's location on a major street. The property is located on 98th Street SW, a Community Principal Arterial between De Vargas Road SW and Tower Road SW, both collector streets. The response to Criterion F is sufficient.

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

The justification for a zone change is not based on the cost of land as the site is already developed and none of the uses will change with this request. The request is being proposed as a way to bring the subject site into alignment with the current use and to benefit the surrounding community by securing a residential zone that will align with the existing residential character of the area.

Staff: The justification for the R-MC zone is not based completely or predominantly on the cost of land or economic considerations. Rather, the applicant has demonstrated that the request is to bring the property's zoning into alignment with its use and is more advantageous to the community. The response to Criterion G is sufficient.

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

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

The Zone Map Amendment request does not create a spot zone rather it would create contiguous zoning with surrounding parcels to the north of the site.

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

III. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other interested agencies reviewed this application. Few comments were received, and those received were generally informational in nature.

Neighborhood/Public

The South West Alliance of Neighborhoods (SWAN), Westgate Heights NA, and Route 66 West NA were notified as required. A neighborhood meeting was not requested by any of the notified neighborhood associations. As of this writing, Staff has not received any comments in support or opposition to the request.

IV. CONCLUSION

The request is for a Zoning Map Amendment (zone change) from MX-M and NR-C to R-MC for approximately 8.8 acres. The applicant wants to change the subject site's zoning to R-MC to create a contiguous zone with the parcel abutting the site on the north and to better align with the current land use of the manufactured home community. This request does not include the 1.4 acre tract (Portion of Tract 1) currently developed with commercial uses. The subject site is in an Area of Consistency.

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

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

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

Staff recommends approval.

FINDINGS – PR-2022-007852, RZ-2022-00052, December 15, 2022, - Zoning Map Amendment (Zone Change).

1. The request is for a zoning map amendment (zone change) for an approximately 8.8-acre portion of a 10-acre site described as all or a portion of Tracts 1 & 3 Unplatted Land Snow Vista Excluding Northeasterly Portion of Tract 1 (the “subject site”).
2. The subject site is zoned NR-C (Non-Residential – Commercial Zone District) and MX-M (Mixed Use Medium Intensity).
3. The applicant is requesting a zone change to R-MC (Residential – Manufactured Home Community Zone District) in order to create a contiguous zone with the parcel abutting the site on the north and to better align with the current land use of the manufactured home community.
4. This request does not include the 1.4-acre tract (Portion of Tract 1) currently developed with commercial uses.
5. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
6. The subject site is in an Area of Consistency as designated by the Comprehensive Plan and is in the Southwest Mesa Community Planning Area (CPA).
7. The subject site is located along 98th Street SW between Tower Road SW and De Vargas Road SW. The site is not located in a designated Center or Corridor area by the Comprehensive Plan.
8. The request furthers the following Goal and Policies from Chapter 4: Community Identity:

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

The requested Zoning Map Amendment furthers Goal 4.1 because the R-MC zone district will bring the existing nonconforming use into compliance with the IDO and help preserve and protect this longstanding community from potentially harmful uses and match the surrounding residential character of the area.

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

The requested R-MC zone would protect the cohesiveness of the neighborhood by bringing the site’s zoning into compliance with its land use permitting the existing character to continue.

C. Policy 4.1.4 Neighborhoods – Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

This request helps preserve and protect an existing manufactured home community and residential neighborhood because it aligns the zoning with the existing land use. This change will allow the existing use to remain in place and facilitate improvements should the applicant desire by eliminating the nonconforming use status.

9. The request furthers the following Goals and Policies from Chapter 5: Land Use:

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

The request would contribute to creating a sustainable community with efficient development patterns because it would reinforce the same type of housing found on the site as well as north of the subject site. By adding more residential development options and bringing the use into compliance with the zoning, the request helps preserve an existing community that has access to adjacent roads, transit routes, and trails; commercial shopping options; and a newly constructed community center.

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

The subject site is within an Area of Consistency. The request furthers Goal 5.6 because aligning the zoning with the existing residential land use ensures the development in and near Areas of Consistency reinforces the character and intensity of the surrounding area, which is mostly residential with only smaller-scale commercial options.

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

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

- D. Sub-policy 5.6.3d – In areas with predominantly single-family residential uses, support zone changes that help to align the appropriate zone with existing land uses.

The requested R-MC zone matches densities in the area and the existing use of the subject site.

10. The request furthers the following Goal and Policy from Chapter 9: Housing:

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

The request furthers Goal 9.1 because aligning the zoning with the existing land use will ensure the continued operation of the manufactured home community, which provides an additional housing option to residents.

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

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

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

- A. Criterion A: The applicant’s policy-based response adequately demonstrates that the request furthers a preponderance of applicable goals and policies regarding community character, land use, and housing and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City’s health, safety, and morals and general welfare.
- B. Criterion B: The subject site is located wholly in an Area of Consistency. A zone change from NR-C and MX-M to R-MC will reinforce and strengthen the established character of the subject site and surrounding parcels. A different zone district (R-MC) would be more advantageous to the community than the existing zone districts. The request would further Comprehensive Plan goals and policies relating to community character, land use, and housing.
- C. Criterion C: The subject site is located wholly in an Area of Consistency, so this Criterion does not apply.
- D. Criterion D: The existing zoning allows for many uses that might be harmful to a residential neighborhood, such as light manufacturing, bars and nightclubs, and several different automobile-oriented businesses. The applicant is requesting a down zone which will make the current manufactured home community use of the property conforming and restrict these potentially harmful uses that are currently permitted. The proposed Residential – Manufactured Home Community zone district is limited to low-density residential land uses and a few accessory uses that are compatible with a neighborhood, such as residential amenities, day care facilities, and small retail.
- E. Criterion E: The City’s existing infrastructure and public improvements will have adequate capacity to serve the development made possible by the zone change (Criterion 1).

- F. Criterion F: The justification is not based on the property's location on a major street. The property is located on 98th Street SW, a Community Principal Arterial between De Vargas Road SW and Tower Road SW, both collector streets.
- G. Criterion G: The justification for the R-MC zone is not based completely or predominantly on the cost of land or economic considerations. Rather, the applicant has demonstrated that the request is to bring the property's zoning into alignment with its use and is more advantageous to the community.
- H. Criterion H: The request will not create a spot zone because R-MC is located north of the subject site. The proposed zoning will be consistent with that zone district.
12. The applicant's policy analysis adequately demonstrates that the request furthers a preponderance of applicable Goals and policies in the Comprehensive Plan and does not significantly conflict with them. Based on this demonstration, the proposed zone category would generally be more advantageous to the community than the current zoning.
13. The affected neighborhood organizations are the South West Alliance of Neighborhoods (SWAN), Westgate Neighborhood Associations, and the Route 66 West Neighborhood Association, which were notified of this application. Property owners within 100 feet of the subject site were also notified as required.
14. A neighborhood meeting was not requested by any of the notified neighborhood associations.
15. As of this writing, Staff has not received any comments in support or opposition to the request.

RECOMMENDATION – PR-2022-007851, RZ-2022-00052, December 15, 2022.

APPROVAL of PR-2022-007852, Case # RZ-2022-00052, a Zoning Map Amendment from NR-C and MX-M to R-MC for an approximately 8.8-acre portion of a 10-acre site for Tracts 1 & 3 Unplatted Land Snow Vista Excluding Northeasterly Portion of Tract 1, located at 809 98th Street SW, between Tower Road SW and De Vargas Road SW, based on the preceding Findings.

Lorena Patten-Quintana

**Lorena Patten-Quintana
ZHE Senior Planner**

Michael Vos

**Michael Vos, AICP
Principal Planner**

Notice of Decision cc list:

cc: Impact MHC Management, pburget@impactmhc.com
Consensus Planning, Inc. frank@consensusplanning.com
South West Alliance of Neighborhoods (SWAN), Luis Hernandez, Jr., luis@wccd.org
South West Alliance of Neighborhoods (SWAN), Jerry Gallegos, jgallegoswccd@gmail.com
Westgate Neighborhood Association, Christopher Sedillo navrmc6@aol.com
Westgate Neighborhood Association, Matthew Archuleta mattearchuleta1@hotmail.com
Route 66 West Neighborhood Association, Paul Fava, paulfava@gmail.com
Route 66 West Neighborhood Association, Cherise Quezada, cherquezada@yahoo.com
Legal, kmorrow@cabq.gov
EPC file

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

No comments were provided.

Long Range Planning

No comments were provided.

CITY ENGINEER

Transportation Development Review Services

No comments were provided.

Hydrology Development

No comments were provided.

New Mexico Department of Transportation (NMDOT)

No comments were provided.

Department of Municipal Development (DMD)

No comments were provided.

Traffic Engineering Operations (Department of Municipal Development)

No comments were provided.

Street Maintenance (Department of Municipal Development)

No comments were provided.

ABC WATER UTILITY AUTHORITY (ABCWUA)

No adverse comment.

For informational purposes only:

- a. A request for availability will be needed to provide conditions of service for new developments on Tracts 1 and 3.
- b. Tracts 1 and 3 shall observe Water and Sewer Rate Ordinance, § 1-1-3 (M) and Sewer Use and Wastewater Control Ordinance, § 3-2-7

SOLID WASTE MANAGEMENT DEPARTMENT

No comment at this time.

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)

There are PNM facilities and/or easements the 98th Street and De Vargas Rd frontages and within the site are PNM facilities that serve the existing housing development. It is the applicant's obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements. Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM. Any existing and/or new PNM easements and facilities need to be reflected on any resulting Site Plan and any related Plat. Typical electric utility easement widths vary depending on the type of facility. On-site transformers should have a five-foot clear area on the sides and rear and ten-foot in front to allow for access and maintenance. Structures, especially those made of metal like storage buildings and canopies, should not be within or near PNM easements. Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities. Any trees within or near PNM easements including any required Street Trees should comply with IDO Section 5-6(C)(10) as applicable.

The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

ABO RIDE

No comment.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

No comments were provided.

Environmental Services Division

No comments were provided.

Parks and Recreation

No comments were provided.

Planning and Design No comments were provided.

Open Space Division No comments were provided.

City Forester No comments were provided.

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

No comments were provided.

FIRE DEPARTMENT/Planning

No comments were provided.

Comments from Other Agencies

ALBUQUERQUE PUBLIC SCHOOLS

No comment.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)

No adverse comments to the zone map change. This site falls in the Snow Vista sub-basin of the Amole-Hubbell DMP and is limited to 1.29cfs/acre discharge from the site; future development or site plan changes must conform to this restriction.

COUNTY OF BERNALILLO

No comments were provided.

PLANNING AND DEVELOPMENT SERVICES

No comments were provided.

MID-REGION METROPOLITAN PLANNING ORGANIZATION(MRMPO)

No comments were provided.

BERNALILLO COUNTY PUBLIC WORKS/TRANSPORTATION PLANNING

No comments were provided.

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

No comments were provided.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

No comments were provided.



Figure 1: View of the subject site to the northwest at entry drive from 98th Street.

Figure 2: View to the southeast toward the intersection of 98th Street and De Vargas Road.



Figure 3: New Westgate Community Center property west of the subject site.



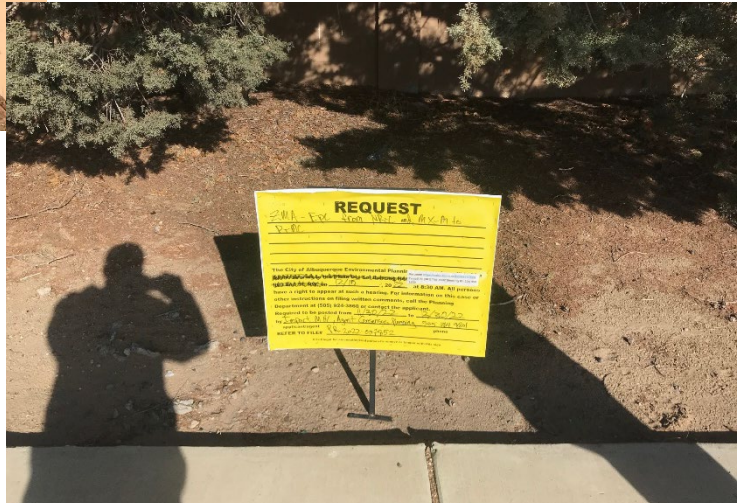
Figure 4: Western edge of the subject site.

Figure 5: Commercial property (excluded from request).



Figure 6: Southern edge of the subject site along De Vargas Road SW.

Figure 7: Sign posting for the request.



USE COMPARISON TABLE



October , 2022

Mr. Tim MacEachan, Chair
 City of Albuquerque Planning Department
 600 2nd Street NW
 Albuquerque, NM 87102

RE: Request for a Zoning Map Amendment

Below is a table comparing the allowable uses in the R-MC, MX-M, and NR-C zones.

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory CV = Conditional if Structure Vacant for 5+ years
 T = Temporary CT = Conditional Temporary Blank Cell = Not Allowed

Landscape Architecture
 Urban Design
 Planning Services

302 Eighth St. NW
 Albuquerque, NM 87102

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

Allowable Uses	R-MC	MX-M	NR-C
Single-family detached	P		
Mobile home	P		
Cottage development	P		
Townhouse		P	
Live work		P	CA
Multi-family		P	
Assisted living facility		P	
Community residential facility small or large		P	
Dormitory		P	
Group home small/medium		P	
Group home large		C	
Adult or child day care facility	C	P	P
Community center or library		P	C
Elementary or middle school		P	P
High school		P	P
Museum		P	P
Overnight shelter		C	C

PRINCIPALS

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



Park and open space		P	P
Religious institution		P	P
Sports field		P	P
University or college		P	P
Vocational school		P	P
Kennel		C	P
Nursery		A	P
Veterinary hospital		P	P
Other pet services		P	P
Auditorium or theater		P	P
Bar		P	P
Catering Service		P	P
Health club or gym		P	P
Mobile food truck court		P	P
Nightclub		P	P
Residential community amenity indoor	P	P	
Restaurant		P	P
Tap room or tasting room		P	P
Other indoor entertainment		P	P
Campground or recreational vehicle park		C	P
Hotel or motel		P	P
Car wash		P	P
Heavy vehicle equipment sales, rentals, fueling, and repair			P
Light vehicle fueling station		P	P



Light vehicle repair		P	P
Light vehicle sale and rental		P	P
Outdoor vehicle storage			C
Paid parking lot	A	P	P
Parking structure	A	P	P
Bank		P	P
Blood service facility		C	C
Club or event facility		P	P
Commercial services		P	P
Construction contractor facility and yard			P
Medical or dental clinic		P	P
Mortuary		P	P
Office		P	P
Personal and business services small/large		P	P
Research or testing facility		P	P
Self-storage		C	P
Amphitheater			C
Drive-in theater		C	C
Residential community amenity outdoor	P	P	
Other outdoor entertainment	CA	A	P
Art gallery	C	P	P
Bakery goods or confectionary shop		P	P



Building and home improvement materials store		C	P
Cannabis retail		P	P
Farmers market	T	P	P
General retail small	A	P	P
General retail medium		P	P
General retail large		C	P
Grocery store		P	P
Liquor retail		C	C
Nicotine retail		C	C
Pawn shop		P	P
Helipad		CA	A
Park-and-ride lot		P	C
Transit facility		P	P
Cannabis cultivation		P	P
Artisan manufacturing		P	P
Cannabis-derived products manufacturing		P	P
Light manufacturing			
Wind energy generation		A	A
Free standing wireless telecommunication facility		P	P
Recycling drop-off bin facility		A	P
Outdoor storage		C	C
Warehousing		C	P
Wholesaling and distribution center		C	P



CONSENSUS

PLANNING

Drive-through or drive-up facility		A	A
Dwelling unit accessory with or without kitchen		A	A
Family care facility	A	A	
Family home daycare	CA		
Hobby breeder	A		
Home occupation	A	A	
Independent living facility		A	
Mobile vending cart		A	A
Outdoor animal run		CA	CA
Outdoor dining area		A	A
Other outdoor uses accessory to residential primary use	A	A	
Circus		T	T
Open air market		T	T
Park-and-ride facility temporary		T	T
Safe outdoor space		CT	T
Seasonal outdoor sales		T	T
Temporary use not listed		T	T
Garage or yard sale	T		

ZONING

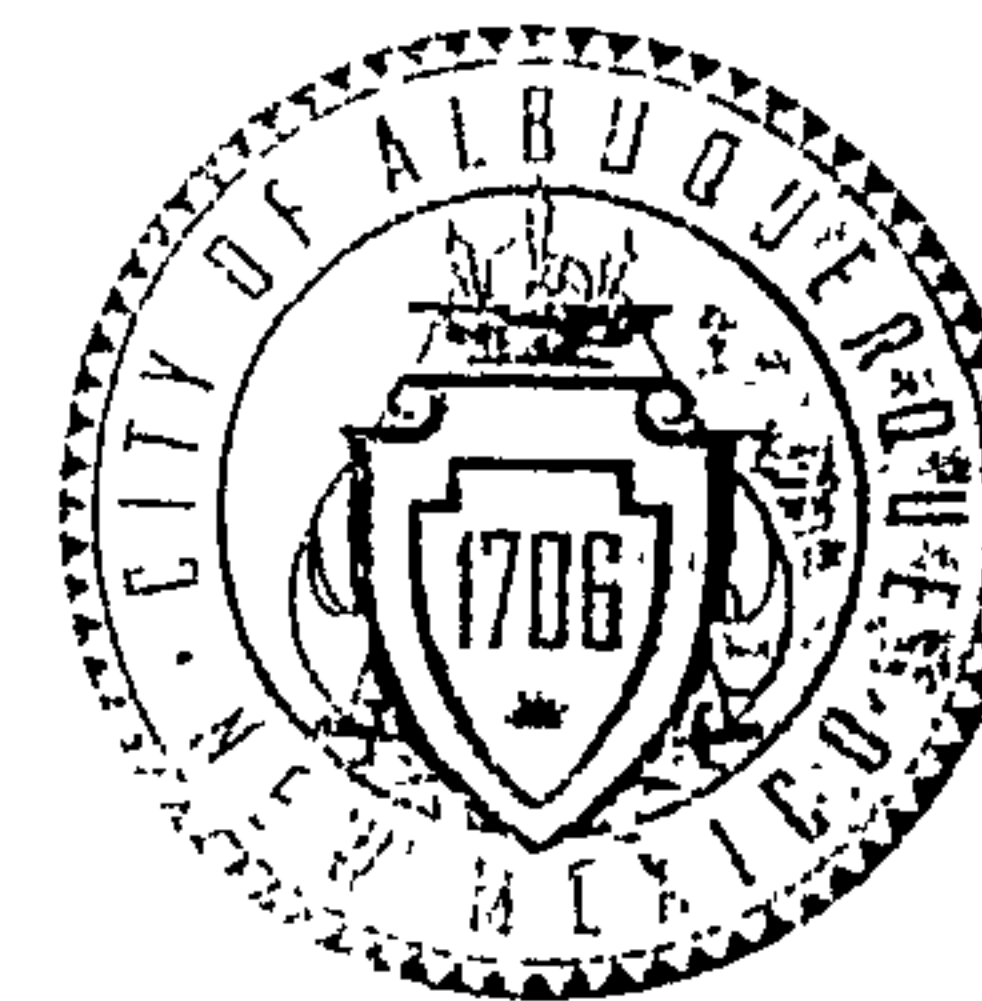
Please refer to IDO Subsection 14-16-2-4(C) for the Mixed-use – Medium Intensity District
(MX-M)

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

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

HISTORY

CITY OF ALBUQUERQUE



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

OFFICIAL NOTIFICATION OF DECISION

September 11, 2015

Deemer Properties NM, LLC
2455 Roop Road
Gilroy, CA 95020

Project# 1010551
15EPC-40039 Zone Map Amendment
(Zone Change)
15EPC-40041 Site Development Plan
For Building Permit

LEGAL DESCRIPTION:

For Tract 2A, Westgate Mobile Home Park, zoned R-T to SU-1 for C-2 Conditional and Permissive Uses, located on 98th St. SW, between Tower Rd. SW, and DeVargas Rd. SW, containing approximately 14.5 acres. (L-9)
Staff Planner: Catalina Lehner

PO Box 1293

On September 10, 2015, the Environmental Planning Commission (EPC) voted to forward a recommendation of APPROVAL of Project #1010551/15EPC-40039, a Zone Map Amendment, and 15EPC-40041, an as-built Site Development Plan for Building Permit, based on the following findings and subject to the following conditions for recommendation of approval:

FINDINGS- 15EPC-40039:

New Mexico 87103

www.cabq.gov

1. The subject request is for a sector development plan map amendment (zone change) to the Tower Unser Sector Development Plan (TUSDP) for Tract 2A, Westgate Mobile Home Park, an approximately 14.5 acre site that contains a portion of the existing Sage Mobile Home Park (the "subject site"). The subject site is located adjacent west of 98th St. SW, between Tower Rd. and DeVargas/Sage Rd.
2. The sector development plan map amendment request is for a change from the R-T Residential Zone to SU-1 for Mobile Home Development, which would allow the existing mobile home development to remain. Mobile homes are not allowed in the R-T zone. The other tracts of the mobile home park, Tracts 1 and 3, are zoned C-2. Mobile homes are allowed in the C-2 zone, so the zone change is only needed for Tract 2A.
3. The subject request is accompanied by an as-built site development plan for building permit (15EPC-40041) as required pursuant to the SU-1 Zone, §14-16-2-22(A)(1).
4. Because the subject site is greater than 10 acres and the applicable sector development plan uses SU-2 zoning, the City Council is the approval authority and the Environmental Planning Commission (EPC) is a recommending body pursuant to Zoning Code §14-16-2-23(b)(2)(a) and

OFFICIAL NOTICE OF DECISION

Project #1010551

September 10, 2015

Page 2 of 9

- §14-16-4-1(C)(15)(c). This is a quasi-judicial matter.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the Westside Strategic Plan, the Southwest Area Plan, the TUSDP and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
 6. The proposal furthers and partially furthers the following, relevant Land Use Policies in the Comprehensive Plan:
 - A. Policy II.B.5a-full range of urban land uses. By allowing approximately 2/3 of the mobile home park to remain, the proposal would contribute to a full range of urban land uses in the area, which is characterized mainly by single-family residential uses (single-family homes).
 - B. Policy II.B.5o-redevelopment of older neighborhoods. Some improvements to the subject site would be required that would generally help rehabilitate this older area, though the subject site is only part of the neighborhood and Tract 2A is only part of the mobile home development.
 7. The proposal furthers the Housing Goal and the following, applicable Housing Policy:
 - A. Goal: Approximately 2/3 of the mobile home park would remain, thereby preventing displacement of low-income residents, maintaining affordable housing supply, and improving the quality of existing housing by bringing the dwellings up to Zone Code standards.
 - B. Policy II.D.5a- II.D.5a-supply of affordable housing. The proposal would preserve the affordable housing that the mobile home park provides, and ensure that such housing (likely to be a more reasonable proportion of income for residents than other housing options) remains.
 8. The proposal generally furthers the Community Identity & Urban Design Goal. Since the mobile home park has existed since the 1970s, it has become part of what defines the Westgate community. Allowing it to remain would ensure that variety and maximum choice in housing and lifestyles would continue to exist in this area, which is dominated by subdivisions of single-family homes. Site improvements would contribute to a pleasing built environment.
 9. The proposal furthers the following, applicable West Side Strategic Plan policies:
 - A. WSSP Policy 1.1. The subject site is located in the Bridge/Westgate community and is not within the boundaries of a designated Activity Center. The existing mobile home park, at approximately 5 DU/ac, is the type of lower-density residential development referred to above that is intended to be located outside designated Centers.
 - B. WSSP Policy 3.46. Though the proposal would not change existing residential density, it would be consistent with the densities referred to in the TUSDP. The mobile home development, at approximately 6 DU/ac, is located outside of a designated activity center and not at a major intersection where non-residential zoning is intended.

OFFICIAL NOTICE OF DECISION

Project #1010551

September 10, 2015

Page 3 of 9

10. The Planning Department is required to consider school capacity because the proposal is for a site development plan for a residential development. The proposal would not result in any new households because the development already exists. Rather, it would allow existing households to remain and therefore would not affect school capacity. APS comments that the proposal will have no adverse impacts. The proposal does not affect WSSP Policy 2.5-school capacity/residential development.
11. The proposal generally furthers Goal 1 and Goal 5 of the Southwest Area Plan:
 - A. Goal 1. The proposal would facilitate part of the mobile park's continued existence and allow a lower density residential use outside the designated activity centers. Activity centers are intended to be pedestrian-friendly, accessible but not dominated by vehicles, and contain a mixture of uses and housing opportunities different from those in the interior of neighborhoods (i.e.- different than the typical single-family residential subdivision).
 - B. Goal 5. The proposal would result in some of the City's lower-income residents being able to remain in their homes, which have access to two bus stops and bicycle lanes, and being able to continue to support the Transit system. Two transit lines serve the subject site. There is also a bike lane on 98th St.
12. The TUSDP is divided in to six sections, which discuss boundaries, ownership information, utilities, justification for zone categories, additional requirements (ex. design overlay zone) and appendices. There are eight Major Policy Recommendations (see Appendix C). Of these, Staff finds that none are relevant to the proposal.
13. The applicant has adequately justified the sector development plan map amendment (zone change) request pursuant to Resolution 270-1980:
 - A. Section 1A: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers a preponderance of applicable Goals and policies from the Comprehensive Plan and other applicable plans, which the applicant has done in the response to Section 1.C. Also, the proposed zone change is limited to one specified use and, as a change to an SU-1 zone, is dependent upon an associated site development plan.
 - B. Section 1B: Rezoning the subject site to allow the mobile home park to remain would contribute to stability of land use in the area, especially since the mobile home park use has existed since the 1970s. The specific use of a mobile home park would generally improve stability of zoning by aligning the use with appropriate zoning category and removing the non-conforming status.
 - C. Section 1C: Because the request is for an SU-1 zone, the higher standard of "clearly facilitates" found in Section 11 (spot zone test) applies. The applicant has demonstrated that the request would clearly facilitate applicable Goals, policies and intentions in the WSSP, the SWAP and the TUSDP.

OFFICIAL NOTICE OF DECISION

Project #1010551

September 10, 2015

Page 4 of 9

- D. Section 1D: The applicant has adequately demonstrated, by the policy-based discussion in Section 1C, that the proposed zoning would be more advantageous to the community overall than the current zoning.
- E. Section 1E: The narrowly defined SU-1 zoning would allow only the existing mobile home development use. Other uses that could be considered harmful in the subject site's setting, such as certain commercial or industrial uses, would be prohibited.
- F. Section 1F: The proposed zone change requires no capital expenditures by the City.
- G. Section 1G: Economic considerations are a factor. However, the determining factor is continuing to provide affordable housing, which clearly facilitates a preponderance of applicable Goals and policies as demonstrated by the applicant in the response to Section 1C and Section 1J.
- H. Section 1H: Though the subject site is located on a major street (98th St.), the request is not for apartment, office or commercial zoning.
- I. Section 1I: The requested SU-1 zoning is a justifiable spot zone in this case because it has been demonstrated that the request will clearly facilitate realization of applicable Goals and policies in the Comprehensive Plan, the WSSP, the SWAP and the TUSDP.
- J. Section 1J: Though the request would cause an area of land along a street to be zoned differently from surrounding land, the request is not for commercial zoning and therefore would not result in a strip zone.
14. The applicant has adequately justified the sector development plan map amendment (zone change) pursuant to R270-1980. The response to Section 1C provides a policy-based explanation of how the request clearly facilitates applicable Goals and policies in the Comprehensive Plan, the WSSP, the SWAP and the TUSDP, and supports the reasoning that a different zoning category would be more advantageous to the community (Section 1D). The remaining sections (1A, 1B, 1E-1J) are sufficiently addressed.
15. The affected neighborhood organizations are the Route 66 West Neighborhood Association (NA), the South Valley Coalition of NAs, the South West Alliance of Neighbors (SWAN), and the Westside Coalition of NAs, which the applicant notified as required. Property owners within 100 feet of the subject site were also notified as required. Staff received a phone call from two residents who had questions about the request, zoning and the process. Staff has not received any written comments as of this writing, and is not aware of any opposition to the request.

CONDITION- 15EPC-40039:

1. Final approval of the accompanying site development plan for subdivision (15EPC-40018) by the Development Review Board (DRB) is required and shall occur within the time period specified in Zoning Code §14-16-4-1(C)(16)(b), Amendment Procedure.

OFFICIAL NOTICE OF DECISION

Project #1010551

September 10, 2015

Page 5 of 9

FINDINGS -15EPC-40041:

1. The subject request is for an as built site development plan for building permit for Tract 2A, Westgate Mobile Home Park, an approximately 14.5 acre site that contains a portion of the existing Sage Mobile Home Park (the "subject site"). The subject site is located adjacent west of 98th St. SW, between Tower Rd. and DeVargas/Sage Rd.
2. The subject request is accompanied by a sector development plan map amendment (zone change) request to the Tower/Unser Sector Development Plan (TUSDP) (15EPC-40039). The sector development plan map amendment request is justified pursuant to R270-1980.
3. The Albuquerque/Bernalillo County Comprehensive Plan, the Westside Strategic Plan, the Southwest Area Plan, the TUSDP and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. The proposal furthers and partially furthers the following, relevant Land Use Policies in the Comprehensive Plan:
 - A. Policy II.B.5a-full range of urban land uses. By allowing approximately 2/3 of the mobile home park to remain, the proposal would contribute to a full range of urban land uses in the area, which is characterized mainly by single-family residential uses (single-family homes).
 - B. Policy II.B.5o-redevelopment of older neighborhoods. Some improvements to the subject site would be required that would generally help rehabilitate this older area, though the subject site is only part of the neighborhood and Tract 2A is only part of the mobile home development.
5. The proposal furthers the Housing Goal and the following, applicable Housing Policy:
 - A. Goal: Approximately 2/3 of the mobile home park would remain, thereby preventing displacement of low-income residents, maintaining affordable housing supply, and improving the quality of existing housing by bringing the dwellings up to Zone Code standards.
 - B. Policy II.D.5a- II.D.5a-supply of affordable housing. The proposal would preserve the affordable housing that the mobile home park provides, and ensure that such housing (likely to be a more reasonable proportion of income for residents than other housing options) remains.
6. The proposal generally furthers the Community Identity & Urban Design Goal. Since the mobile home park has existed since the 1970s, it has become part of what defines the Westgate community. Allowing it to remain would ensure that variety and maximum choice in housing and lifestyles would continue to exist in this area, which is dominated by subdivisions of single-family homes. Site improvements would contribute to a pleasing built environment.
7. The proposal furthers the following, applicable West Side Strategic Plan policies:
 - A. WSSP Policy 1.1. The subject site is located in the Bridge/Westgate community and is not within the boundaries of a designated Activity Center. The existing mobile home park, at

OFFICIAL NOTICE OF DECISION

Project #1010551

September 10, 2015

Page 6 of 9

approximately 5 DU/ac, is the type of lower-density residential development referred to above that is intended to be located outside designated Centers.

- B. WSSP Policy 3.46. Though the proposal would not change existing residential density, it would be consistent with the densities referred to in the TUSDP. The mobile home development, at approximately 6 DU/ac, is located outside of a designated activity center and not at a major intersection where non-residential zoning is intended.
8. The Planning Department is required to consider school capacity because the proposal is for a site development plan for a residential development. The proposal would not result in any new households because the development already exists. Rather, it would allow existing households to remain and therefore would not affect school capacity. APS comments that the proposal will have no adverse impacts. The proposal does not affect WSSP Policy 2.5-school capacity/residential development.
9. The proposal generally furthers Goal 1 and Goal 5 of the Southwest Area Plan:
- A. Goal 1. The proposal would facilitate part of the mobile park's continued existence and allow a lower density residential use outside the designated activity centers. Activity centers are intended to be pedestrian-friendly, accessible but not dominated by vehicles, and contain a mixture of uses and housing opportunities different from those in the interior of neighborhoods (i.e.- different than the typical single-family residential subdivision).
- B. Goal 5. The proposal would result in some of the City's lower-income residents being able to remain in their homes, which have access to two bus stops and bicycle lanes, and being able to continue to support the Transit system. Two transit lines serve the subject site. There is also a bike lane on 98th St.
10. The TUSDP is divided in to six sections, which discuss boundaries, ownership information, utilities, justification for zone categories, additional requirements (ex. design overlay zone) and appendices. There are eight Major Policy Recommendations (see Appendix C). Of these, Staff finds that none are relevant to the proposal.
11. Conditions of approval are needed to clarify the site development plan. Since the associated request for SU-1 zoning (15EPC-40039) is site plan dependent, accuracy is important.
12. The affected neighborhood organizations are the Route 66 West Neighborhood Association (NA), the South Valley Coalition of NAs, the South West Alliance of Neighbors (SWAN), and the Westside Coalition of NAs, which the applicant notified as required. Property owners within 100 feet of the subject site were also notified as required. Staff received a phone call from two residents who had questions about the request, zoning and the process. Staff has not received any written comments as of this writing, and is not aware of any opposition to the request.

CONDITIONS-15EPC-40041:

1. The EPC delegates final sign-off authority of this site development plan to the Development

OFFICIAL NOTICE OF DECISION

Project #1010551

September 10, 2015

Page 7 of 9

- Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the Staff planner to ensure that all conditions of approval are met.
 3. Main Sheet- substance:
 - A. Add a brief narrative to B. Proposed Development, to explain the scope of work.
 - B. State the parking requirement for a mobile home park (add to Note 2c).
 - C. Add a note to address refuse service.
 - D. Indicate the location of any signage and describe the signage (new note under 2).
 - E. Show locations of any lighting.
 4. Main Sheet- clarification:
 - A. Add a note to explain that the Site Development Plan for Building Permit is an “as-built” based on the May 2015 survey.
 - B. Label the Grading & Drainage Plan as “existing”.
 - C. Label the existing perimeter wall along 98th St.
 5. Landscaping Plan:
 - A. The existing street trees along 98th St. shall be clearly and accurately shown.
 - B. Trees not used shall be removed from the palette.
 - C. A note shall be added to indicate that existing trees will remain.
 - D. Place landscaping items on the landscaping sheet, and irrigation and planting details on another landscape sheet (sheet LS2).
 6. Conditions from PNM:
 - A. Two existing overhead 115kV electric transmission lines bisect the subject property and one existing distribution line parallels the northern boundary. The applicant is responsible to abide by any conditions or terms of the transmission rights-of-way and distribution easements.
 - B. Any increase in the existing grade on the property near or within the transmission rights-of-way or distribution easement, including the pond areas, must be reviewed by PNM in order to ensure that adequate safety clearances are maintained.

OFFICIAL NOTICE OF DECISION

Project #1010551

September 10, 2015

Page 8 of 9

- C. Fences shall be grounded by applicant on the existing chain-link fence within proximity of the transmission line to reduce the risk of nuisance shocks. Locations be to be determined by PNM.
- D. PNM must have 24/7 access to its transmission line facilities within the transmission right-of-way and must have the ability to drive PNM vehicles within the entire transmission right-of-way.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **SEPTEMBER 25, 2015**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

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

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

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

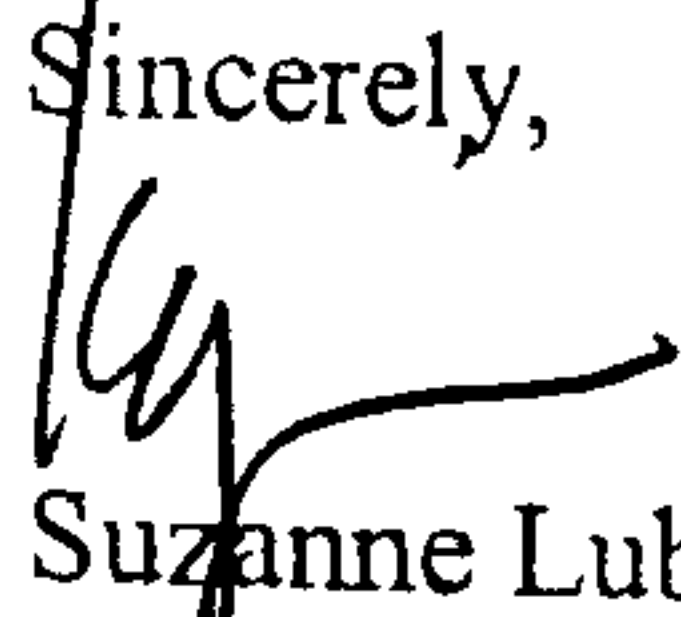
OFFICIAL NOTICE OF DECISION

Project #1010551

September 10, 2015

Page 9 of 9

Sincerely,


for Suzanne Lubar
Planning Director

SL/CLL

cc: Deemer Properties NM, LLC, 2455 Roop Road, Gilroy CA, 95020
Myers, McCready & Myers, Attn: Matt Myers, Esq, 1401 Central Ave. NW, ABQ, NM 87104
Cherise Quezada, Route 66 West NA, 10304 Paso Fino Pl. SW, ABQ, NM 87121
Barbara Lucero, Route 66 West NA, 757 98th St. SW, Sp. #6, ABQ, NM 87121
Rod Mahoney, South Valley Coalition of Neighborhood Assoc., 1838 Sadora Rd. SW, ABQ, NM 87105
Marcia Fernandez, South Valley Coalition of Neighborhood Assoc., 2401 Violet SW, ABQ, NM 87105
Johnny Pena, SWAN, 6525 Sunset Gardens SW, ABQ, NM 87121
Jerry Gallegos, SWAN, 417 65th St. SW, ABQ, NM 87121
Gerald C. Worrall, Westside Coalition of NAs, 1039 Pinatubo Pl. NW, ABQ, NM 87120
Harry Hendriksen, Westside Coalition of NAs, 10592 Rio Del Sole Ct, ABQ, NM 87114-2701

APPLICANT INFORMATION



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

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input checked="" type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Impact MHC Management		Phone:
Address: PO Box 457		Email: pburget@impactmhc.com
City: Cedaredge	State: Colorado	Zip: 81413
Professional/Agent (if any): Consensus Planning		Phone: 505 764 9801
Address: 302 8th St NW		Email: Frank@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site:	List <u>all</u> owners: Deemer Properties NM LLC	

BRIEF DESCRIPTION OF REQUEST

Zone change request for Tracts 1 and 3 located at 809 98th Street SW from NR-C (Non-residential commercial and MX-M (Mixed-use) to R-MC (Residential manufactured home community)

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

Lot or Tract No.: Tracts 1 & 3 Unplatted Land Snow Vista Excluding Northeasterly Portion of Tract 1	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code: 100905508444520906
Zone Atlas Page(s): M9	Existing Zoning: MX-M and NR-C	Proposed Zoning: R-MC
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 10

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 809 98th Street SW	Between: 98th Street	and: De Vargas Road
---	----------------------	---------------------

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

Signature:	Date: 11/1/2022
Printed Name: Jim Strozier	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

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

Form Z: Policy Decisions

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

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

INFORMATION REQUIRED FOR ALL POLICY DECISIONS (Except where noted)

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

ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN

ADOPTION OR AMENDMENT OF FACILITY PLAN

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

AMENDMENT TO IDO TEXT

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

ZONING MAP AMENDMENT – EPC

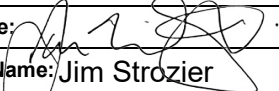
ZONING MAP AMENDMENT – COUNCIL


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

ANNEXATION OF LAND

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

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

Signature:  Date: 10/31/2022
 Printed Name: Jim Strozier Applicant or Agent

FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	

RECEIVED 10/31/2022 07:56AM 1-408-842-9119

DEEMER PROPERTIES

Oct. 30. 2022 20:37

OFFICE

4242049648

#0163 P 4/19

Date, 2022

City of Albuquerque
Planning Department
600 2nd St NW,
Albuquerque, NM 87102

Re: Property Owner Letter of Authorization

To Whom It May Concern:

Deemer Properties NM LCC hereby authorizes Consensus Planning, Inc. to obtain information, submit and process applications and all processes associated with the approval of a Zoning Map Amendment and any platting action for the subject property, represent the project at meetings and public hearings before the EPC and/or DRB, and act as our agent related to the following property located at 809 98th Street SW. The property is legally described as *Tracts 1 & 3 Unplatted Land Snow Vista Within Section 33 T10n R2E Excluding Northeastern Portion of Tract 1*

Sincerely,

Deemer Properties NM LLC

Signature:

Printed Name:

J.A. Deemer
JAMES R DEEMER



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: _____

Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: M9 DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: TRS 1 & 3 UNPLATTED LAND SNOW VISTA WITHIN SEC 33 T10N R2E EXC NELY PORT OF TR 1 CONT 8.5491 AC +/-

Development Street Address: 809 98th Street SW

Applicant: Impact MHC Management Contact: Perry Barget

Address: PO Box 457 Cedaredge Colorado 81413

Phone#: _____ Fax#: _____

E-mail: pburget@impactmhc.com

Development Information

Build out/Implementation Year: _____ Current/Proposed Zoning: Current MX-M & NR-C Proposed R-MC

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

Change of Zoning: ()

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

Describe development and Uses:

Site is currently developed as a mobile home park. The request is to change the zoning to R-MC to bring the lots into alignment with the current use.

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): _____

Number of Residential Units: _____

Number of Commercial Units: _____

Traffic Considerations

ITE Trip Generation Land Use Code 240

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 98th Street

Adjacent Roadway(s) Posted Speed:

Street Name	<u>98th Street</u>	Posted Speed	<u>45</u>
Street Name	<u>De Vargas Road</u>	Posted Speed	<u>35</u>

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

Roadway Information (adjacent to site)

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

Comprehensive Plan Center Designation: n/a
(urban center, employment center, activity center, etc.)

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

Adjacent Roadway(s) Traffic Volume: 98th Street AWDT21 26,922 Volume-to-Capacity Ratio (v/c): 98th Street AM 0.0-0.75, PM 0.25-0.75
Sage AWDT21 9,210 (if applicable) De Vargas AM 0.25-1.0, PM 0.25-0.75

Adjacent Transit Service(s): Route 54 & 198 Nearest Transit Stop(s): 98th Street near Westgate Park

Is site within 660 feet of Premium Transit?: NO

Current/Proposed Bicycle Infrastructure: Bike lane on 98th Street and De Vargas
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: There are existing sidewalks on both 98th & De Vargas

Relevant Web-sites for Filling out Roadway Information:

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

Comprehensive Plan Corridor/Designation: See GIS map.

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. P.E.
TRAFFIC ENGINEER

10/6/2022
DATE

Submittal

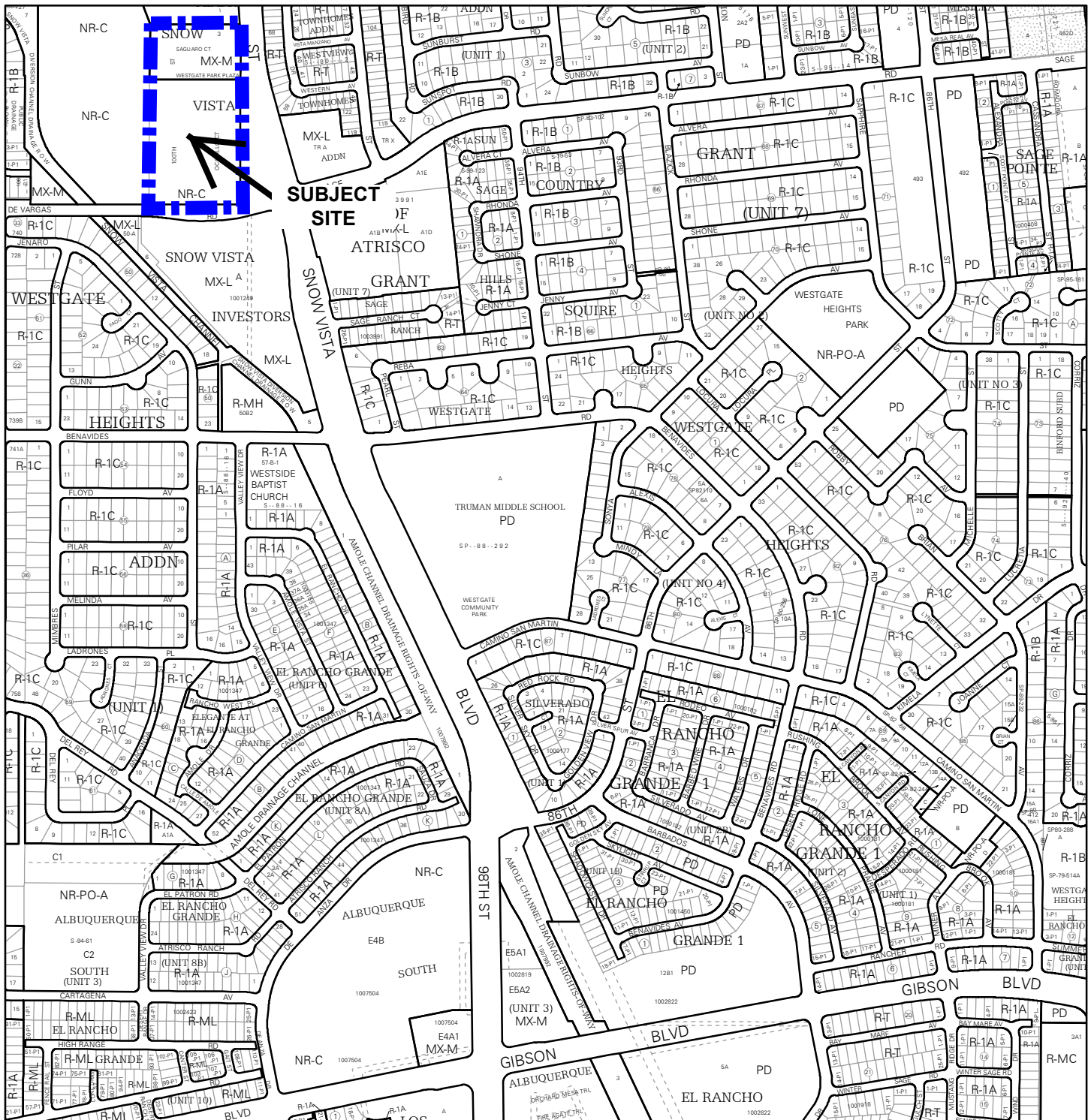
The Scoping Form must be submitted as part of a Traffic Circulation Layout submittal, DRB application for site plan approval, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

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

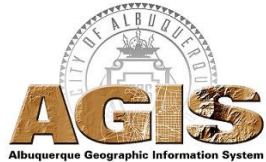
Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

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.

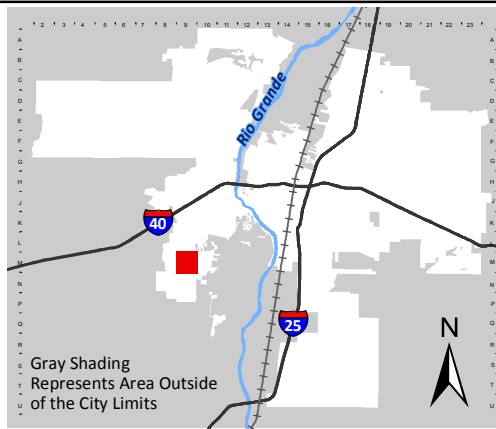


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

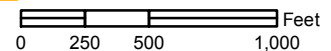


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



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





October 31, 2022

Mr. Tim MacEachan, Chair
 City of Albuquerque Planning Department
 600 2nd Street NW
 Albuquerque, NM 87102

RE: Request for a Zoning Map Amendment

Landscape Architecture
 Urban Design
 Planning Services

302 Eighth St. NW
 Albuquerque, NM 87102

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

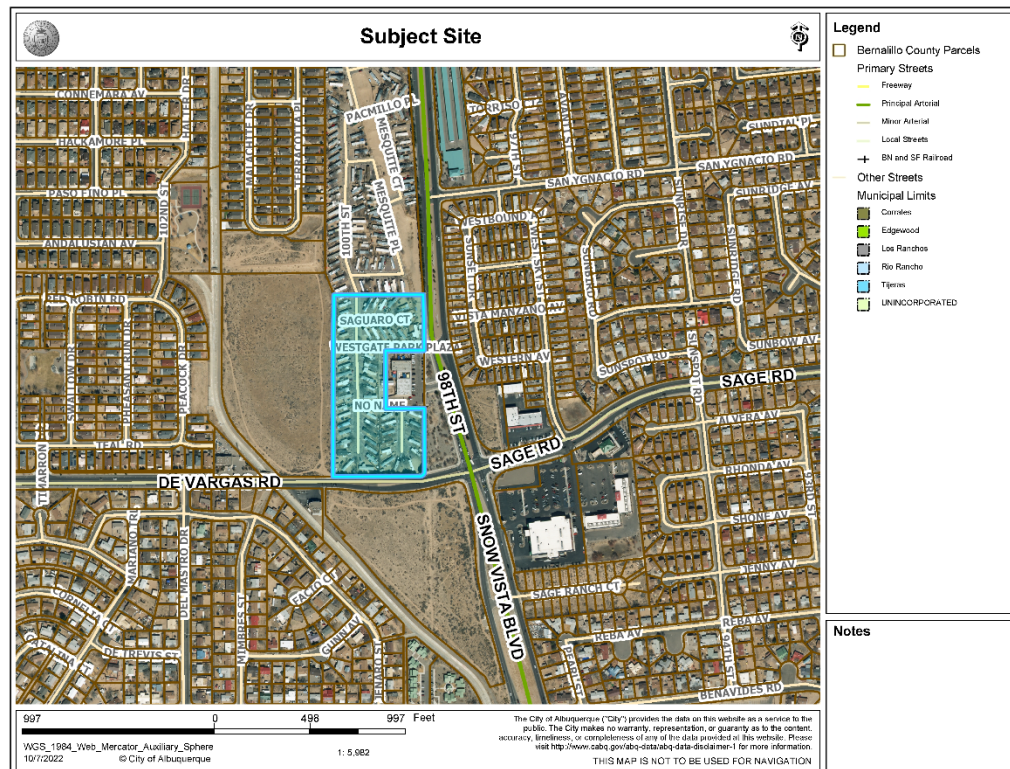
Dear Mr. Chairman:

The purpose of this letter is to request a Zoning Map Amendment – EPC on behalf of Impact MHC Management. The request is made up of one parcel totaling approximately 8.55 acres and is currently zoned MX-M and NR-C. The property is located at 809 98th Street and legally described as; *Tracts 1 & 3 Unplatted Land Snow Vista Within Section 33 T10N R2E Excluding Northeasterly Portion of Tract 1*. This request is seeking to rezone the property to R-MC to create a contiguous zone with the parcel abutting the site on the north and to better align with the current land use of the manufactured home community. This request does not include the 1.4 acre tract (Portion of Tract 1) currently developed with commercial uses.

The request meets the applicability criteria in IDO section 14-16-6-7(G), therefore the request is subject to approval by the Environmental Planning Commission as a Zoning Map Amendment – EPC and does not require City Council approval.

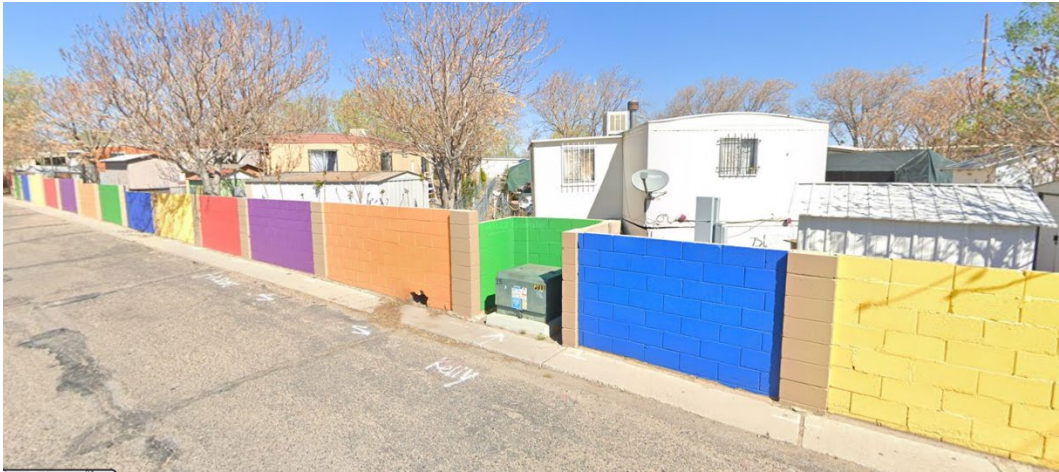
PRINCIPALS

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



PLANNING CONTEXT:

The subject site is part of the Southwest Mesa Community Planning Area. The ABC Comprehensive Plan Describes the Southwest Mesa as an area that is still developing, and the community identity is still emerging. The Southwest Mesa is characterized by suburban subdivisions, impressive vistas, and connections to the West Mesa. The subject site is located in an Area of Consistency which is described by the comprehensive plan as areas intended to be protected by policies that limit density, new uses, and negative impacts from nearby development on existing neighborhoods. The R-MC zone is consistent with the goals of an Area of Consistency and the subject site is already being used as a manufactured home community. The R-MC zone will help to protect the site from unwanted land uses and infill development pressures because the site is currently zoned MX-M and NR-C which has many allowable uses that are not permissive in residential zones. Below are two pictures of the subject site. One is from the Westgate Park Plaza and the other is from the entrance to the park off 98th Street.



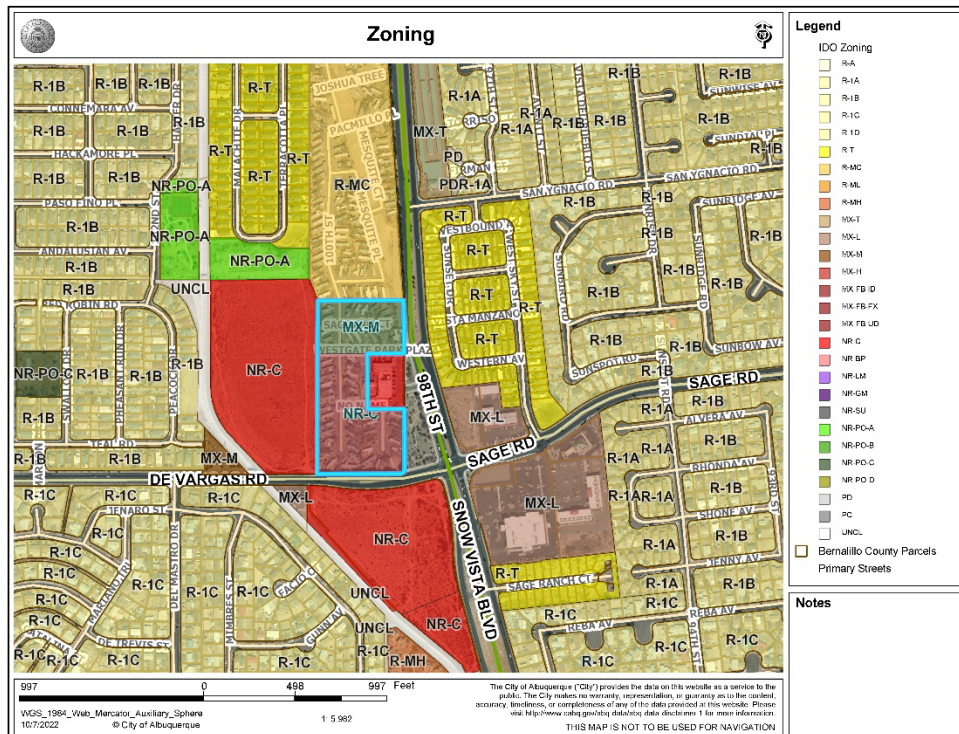
Westgate Park Plaza View of Subject Property



Rosewood Entrance View of Subject Property

ZONING AND LAND USE:

Although the subject site is considered one Lot it is divided into two unplatted Tracts that have different zone designations. The northern Tract is zoned MX-M while the southern Tract is zoned NR-C. Both the MX-M and NR-C zones are intended for different purposes and have different permissible allowable uses which will be discussed further in the following sections. The subject site is currently being used as a manufactured home community. The use will not change rather the requested R-MC zone will bring the site into alignment with its current use. The parcel to the north of the subject site is zoned R-MC and is part of the Rosewood Mobile Home Park as well. Additionally 100th street runs north and south between the parcel to the north and the subject site connecting both parcels. The easterly portion of Tract 1 (1.4 acres) is contiguous to the NR-C zoned portion of the site and is currently being used as a small shopping center. This portion of Tract 1 is not included in this request. The map below depicts the current and surrounding zoning.

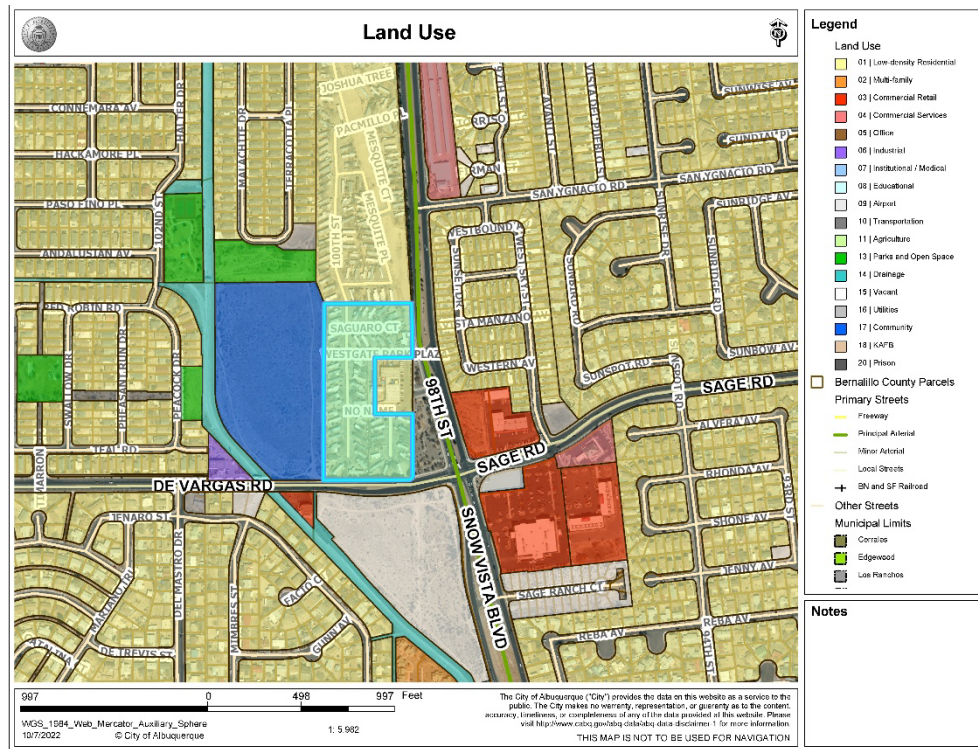


Subject Site & Surrounding Zone Designation

The majority of land around the site is being used for low-density residential purposes. The northeastern portion of Tract one is a small shopping plaza with a pizza restaurant and preschool/childcare center. The Westgate Community Center is to the west of the subject site. To the southeast of the subject site, there is a shopping plaza with a Walmart Neighborhood Market and several other stores. To the northeast of the subject site, there is a self storage facility. There are several parks to the north and west of the subject site. There is a large vacant portion of land to the south of the subject site. Below is a table that shows the current zones and land uses for the subject site and surrounding area. The map below depicts the current land uses for the subject site and surrounding area.

TABLE 1. Surrounding Zoning and Land Use

NORTH	R-MC, R-T, MX-T, R-1A, R-1B, NR-PO-A, PD	Low-density residential, park, and commercial services
SOUTH	NR-C, MX-L, R-1C	Vacant, low-density residential
EAST	R-T, MX-L, R-1B	Low-density residential, commercial retail, commercial services, vacant
WEST	NR-C, R-1B, MX-M, NR-PO-B	Community center, park, low-density residential



Subject Site & Surrounding Land Uses

THE REQUEST

The request is seeking to rezone the subject site to R-MC which will bring the site into alignment with its current use of the manufactured home community. Additionally, the request will help to create a contiguous zone between the parcel to the north which is zoned R-MC and is currently being used as a manufactured home community, and the subject site.

INTEGRATED DEVELOPMENT ORDINANCE JUSTIFICATION CRITERIA

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

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



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

Applicant response: The proposed zone change is consistent with the health, safety, and general welfare of the city because it will help to align the current land use with a more appropriate zone. Additionally, the subject site is designated as an Area of Consistency and the requested R-MC zone will help to preserve the residential character of the area and limit negative impacts from potential future development. The current zoning of MX-M and NR-C allows for more intense permissive uses that would not be advantageous to the residential character of the subject site and surrounding neighborhoods. The requested R-MC zone will also help to create consistency between the parcel to the north of the site which is currently being used as a part of the same manufactured home community and is zoned R-MC.

ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN

This request is aligned with the scale, character, and current land uses of the surrounding neighborhood. Approval of the requested zone change from MX-M and NR-C to R-MC is advantageous to the surrounding communities as conveyed by the ABC Comprehensive Plan. The following section provides an analysis of the relevant ABC Comprehensive Plan goals and policies that confirm the advantages of the proposed zone change for the surrounding communities.

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

Applicant Response: *This request helps to enhance, protect, and preserve distinct communities because the subject site is part of an existing manufactured home community, and the requested R-MC zone will help to bring the site into alignment with its use. The surrounding area around the subject site is largely low-density residential and the R-MC zone will help to preserve the existing character by limiting land uses to mainly residential. The R-MC zone can help to ensure development does not adversely affect the surrounding communities because the allowable uses in the zone are largely residential as compared to the current MX-M and NR-C which allow several industrial, retail, and commercial uses.*

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

Applicant Response: *This request helps to encourage quality development that is consistent with the distinct character of communities because the R-MC zones' purpose is to accommodate manufactured home communities and incorporate high-quality planning and design. The subject site is part of the Rosewood Mobile Home Park also known as the Sage West Mobile Home Park. Both the subject site and the lot to the north are part of the Rosewood Park and are developed as a contiguous manufactured home community. The requested R-MC zone will help to align the subject site with the lot to the north and the current land use creating a single and consistent zone.*



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

Applicant Response: *This request helps to preserve, protect, and enhance neighborhoods as key to our long-term health because the requested R-MC zone helps to ensure that the Rosewood Mobile Home Park remains a manufactured home community. The Rosewood Park was established in the 1980s and provides access to housing for many residents. The current zone of MX-M and NR-C allows permissive uses that conflict with the current character of the community and could have harmful effects through increases in density and intensity.*

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.

Applicant Response: *This request helps to promote development patterns that maximize the utility of existing infrastructure and public facilities because the subject site is connected to existing roadways, sidewalks, bike paths, and public services. The requested R-MC zone helps to ensure there aren't any adverse impacts to existing public services or infrastructures because the site is already developed as a manufactured home community and the city traffic engineer has determined through the required Traffic Scoping Form which has been included as part of this request, that there is no adverse traffic impact's caused by the R-MC zone.*

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

Applicant Response: *The subject site is located entirely in an Area of Consistency meaning it is intended to preserve and maintain the distinct character of the area. The current zone of MX-M and NR-C allows permissive uses that would add increases in density and intensity which could be harmful to the existing community. This request helps to encourage and direct growth to Areas of Change because the R-MC zone is aligned with the current land use of the subject site and the surrounding low density residential uses. This will help to ensure more intense land uses occur in Areas of Change where they are desired.*

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

Sub policy d): In areas with predominantly single-family residential uses, support zone changes that help to align the appropriate zone with existing land uses.

Applicant Response: *This request helps to further policy 5.6.3 because the subject site is entirely within an Area of Consistency and the R-MC zone helps to align the site with the existing land use of the manufactured home community. The R-MC zone will help to protect the character of the existing mobile home park and ensure that development can't occur within the park that is contrary to the existing residential community.*

This request helps to further policy d because the predominant land use around the subject site is single-family and low-density residential and the requested R-MC zone helps to align the site with the surrounding land uses. The current zone of MX-M and NR-C allows permissive uses that are more intense with increased densities as compared to R-MC and could negatively impact the surrounding residential communities.

Goal 6.2 Multi-Modal System: Encourage walking, biking, and transit, especially at peak-hour commuting times, to enhance access and mobility for people of all ages and abilities.

Applicant Response: *The subject site is abutting 98th Street and De Vargas Road both of which have existing sidewalks and bike lanes. Additionally, 98th Street has two bus routes 54 and 198 which have a peak frequency ranging from 30-45 minutes. There is also a bus stop along 98th Street directly in front of the subject site. This request helps to encourage walking, biking, and transit use because the subject site is adequately serviced by existing public infrastructure and the R-MC zone will ensure that the area stays residential.*

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

Applicant Response: *This request helps to ensure a sufficient supply of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options because the R-MC zone is intended for manufactured home communities which are an affordable option for residents. The subject site is currently and has historically been used as a manufactured home community and this request helps to ensure that the current land use is protected along with the existing character of the area. The current MX-M and NR-C zone allow land uses that can increase density and intensity which can diminish the affordability of housing or replace the current homes with nonresidential land uses.*

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

Applicant Response: *This request helps to further policy 9.1.1 by conserving housing for low-income residents by requesting the R-MC zone which will protect the existing Rosewood Mobile Home Park. The current zone designation of MX-M and NR-C allows for numerous permissive land uses that could adversely impact the housing affordability and availability in the Rosewood Mobile Home Park.*

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



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

Applicant Response: The subject site is located entirely in an Area of Consistency and the request meets criterion 3 because a different zone is more advantageous to the community. The subject site is currently being used as a manufactured home community and is zoned MX-M and NR-C. Both of the current zones have allowable uses that are more intense than the subject and surrounding area's land uses which are mainly residential. The requested R-MC zone will be more advantageous to the surrounding neighborhoods as it will limit the type and intensity of land uses while being in agreement with the existing residential community character. Additionally, because the site is entirely within an Area of Consistency a residential zone designation is more advantageous to preserving the distinct residential community character while creating a contiguous zone between the subject site and the parcel to the north which is already zoned R-MC.

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

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

Applicant Response: The subject site is located entirely in an Area of Consistency therefore this does not apply.

6-7(G)(3)(d) The requested zoning does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community unless the Use-specific Standards in Section 16-16-0 are associated with that use will adequately mitigate those harmful impacts.

Applicant Response: The requested zone change does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community as demonstrated in the table listed below. As demonstrated in the table below the current zone has several land uses that could be considered harmful to the existing mobile home park and surrounding residential

neighborhoods. These include uses like a bar, nightclub, sports field, taproom, campground, carwash, drive-through facility, heavy and light vehicle repair, and outdoor storage. These potentially harmful land uses can be avoided by the requested R-MC zone which does not allow them. The R-MC zone is advantageous to preserving the existing Rosewood Mobile Home Park as well as the character of the surrounding residential neighborhood. See attached table comparing the R-MC, MX-M, and NR-C zones.

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

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

Applicant Response: The subject site is already developed with an internal road system and is highly connected to the city's existing infrastructure such as roadways and public services. This request meets the applicability of criterion 1 as there is already adequate capacity to serve the subject site. 98th Street SW which abuts the site to the east is an Urban Principal Arterial Street and De Vargas Road SW which abuts the site to the south is an Urban Major Collector. A Traffic Scoping Form has been submitted to the City's traffic engineer who determined there will not be any adverse impact on the surrounding road system. The requested zone change will not increase traffic flows or affect the current volume-to-capacity ratios for the surrounding roadways which are for 98th Street is between 0 - 0.75 in the morning and 0.25 – 0.75 in the evening and De Vargas is between 0.25 – 1 in the morning and 0.25 – 0.75 in the evening. 98th Street and De Vargas both have existing bike lanes that are accessible by the surrounding residents. Like the roadways, the requested zone change will not have any adverse impact on the existing bike lanes. Finally, there is existing sidewalk infrastructure along 98th Street and De Vargas which services the site and will not be adversely impacted by the zone change. It is assumed that the residents of the Mobile Home Park will use the existing sidewalks, bike lanes, and transit services.

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

Applicant's Response: The Zoning Map Amendment is being justified based on the advantages it proposes for the existing manufactured home community and surrounding residential neighborhoods. The site is not located on a street that is considered a major or main street.

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



Applicant's Response: The justification for a zone change is not based on the cost of land as the site is already developed and none of the uses will change with this request. The request is being proposed as a way to bring the subject site into alignment with the current use and to benefit the surrounding community by securing a residential zone that will align with the existing residential character of the area.

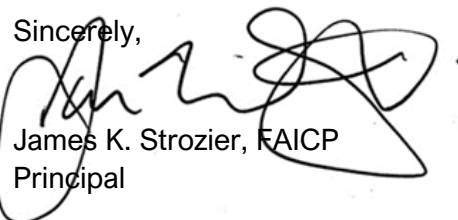
6-7(G)(3)(h) The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premise (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone") unless the requested zoning will clearly facilitate implementation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

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

Applicant Response: The Zone Map Amendment request does not create a spot zone rather it would create contiguous zoning with surrounding parcels to the north of the site.

Conclusion: As demonstrated the requested zone change to R-MC is advantageous to the existing manufactured home community and the surrounding residential neighborhoods. This request will help to align the use of the subject site with the appropriate zone designation while creating a contiguous section of zoning from the northern lot that abuts the property to the subject site. Additionally, this request will help to preserve the distinct characteristics of the neighborhood and the Area of Consistency of which the subject site is a part. On behalf of MHC Management, we respectfully ask that you approve this request. Thank you.

Sincerely,



James K. Strozier, FAICP
Principal



October , 2022

Mr. Tim MacEachan, Chair
 City of Albuquerque Planning Department
 600 2nd Street NW
 Albuquerque, NM 87102

RE: Request for a Zoning Map Amendment

Below is a table comparing the allowable uses in the R-MC, MX-M, and NR-C zones.

P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory CV = Conditional if Structure Vacant for 5+ years
 T = Temporary CT = Conditional Temporary Blank Cell = Not Allowed

Landscape Architecture
 Urban Design
 Planning Services

302 Eighth St. NW
 Albuquerque, NM 87102

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

Allowable Uses	R-MC	MX-M	NR-C
Single-family detached	P		
Mobile home	P		
Cottage development	P		
Townhouse		P	
Live work		P	CA
Multi-family		P	
Assisted living facility		P	
Community residential facility small or large		P	
Dormitory		P	
Group home small/medium		P	
Group home large		C	
Adult or child day care facility	C	P	P
Community center or library		P	C
Elementary or middle school		P	P
High school		P	P
Museum		P	P
Overnight shelter		C	C

PRINCIPALS

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



CONSENSUS

PLANNING

Park and open space		P	P
Religious institution		P	P
Sports field		P	P
University or college		P	P
Vocational school		P	P
Kennel		C	P
Nursery		A	P
Veterinary hospital		P	P
Other pet services		P	P
Auditorium or theater		P	P
Bar		P	P
Catering Service		P	P
Health club or gym		P	P
Mobile food truck court		P	P
Nightclub		P	P
Residential community amenity indoor	P	P	
Restaurant		P	P
Tap room or tasting room		P	P
Other indoor entertainment		P	P
Campground or recreational vehicle park		C	P
Hotel or motel		P	P
Car wash		P	P
Heavy vehicle equipment sales, rentals, fueling, and repair			P
Light vehicle fueling station		P	P



Light vehicle repair		P	P
Light vehicle sale and rental		P	P
Outdoor vehicle storage			C
Paid parking lot	A	P	P
Parking structure	A	P	P
Bank		P	P
Blood service facility		C	C
Club or event facility		P	P
Commercial services		P	P
Construction contractor facility and yard			P
Medical or dental clinic		P	P
Mortuary		P	P
Office		P	P
Personal and business services small/large		P	P
Research or testing facility		P	P
Self-storage		C	P
Amphitheater			C
Drive-in theater		C	C
Residential community amenity outdoor	P	P	
Other outdoor entertainment	CA	A	P
Art gallery	C	P	P
Bakery goods or confectionary shop		P	P



Building and home improvement materials store		C	P
Cannabis retail		P	P
Farmers market	T	P	P
General retail small	A	P	P
General retail medium		P	P
General retail large		C	P
Grocery store		P	P
Liquor retail		C	C
Nicotine retail		C	C
Pawn shop		P	P
Helipad		CA	A
Park-and-ride lot		P	C
Transit facility		P	P
Cannabis cultivation		P	P
Artisan manufacturing		P	P
Cannabis-derived products manufacturing		P	P
Light manufacturing			
Wind energy generation		A	A
Free standing wireless telecommunication facility		P	P
Recycling drop-off bin facility		A	P
Outdoor storage		C	C
Warehousing		C	P
Wholesaling and distribution center		C	P



CONSENSUS

PLANNING

Drive-through or drive-up facility		A	A
Dwelling unit accessory with or without kitchen		A	A
Family care facility	A	A	
Family home daycare	CA		
Hobby breeder	A		
Home occupation	A	A	
Independent living facility		A	
Mobile vending cart		A	A
Outdoor animal run		CA	CA
Outdoor dining area		A	A
Other outdoor uses accessory to residential primary use	A	A	
Circus		T	T
Open air market		T	T
Park-and-ride facility temporary		T	T
Safe outdoor space		CT	T
Seasonal outdoor sales		T	T
Temporary use not listed		T	T
Garage or yard sale	T		

NOTIFICATION

From: Perry BURGOT
To: Jim Strozier; David Makabi
Cc: Kyndra Robidou; Avery Frank
Subject: Re: 809 98th Street SW Neighborhood Meeting Inquiry Sheet Submission
Date: Tuesday, October 4, 2022 8:54:30 PM
Attachments: jma001.png
 jma002.png
 jma003.png
 jma004.png
 jma005.png

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Tuesday, October 4, 2022 1:27 PM
To: Jim Strozier <cp@consensusplanning.com>
Subject: 809 98th Street SW Neighborhood Meeting Inquiry Sheet Submission

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976
South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	luis@wccdg.org	5921 Central Avenue NW	Albuquerque	NM	87105		
Westgate Heights NA	Matthew	Archuleta	mattearchuleta1@hotmail.com	1628 Summerfield Place SW	Albuquerque	NM	87121	5054016849	5058367251
Westgate Heights NA	Christoper	Sedillo	navrmc6@aol.com	605 Shire Street SW	Albuquerque	NM	87121	6193155051	
Route 66 West NA	Cherise	Quezada	cheriquezada@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	

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

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application: <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABO-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

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

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

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

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

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

Thank you.



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 <webmaster@cabq.gov>
Sent: Tuesday, October 4, 2022 8:48 AM
To: Office of Neighborhood Coordination <cp@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

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

Neighborhood Meeting Inquiry For:

Environmental Planning Commission

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

Contact Name

Jim Strozler

Telephone Number

5057649801

Email Address

cp@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 8th Street NW, Arroyo Vista west of Tierra Pintada

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Tracts 1 and 3 Snow Vista

Physical address of subject site:

809 98th Street SW

Subject site cross streets:

NW Corner of Sage and Unser

Other subject site identifiers:

Existing Mobile Home Park

This site is located on the following zone atlas page:

M-09

Captcha

x

From: [Avery Frank](#)
To: cherezada@yahoo.com; jgallegoswccd@gmail.com; luis@wccd.org; mattearchuleta1@hotmail.com; navrnc6@aol.com; paulfava@gmail.com
Cc: [Jim Strozier](#)
Subject: Request for Facilitated Meeting
Date: Thursday, October 6, 2022 7:28:00 PM
Attachments: [NA_CompletePackage.pdf](#)

Hello,

On behalf of Impact MHC, Consensus Planning, Inc. is preparing an application for a zone change which will be heard at a public EPC hearing. Please see attached request for a facilitated meeting along with the required forms and further details about the proposed zone change. If you would like to request a meeting or have any questions, please contact me at 505 764 9801 or respond to this email.



October 6, 2022

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

Dear neighbors,

On behalf of Impact MHC, Consensus Planning, Inc. is providing you with notice that we are preparing a zone change application for EPC approval which will be heard at a public hearing. The request is to change the NR-C (Non-residential commercial) and MX-M (Mixed-use medium intensity) zone designations for the subject property located at 809 98th Street SW consisting of Lots 1 and 3 to R-MC (residential manufactured home community) zone. The northern portion of the park is already zoned R-MC. This request will help to bring the balance of the park and the current land use (which is a manufactured home community) into alignment with the zoning. The existing commercial building will remain and is not a part of the zoning change.

We are reaching out to see if you would like to request a facilitated meeting to further discuss details relating to this project. As part of this email package, we have included the city-required application forms, the subject site's zone atlas page, the site plan, and elevation drawings.

Per the IDO section 6-4(C)(4) you have 15 calendar days or until 10/20/22 to respond to this request for a facilitated meeting. Please reach out to frank@consensusplanning.com or call 5050.764.9801 with any questions or concerns regarding this email. We look forward to hearing from you soon.

Best,

Ms. Avery M Frank
Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102
Phone (505) 764-9801

PRINCIPALS

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



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



PART I - PROCESS
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:
Application Type: ZMA - EPC
Decision-making Body: EPC
Pre-Application meeting required: [] Yes [x] No
Neighborhood meeting required: [x] Yes [] No
Mailed Notice required: [x] Yes [] No
Electronic Mail required: [x] Yes [] No
Is this a Site Plan Application: [] Yes [x] No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application: 809 98th Street SW
Name of property owner: Deemer Properties NM LLC
Name of applicant: Impact MHC
Date, time, and place of public meeting or hearing, if applicable:
Have not submitted an application yet
Address, phone number, or website for additional information:
Please call or email frank@consensusplanning.com 505 764 9801 to request a pre-application meeting
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[x] Zone Atlas page indicating subject property.
[] Drawings, elevations, or other illustrations of this request.
[] Summary of pre-submittal neighborhood meeting, if applicable.
[x] Summary of request, including explanations of deviations, variances, or waivers.
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

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

[Signature] (Applicant signature) 10/5/2022 (Date)

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

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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

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

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

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

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

Date of Request*: 10/5/2022

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

Neighborhood Association (NA)*: Please see attached

Name of NA Representative*: Please see attached

Email Address* or Mailing Address* of NA Representative¹: Please see attached

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

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

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

Meeting Date / Time / Location:

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

1. Subject Property Address* 809 98th Street SW
Location Description _____
2. Property Owner* Deemer Properties NM LLC
3. Agent/Applicant* [if applicable] Applicant Impact MHC, Agent Consensus Planning
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)

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

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

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

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

Summary of project/request^{3*}:

Zone change request for Tracts 1 and 3 located at 809 98th Street SW from NR-C (Non-residential commercial and MX-M (Mixed-use) to R-MC (Residential manufactured home community)

5. This type of application will be decided by^{*}: City Staff
 OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council
6. Where more information about the project can be found^{4*}:
 Please call or email frank@consensusplanning.com 505 764 9801

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

1. Zone Atlas Page(s)^{5*} M-9
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
 - Deviation(s) Variance(s) Waiver(s)
 Explanation:
N/A

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

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

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

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

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

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

- 1. From the IDO Zoning Map⁶:
 - a. Area of Property [typically in acres] 8.55 Acres
 - b. IDO Zone District MX-M and NR-C
 - c. Overlay Zone(s) [if applicable] N/A
 - d. Center or Corridor Area [if applicable] N/A
 - 2. Current Land Use(s) [vacant, if none] Manufactured home community.
-

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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

From: Perry Bargest
To: Jim Strozier; David Makabi
Cc: Kyndra Robidou; Avery Frank
Subject: Re: 809 98th Street SW Neighborhood Meeting Inquiry Sheet Submission
Date: Tuesday, October 4, 2022 8:54:30 PM
Attachments: jmae001.png
 jmae002.png
 jmae003.png
 jmae004.png
 jmae005.png

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Tuesday, October 4, 2022 1:27 PM
To: Jim Strozier <cp@consensusplanning.com>
Subject: 809 98th Street SW Neighborhood Meeting Inquiry Sheet Submission

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccd@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976
South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	luis@wccd.org	5921 Central Avenue NW	Albuquerque	NM	87105		
Westgate Heights NA	Matthew	Archuleta	mattearchuleta1@hotmail.com	1628 Summerfield Place SW	Albuquerque	NM	87121	5054016849	5058367251
Westgate Heights NA	Christopher	Sedillo	navrnc6@aol.com	605 Shire Street SW	Albuquerque	NM	87121	6193155051	
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	

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

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application: <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABO-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

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

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

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

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

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

Thank you.



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 <webmaster@cabq.gov>
Sent: Tuesday, October 4, 2022 8:48 AM
To: Office of Neighborhood Coordination <cp@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

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

Neighborhood Meeting Inquiry For:

Environmental Planning Commission

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

Contact Name

Jim Strozler

Telephone Number

5057649801

Email Address

cp@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 8th Street NW, Arroyo Vista west of Tierra Pintada

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Tracts 1 and 3 Snow Vista

Physical address of subject site:

809 98th Street SW

Subject site cross streets:

NW Corner of Sage and Unser

Other subject site identifiers:

Existing Mobile Home Park

This site is located on the following zone atlas page:

M-09

Captcha

x

From: [Avery Frank](#)
To: ["cherquezada@yahoo.com"](#); ["jgallegoswccdg@gmail.com"](#); ["luis@wccdg.org"](#); ["mattearchuleta1@hotmail.com"](#); ["navrmc6@aol.com"](#); ["paulfava@gmail.com"](#)
Cc: [Jim Strozier](#)
Subject: ZMA Day of Submittal Notice Rosewood
Date: Tuesday, November 1, 2022 9:27:00 AM
Attachments: [NADayof_Complete.pdf](#)

Good morning,

On behalf of Impact MHC, Consensus Planning, Inc. is submitting an application for a zone change that will be heard at a public hearing on December 15th. Please see the attached notification package that includes the city required forms and further details regarding the proposed zone change. If you have any questions, please respond to this email, or contact me at 505 764 9801. Thank you.

Ms. Avery M Frank
Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102
Phone (505) 764-9801



November 1, 2022

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

Dear neighbors,

On behalf of Impact MHC, Consensus Planning, Inc. is providing you with notice that we are submitting a zone change application for EPC approval which will be heard at a public hearing. The request is to change the NR-C (Non-residential commercial) and MX-M (Mixed-use medium intensity) zone designations for the subject property located at 809 98th Street SW consisting of Lots 1 and 3 to R-MC (residential manufactured home community) zone. The northern portion of the park is already zoned R-MC. This request will help to bring the balance of the park and the current land use (which is a manufactured home community) into alignment with the zoning. The existing commercial building will remain and is not a part of the zoning change.

The application will be submitted by November 3rd and a hearing is scheduled for December 15th. As part of this email package, we have included the city-required application forms and the subject site's zone atlas page.

Per the IDO section 6-4(K)(1) all required public notification information has been included in this package. Please reach out to frank@consensusplanning.com or call 505.764.9801 with any questions or concerns regarding this application. We look forward to hearing from you soon.

Best,

Ms. Avery M Frank
Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102
Phone (505) 764-9801

PRINCIPALS

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



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



PART I - PROCESS		
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:		
Application Type: ZMA - EPC		
Decision-making Body: EPC		
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Note: if yes, see second page
PART II – DETAILS OF REQUEST		
Address of property listed in application: 809 98th Street SW		
Name of property owner: Deemer Properties NM LLC		
Name of applicant: Impact MHC		
Date, time, and place of public meeting or hearing, if applicable:		
Have not submitted an application yet		
Address, phone number, or website for additional information:		
Please call or email frank@consensusplanning.com 505 764 9801 to request a pre-application meeting		
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE		
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.		
<input type="checkbox"/> Drawings, elevations, or other illustrations of this request.		
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.		
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.		
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.		

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

_____ (Applicant signature) 11/1/2022 _____ (Date)

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

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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

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

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

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

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

Date of Notice*: 11/1/2022

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

Neighborhood Association (NA)*: See attached

Name of NA Representative*: See attached

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

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

1. Subject Property Address* 809 98th Street SW
Location Description _____
2. Property Owner* Deemer Properties NM LLC
3. Agent/Applicant* [if applicable] Applicant Impact MHC, Agent Consensus Planning
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]

Zoning Map Amendment

Other: _____

Summary of project/request²:

Zone change request for Tracts 1 and 3 located at 809 98th Street SW from
NR-C (Non-residential commercial and MX-M (Mixed-use) to
R-MC (Residential manufactured home community)

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

Environmental Planning Commission (EPC)

City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC)

Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

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

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

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

Date/Time*: December 15, 2022

Location*³: Via Zoom <https://cabq.zoom.us/j/2269592859>

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

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

- 6. Where more information about the project can be found*⁴:
Please call or email frank@consensusplanning.com 505 764 9801

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

- 1. Zone Atlas Page(s)*⁵ M9
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:

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

Explanation*:

N/A

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No
 Summary of the Pre-submittal Neighborhood Meeting, if one occurred:
Neighborhood association did not respond to a request for a facilitated meeting.

³ Physical address or Zoom link

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

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

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

Additional Information [Optional]:

From the IDO Zoning Map⁶:

- 1. Area of Property [typically in acres] 8.55 acres
 - 2. IDO Zone District MX-M and NR-C
 - 3. Overlay Zone(s) [if applicable] N/A
 - 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Manufactured home community

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

Useful Links

Integrated Development Ordinance (IDO):

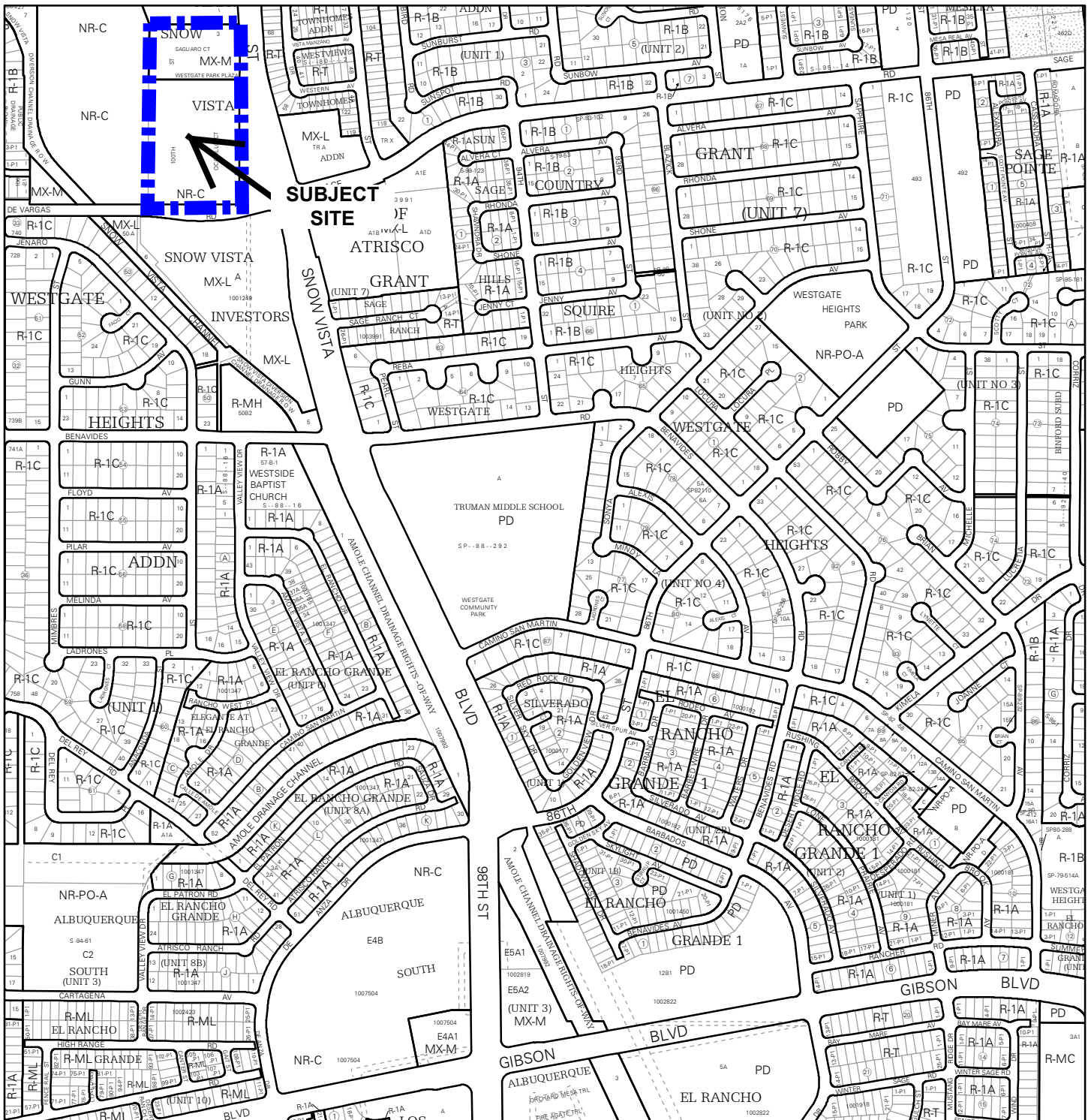
<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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



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

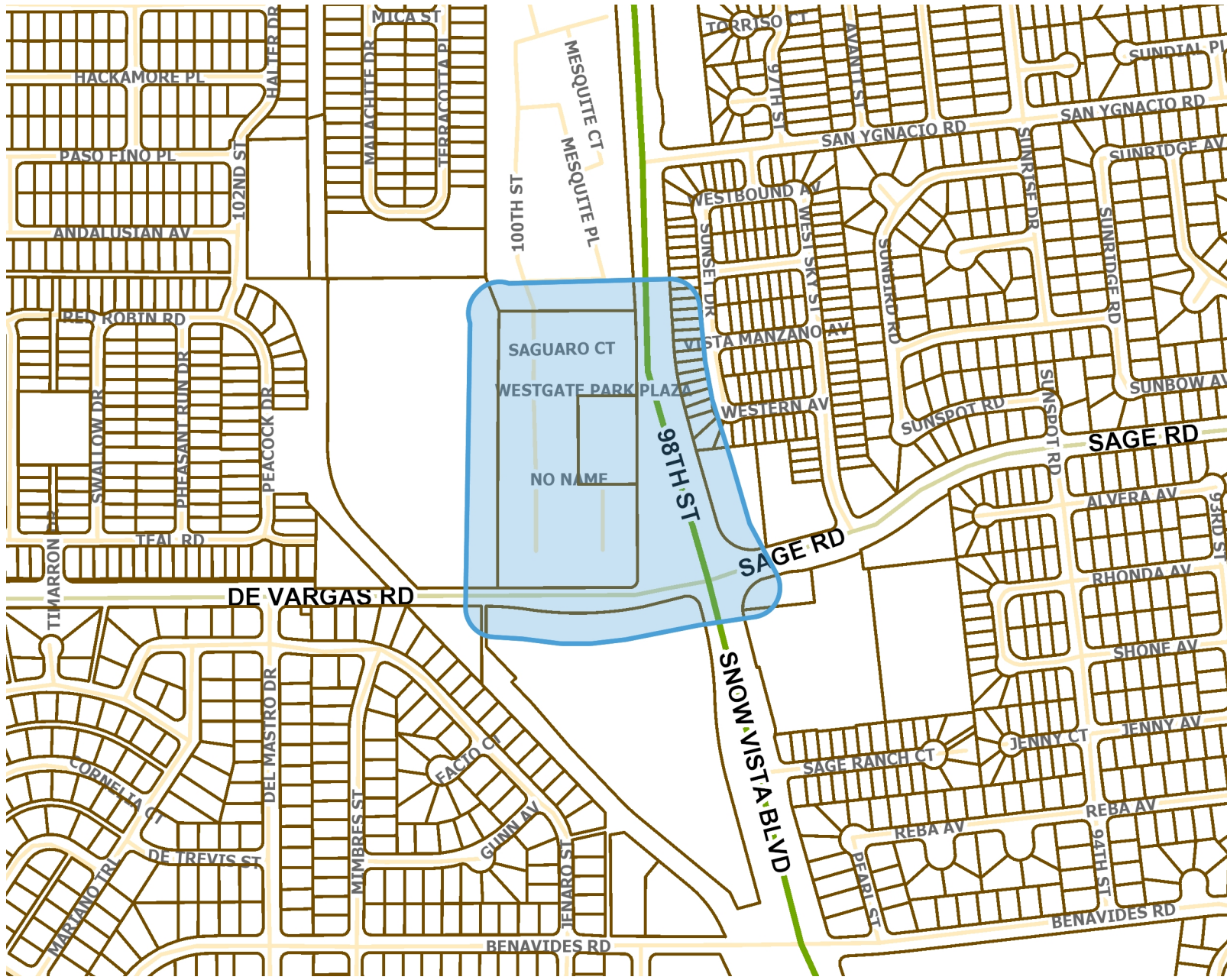
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Gray Shading Represents Area Outside of the City Limits

Feet
0 250 500 1,000



98th Street ZMA Property Owner Buffer Map



Legend

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

Notes

997 0 498 997 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
10/7/2022 © City of Albuquerque

1: 5,982

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

CHAVEZ JAMES B & MELISSA A
923 SUNSET DR SW
ALBUQUERQUE NM 87121

MARTINEZ JOSE D
9734 WESTERN AVE SW
ALBUQUERQUE NM 87121-8808

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

VASQUEZ JESUS M & JUANA
927 SUNSET DR SW
ALBUQUERQUE NM 87121

SILERIO HUGO GARCIA & SALAZAR ANA
T JARAMILLO
905 SUNSET DR SW
ALBUQUERQUE NM 87121-8814

DOMINGUEZ JOE R & BETTY J TRUSTEES
DOMINGUEZ LVT
9213 SNOWRIDGE CT NE
ALBUQUERQUE NM 87111

SILVA JULIAN & SAMANTHA GARCIA
909 SUNSET DR SW
ALBUQUERQUE NM 87121

MCENERY MARTIN J
5104 WILD PLUM WAY NW
ALBUQUERQUE NM 87120-1055

NAJERA MARIO
847 SUNSET DR SW
ALBUQUERQUE NM 87105

GONZALEZ HORTENCIA
835 SUNSET DR SW
ALBUQUERQUE NM 87121

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

JAURIGUI SANDY
2419 BARCELONA RD SW
ALBUQUERQUE NM 87105-5608

CORNELL GLORIA A
839 SUNSET DR SW
ALBUQUERQUE NM 87121-8807

BAUTISTA-GUTIERREZ ESTEFANIA
9738 WESTERN AVE SW
ALBUQUERQUE NM 87121-8808

MARQUEZ GABRIELLE
919 SUNSET DR SW
ALBUQUERQUE NM 87121-8814

WAL-MART STORES EAST LIMITED
PARTNERSHIP C/O WAL-MART PROP
TAX DEPT MS 0555
PO BOX 8050
BENTONVILLE AR 72712-055

DEEMER PROPERTIES NM LLC
2455 ROOP RD
GILROY CA 95020

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

ANDREWS MYANISHA
853 SUNSET DR SW
ALBUQUERQUE NM 87121-8807

DEEMER PROPERTIES NM LLC
2455 ROOP RD
GILROY CA 95020

MAURICIO MARCO
843 SUNSET DR SW
ALBUQUERQUE NM 87121-8807

BUSTILLOS CECILIA
901 SUNSET DR SW
ALBUQUERQUE NM 87121-8814

SERRANO JOSE E C/O PEREZ SOLEDAD
& IBARRA SAULO BENCOMO
915 SUNSET DR SW
ALBUQUERQUE NM 87121-8814

DEEMER PROPERTIES NM LLC
2455 ROOP RD
GILROY CA 95020

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103



October 31, 2022

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

Dear neighbors,

On behalf of Impact MHC, Consensus Planning, Inc. is providing you with notice that we are preparing a zone change application for EPC approval which will be heard at a public hearing on December 15th. The required notice forms and information regarding the public hearing are included in this mailed notice.

The request is to change the NR-C (Non-residential commercial) and MX-M (Mixed-use medium intensity) zone designations for the subject property located at 809 98th Street SW consisting of Lots 1 and 3 to R-MC (residential manufactured home community) zone. The northern portion of the park is already zoned R-MC. This request will help to bring the balance of the park and the current land use (which is a manufactured home community) into alignment with the zoning. The existing commercial building will remain and is not a part of the zoning change.

Per the IDO section, 6-4(K)(3)(a) mailed public notice to all property owners within 100 feet of the subject site is required. Please reach out to frank@consensusplanning.com or call 5050.764.9801 with any questions or concerns regarding this email. We look forward to hearing from you soon.

Best,

Ms. Avery M Frank
Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102
Phone (505) 764-9801

PRINCIPALS

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



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



PART I - PROCESS
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:
Application Type: ZMA - EPC
Decision-making Body: EPC
Pre-Application meeting required: [] Yes [x] No
Neighborhood meeting required: [x] Yes [] No
Mailed Notice required: [x] Yes [] No
Electronic Mail required: [x] Yes [] No
Is this a Site Plan Application: [] Yes [x] No Note: if yes, see second page
PART II - DETAILS OF REQUEST
Address of property listed in application: 809 98th Street SW
Name of property owner: Deemer Properties NM LLC
Name of applicant: Applicant Impact MHC, Agent Consensus Planning
Date, time, and place of public meeting or hearing, if applicable:
December 15, 2022 Via Zoom https://cabq.zoom.us/j/2269592859
Address, phone number, or website for additional information:
Please call or email frank@consensusplanning.com 505 764 9801
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE
[x] Zone Atlas page indicating subject property.
[] Drawings, elevations, or other illustrations of this request.
[x] Summary of pre-submittal neighborhood meeting, if applicable.
[x] Summary of request, including explanations of deviations, variances, or waivers.
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO
SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).
PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.

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

[Handwritten Signature] (Applicant signature) 10/31/2022 (Date)

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

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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

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

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

Type text here

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

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

Date of Notice*: 10/31/2022

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

Property Owner within 100 feet*: See envelope

Mailing Address*: See envelope

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

1. Subject Property Address* 809 98th Street SW
Location Description _____
2. Property Owner* Deemer Properties NM LLC
3. Agent/Applicant* [if applicable] Applicant Impact MHC, Agent Consensus Planning
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]

Zoning Map Amendment

Other: _____

Summary of project/request^{1*}:

Zone change request for Tracts 1 and 3 located at 809 98th Street SW from NR-C (Non-residential commercial and MX-M (Mixed-use) to R-MC (Residential manufactured home community)

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

Environmental Planning Commission (EPC) City Council

This application will be first reviewed and recommended by:

Environmental Planning Commission (EPC) Landmarks Commission (LC)

Not applicable (Zoning Map Amendment – EPC only)

Date/Time*: December 15, 2022

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

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

² Physical address or Zoom link

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

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

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

- 6. Where more information about the project can be found^{*3}:
Please call or email frank@consensusplanning.com 505 764 9801

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

- 1. Zone Atlas Page(s)^{*4} M9
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project^{*}:

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

Explanation^{*}:

N/A

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

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

Neighborhood association did not respond to a request for a facilitated meeting.

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

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

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

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 8.55 acres
 2. IDO Zone District MX-M and NR-C
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Manufactured home community
-

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

Useful Links

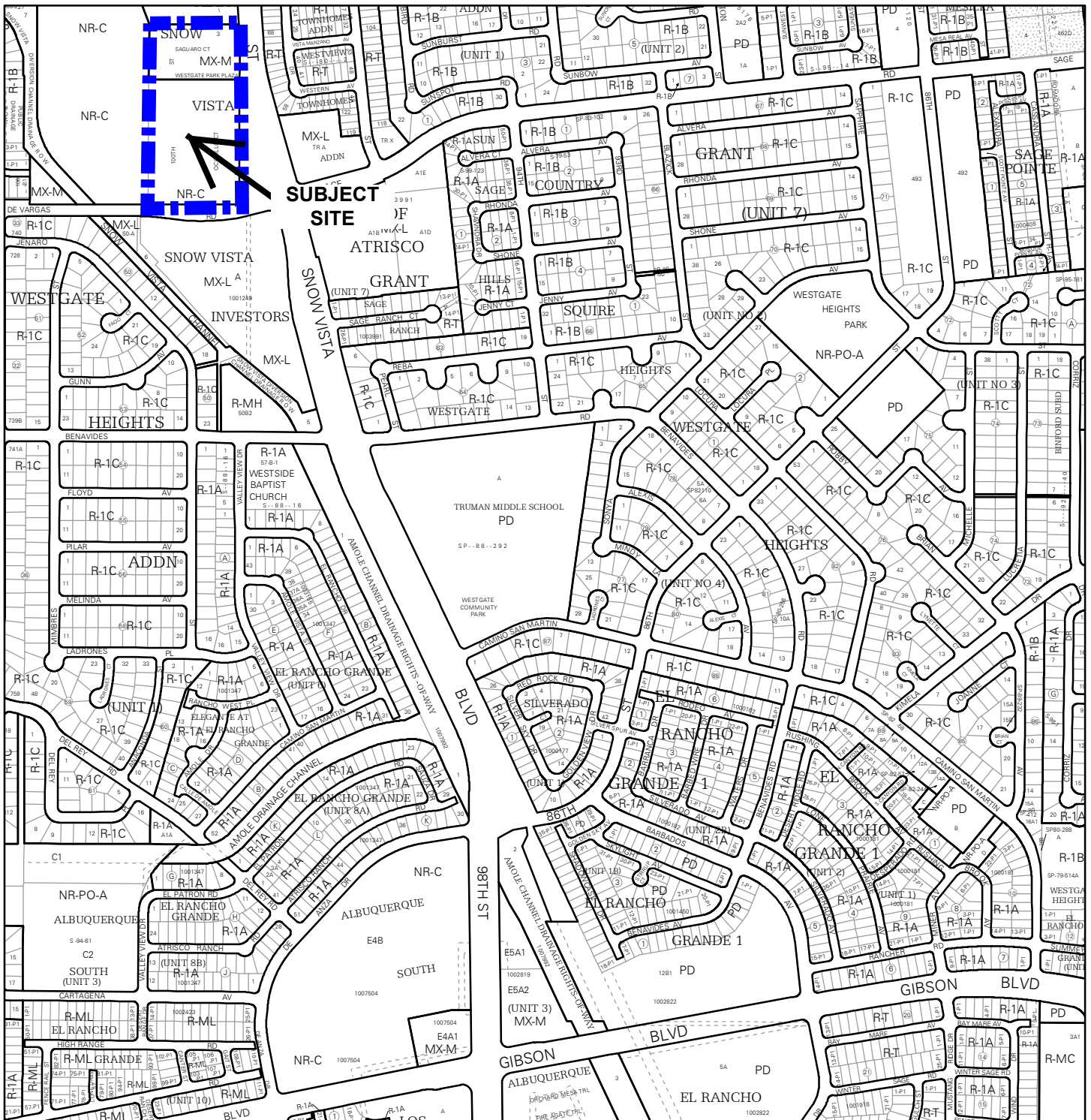
Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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



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

Gray Shading Represents Area Outside of the City Limits

N

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from November 30, 2022 To December 30, 2022

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Applicant Impact MHC, Agent Consensus Planning
(Applicant or Agent)

10/7/2022
(Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: _____