

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Criterion 4: Prior Special Use Zoning

| Form ID | Property Address | UPC | Legal Description | Owner Name | Development Area | Pre-IDO Zone | IDO Zone | Requested Zone | Recommended Zone | Staff Notes |
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| PROPERTIES IN AREA OF CHANGE | | | | | | | | | | |
| 151^ | 2328 Del Timbre Lane SW | 100905418345823304 | LT 10-P1 BLK 4 SECOND CORRECTION PLAT FOR LOS DIAMANTESSUBDIVISION CONT .1206 AC | DR HORTON INC | CHANGE | SU-1 / MIXED USE | PD | R-1A | R-1A | This property is undeveloped and was previously SU-1, so Criterion 4 applies. The parcel is less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies. R-1A is an appropriate zone conversion as it is consistent with the lot size and the zoning of the abutting properties. |
| 160 | 1420 5th St NW | 101405822242222907; 101405822141622908 | * 016 021ALBRIGHT MOORE ADDL 16 & 17 * 014 021ALBRIGHT MOORE ADDL 14 & 15 | WEATHERBEE SHIRLEY I | CHANGE | S-R | R-1A | MX-T | MX-T | This property was zoned SU-2/S-R under the Sawmill/Wells Park SDP prior to the adoption of the IDO and is currently undeveloped, so Criterion #4 applies. The lot has been in use as off-site parking for the MX-M property to the northeast. MX-T is an appropriate zone conversion to provide a transition between the MX-M to the east along 4th street and the residential neighborhood, which includes some R-T and some MX-T, to the west, and also better reflecting the longstanding use of the property. |
| 340^ | 4501 Central Ave NE | 101705731123943209 | THE WEST 25 FEET OF LOTS 1 THRU 13 & ALL OF LOTS 18 THRU36 BLOCK 44 VALLEY VIEW ADDITION CONT 1.6139 AC | 4501 CENTRAL LLC | CHANGE | SU-1 / MIXED USE | PD, MX-M | MX-M | MX-M | There is a floating zone line on the Assessor parcel, which has both PD and MX-M zoning, so Criterion 3 applies. The parcel is also undeveloped with former SU zoning and PD less than 2 acres, so Criteria 4 and 5 apply as well. Given the surrounding zoning and the proximity to Central, a Main Street and Premium Transit Corridor, MX-M is an appropriate zoning conversion. |
| 471 | Tracts 401, Land of Atrisco Grant Unit 7 | 101005652511340513 | TR 401 UNIT 3 ATRISCO GRANT EXC NW'LY POR TO R/WCONT 9.9804 AC | HENRY SCOTT TRUSTEE HENRY RVT | CHANGE | R-D / R-1 | PD | MX-T | MX-T | This property is undeveloped and was formerly zoned R-D, so Criterion 4 applies. MX-T is a transitional zone that allows a mix of relatively low density and intensity uses that would be appropriate in this area, so that is an appropriate zoning conversion for this property. |
| 544 | 99999 Unser Blvd NW (SWC Unser & McMahon) | 101106627731810201 | TRACT 20A-1 VACATION AMENDED PLAT & REPL OF PARADISE NORTH SITUATED WITHIN THE TOWN OF ALMENDA GRANT CONT 19.088 AC M/LOR 831,473 SQ FT M/L | TRES ESQUINAS LIMITED COMPANY | CHANGE | SU-1 / FOR C-1 USES | MX-L | MX-M | NR-C | Prior zoning on this undeveloped site: SU-1; Criterion 4 applies. Approved SDPS (never signed by DRB) shows retail establishments over 10K SF and grocery store over 50K SF: general retail, medium in IDO. The prior SU-1 zoning included some liquor sales (on and off premises). Other development on the intersection includes small and medium retail. NR-C is an appropriate zone conversion given prior entitlements, context, and Comp Plan policy support for non-residential development on the west side. |

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| 697^ | 1214, 1215, and 1216 Third St NW | 101405825130822019; 101405826033122012; 101405825933122011; 101405825831822010; 101405824432522018; 101405824931522007; 101405825730122006 | LOTS 3A, 4A, 5A, 6A, 7A, 8A BLK 6 PARIS ADDN PLAT OF LTS 1A THRU 11A BLK 6 PARISADDN CONT 21,794 SQ FT M/L; LOTS 33 & 34 SPRINGER ADDN | HOPEWORKS | CHANGE, CONSISTENCY | M-1 / OR SU-2 NFTOD | MX-M | MX-H | MX-H | This premises consists of 7 parcels that either contain a daytime gathering facility, which is nonconforming in MX-M (Criterion 1 applies), or are undeveloped and formerly zoned SU (Criterion 4 applies). MX-H is an appropriate zoning conversion for the entire premises because it is the only zone district that allows the daytime gathering facility use, which would be considered approved conditional with this conversion. |
| 798^ | 2400 Centre Ave SE | 101605608502530115 | TR 9A-2 PRELIMINARY PLAT FOR CAVAN SUNPORT CENTRETRACTS 9A-1 & 9A-2 CONT 2.1047 AC | PROPERTY CONTROL DIVISION OF GENERAL SERVICES DEPT OF STATE OF NM | CHANGE | SU-1 / FOR PERMISSIVE 0-1 C-2 & IP USES | NR-BP | NR-C | NR-C | This NR-BP parcel is less than 20 acres and there is no Master Development Plan in this area, so Criterion #5 applies. It is also an undeveloped former SU property, so Criterion #4 also applies. NR-C is an appropriate conversion given the existing office uses and nearby NR-C property. |
| 969^ | NE Corner Jefferson & Silver SE | 101705733917142404 | * 011 030VALLEY VIEW ADD L11 TO 22 | VALLEY VIEW LAND CO C/O JIM MCCANNA | CHANGE | SU-1 / MIXED USE | PD | MX-T | MX-T | The parcel is undeveloped with former SU zoning and PD less than 2 acres, so Criteria 4 and 5 apply. Given the surrounding zoning, which is MX-M and MX-T, with the Highland Pond to the south, MX-T is an appropriate zoning conversion. |
| 1087^ | 99999 ALAMEDA BLVD NE | 101806437035410226; 101806438635410225; 101806440335410224; 101806442035410223; 101806442033010210; 101806440333010209; 101806438633010208; 101806437033010207 | * 007 THROUGH 010 029TRA UB N ALBU AC; * 023 THROUGH 026029TRA UB N ALBU AC | PULTE HOMES | CHANGE | SU-2 / IP OR SU-2 NC | NR-BP | R-1B | R-1B | These undeveloped parcels were formerly zoned SU-2 / IP OR SU-2 NC (Criterion 4 applies) and are now zoned NR-BP and less than 20 acres without a Master Development Plan (Criterion 5 applies). R-1B is an appropriate conversion given the fact that these parcels have been platted for single-family development and have some approved building permits for single-family dwellings. |
| 1107 | 11701 Central Ave | 102105644648011001 | LOTS 1 THRU 10 & 27 THRU 34 & S 50FT OF LOTS 35 & 36 BLK 6 EAST CENTRAL BU | SCHREINER LAURA LEARY TRUSTEE AMENDED RVT | CHANGE | SU-2 / EG-C | MX-H | NR-C | NR-C | This undeveloped property was formerly zoned SU-2 / EG-C so Criterion 4 applies. NR-C is an appropriate zoning conversion given the types of uses and the development context in this area. |
| 1143^ | Sunset Gardens Rd SW | 100905628747020904 | LOT 23 EXC N 300FT BLK 11 ORIGINAL TOWNSITE OF WESTLAND CONT 8.19 AC | ACME REAL ESTATE FUND LLC | CHANGE | SU-2 / IP | NR-BP | NR-C | NR-C | This parcel is undeveloped and the prior zoning was SU-2 / IP, so Criterion #4 applies. It is also NR-BP less than 20 acres without a Master Development Plan, so Criterion #5 applies. NR-C allows similar uses to NR-BP and has development standards compatible with the adjacent R-1A, so NR-C is an appropriate zoning conversion. |
| 1356 | 18th St. NW | 101305933000434009 | TR 2-B SECOND CORRECTION PLAT ARBOLERA DE VIDA UNIT 2 (BEING A REPLAT OF TRACTS 2 & 15 ARBOLERA DE VIDA) CONT .6069 AC | CITY OF ALBUQUERQUE | CHANGE | S-MI | NR-LM | MX-T | MX-T | This undeveloped property was previously zoned SU-2 / S-MI in the Sawmill/Wells Park SDP. MX-T is an appropriate zoning conversion given the surrounding development and intention for this property in the Metropolitan Redevelopment Area Plan. |

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| 1357 | 1820 BELLAMAH AV NW | 101305828145522505 | LT 2-A PLAT OF FREEWAY-OLD TOWN LIMITED (A REPL OF LT 2FREEWAY-OLD TOWN LIMITED) CONT 2.4122 AC | SAWMILL COMMUNITY LAND TRUST | CHANGE | S-MI | NR-LM | MX-M | MX-M | This undeveloped property was previously zoned SU-2 / S-MI in the Sawmill/Wells Park SDP. MX-M is an appropriate zoning conversion given the intention in the Metropolitan Redevelopment Area Plan that this area be developed with an economic development focus. |
| 1366 | 1015 Vermont St. NE | 101905845002940506 | LT 7-A BLK 24 PLAT OF LOTS 5-A, 7-A, 18-A-1-A BLOCK 24 & LOTS 13-A, 15-A & 18-A-1 BLOCK 25 EAST END ADDITION CONT .2054 AC | EAST END 24 PROPERTIES LLC | CHANGE | SU-1 / FOR AUTOMOBILE STORAGE | NR-LM | MX-M | MX-M | This undeveloped property was formerly zoned SU-1, so it qualifies for a zoning conversion based on Criterion #4. MX-M is an appropriate zoning conversion given the surrounding zoning and the fact that this parcel is part of the surrounding light vehicle sales use. |
| 1367 | 1005-1009 Virginia St. SE | 101905847701240602; 101905848902540604 | LT 11-A-1 BLK 25 PLAT OF LOT 11-A-1 AND LOT 11-A-2, BLK 25 EAST END ADDITION; * 008 025 EAST END ADD S40FT L8 X N20FT L9 | EAST END HOLDINGS LLC | CHANGE | SU-1 / C-1 USES AND AUTOMOBILE SALES AND STORAGE | MX-L | MX-M | MX-M | This undeveloped property was formerly zoned SU-1, so it qualifies for a zoning conversion based on Criterion #4. MX-M is an appropriate zoning conversion given the surrounding zoning and the fact that this parcel is part of the surrounding light vehicle sales use that is zoned MX-M. |
| 1368 | 1006-1008 Virginia St. NE | 101905851202540720; 101905851201840721 | * 017 026 EAST END ADD N20FT L16 & S40FT L17; NORTH 30FT OF LOT 15 & SOUTH 30FT LOT 16 BLK 26 EAST END ADDITION | G3 INVESTORS LLC | CHANGE; CONSISTENCY | SU-1 / FOR C-1 USES AND AUTOMOBILE SALES & STORAGE | MX-L | MX-M | MX-M | This undeveloped property was formerly zoned SU-1, so it qualifies for a zoning conversion based on Criterion #4. MX-M is an appropriate zoning conversion given the surrounding zoning and the fact that this parcel is part of the surrounding light vehicle sales use that is zoned MX-M. |
| 1450^ | 830 BROADWAY BLVD NE ALBUQUERQUE NM 87102 | 101405844013742318 | TR 1A PLAT OF TRACTS 1-A AND 2-A LANDS OF SANDIA FOUNDATION (BEING A REPLAT OF TRACTS 1 AND 2, LANDS OF SANDIA FOUNDATION AND LOTS 1 THRU 3, BLOCK 1, TROTTER | CITY OF ALBUQUERQUE | CHANGE | SU-2 / M-1 | NR-LM, MX-M | NR-LM | NR-LM | This parcel qualifies for the zoning conversion process based on Criterion #3 because there is a floating zone line - the property has both NR-LM and MX-M zoning. This property is also undeveloped land that was previously zoned SU-2, so Criterion #4 applies. The majority of the property and the majority of the abutting properties are zoned NR-LM, so NR-LM is an appropriate zoning conversion to fix the floating zone line. The parcel is controlled by DMD. |
| 1458 | CIBOLA LP NW ALBUQUERQUE 87114 | 101306627014140306 | TR A-1 BULK PLAT TRACTS A-1, A-2, B-1 & C-1 CIBOLA LOOP SUBDIVISION CONT 6.8934 AC | CITY OF ALBUQUERQUE | CHANGE | SU-1 / FOR CITY OF ALBUQUERQUE COMMUNITY FACILITIES AND RELATED USES | MX-L | MX-M | MX-M | This property is undeveloped land that was previously zoned "SU-1 for City of Albuquerque Community Facilities and Related Uses," so Criterion #4 applies. It is now zoned MX-L, which is a zone that allows both a community center and library. The MX-L zone is roughly equivalent to the previous C-1 zone, and residential uses. Comments submitted during the Phase 1 Zone Conversion indicated that the MX-M zone would more closely reflect the entitlements as shown in the approved site plan. |

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| PROPERTIES IN AREA OF CONSISTENCY | | | | | | | | | | |
| 158 | 1800 OLD TOWN RD NW | 101305824929420732 | LT B-2 PLAT OF LOTS B-1 & B-2 LANDS OF CARRUTHERSCONT .1456 AC | CARRUTHERS LLC | CONSISTENCY | SU-2 / DNA-SF | R-1A | R-T | R-T | This property was zoned SU-2/DNA-SF and is currently undeveloped, so Criterion #4 applies. This parcel and #159 have the same ownership as the property to the north that is zoned R-T. As a premises, it is appropriate for these lots to have the same zone as the northern parcel, so R-T is an appropriate zone conversion. |
| 159 | 1800 OLD TOWN RD NW | 101305823929420731 | LT B-1 PLAT OF LOTS B-1 & B-2 LANDS OF CARRUTHERSCONT .1297 AC | CARRUTHERS LLC | CONSISTENCY | SU-2 / DNA-SF | R-1A | R-T | R-T | This property was zoned SU-2/DNA-SF and is currently undeveloped, so Criterion #4 applies. This parcel and #158 have the same ownership as the property to the north that is zoned R-T. As a premises, it is appropriate for these lots to have the same zone as the northern parcel, so R-T is an appropriate zone conversion. |
| 201^ | 9201 La Tierra Ct | 101906545505641201 | LT 1-P1 AMENDED PLAT OF LA CUEVA ESTATES CONT .2498 AC | SAN FRANCISCO LTD CO | CONSISTENCY | R-D / 3 DU/A | PD | R-1D | R-1D | This property is undeveloped and was previously zoned R-D, so Criterion 4 applies. The parcel is less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies. R-1D is an appropriate zone conversion given the size of the lot, the previous entitlements of 3 DU/acre, and the context - the property is surrounded by other R-1D properties. |
| 260^ | 8101 Jenson Court NE | 102106420302830912 | LT 12 PLAT OF LOTS 1 THROUGH 16 OF HOLLY ESTATES SUBDIVISIONCONT .1674 AC | ABRAZO HOMES LLC | CONSISTENCY | R-D / 6 DU/ACRE | PD | R-1C | R-1C | This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1C is an appropriate zone conversion given the lot size and the existing R-1C parcels throughout this subdivision |
| 261^ | 8105 Ronan Court NE | 102106417103430903 | LT 3 PLAT OF LOTS 1 THROUGH 16 OF HOLLY ESTATES SUBDIVISIONCONT .1680 AC | ABRAZO HOMES LLC & TQM LLC | CONSISTENCY | R-D / 6 DU/ACRE | PD | R-1C | R-1C | This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1C is an appropriate zone conversion given the lot size and the existing R-1C parcels throughout this subdivision |
| 262^ | 8112 Jenson Court NE | 102106422304530916 | LT 16 PLAT OF LOTS 1 THROUGH 16 OF HOLLY ESTATES SUBDIVISONCONT .2082 AC | ABRAZO HOMES LLC & TQM LLC | CONSISTENCY | R-D / 6 DU/ACRE | PD | R-1C | R-1C | This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1C is an appropriate zone conversion given the lot size and the existing R-1C parcels throughout this subdivision |
| 263^ | 8108 Jenson Court NE | 102106422304030915 | LT 15 PLAT OF LOTS 1 THROUGH 16 OF HOLLY ESTATES SUBDIVISIONCONT .2053 AC | ABRAZO HOMES LLC | CONSISTENCY | R-D / 6 DU/ACRE | PD | R-1C | R-1C | This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1C is an appropriate zone conversion given the lot size and the existing R-1C parcels throughout this subdivision |

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| 264^ | 8104 Jenson Court NE | 102106422403430914 | LT 14 PLAT OF LOTS 1 THROUGH 16 OF HOLLY ESTATES SUBDIVISIONCONT 1.1935 AC | ABRAZO HOMES LLC & TQM LLC | CONSISTENCY | R-D / 6 DU/ACRE | PD | R-1C | R-1C | This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1C is an appropriate zone conversion given the lot size and the existing R-1C parcels throughout this subdivision |
| 265^ | 8105 Jenson Court NE | 102106420403430911 | LT 11 PLAT OF LOTS 1 THROUGH 16 OF HOLLY ESTATES SUBDIVISIONCONT .1648 AC | ABRAZO HOMES LLC & TQM LLC | CONSISTENCY | R-D / 6 DU/ACRE | PD | R-1C | R-1C | This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1C is an appropriate zone conversion given the lot size and the existing R-1C parcels throughout this subdivision |
| 266^ | 8115 Jenson Court NE | 102106420604530909 | LT 9 PLAT OF LOTS 1 THROUGH 16 OF HOLLY ESTATES SUBDIVISIONCONT .1768 AC | ABRAZO HOMES LLC & TQM LLC | CONSISTENCY | R-D / 6 DU/ACRE | PD | R-1C | R-1C | This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1C is an appropriate zone conversion given the lot size and the existing R-1C parcels throughout this subdivision |
| 267^ | 8104 Ronan Court NE | 102106419103430906 | LT 6 PLAT OF LOTS 1 THROUGH 16 OF HOLLY ESTATES SUBDIVISIONCONT .2041 AC | ABRAZO HOMES LLC & TQM LLC | CONSISTENCY | R-D / 6 DU/ACRE | PD | R-1C | R-1C | This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1C is an appropriate zone conversion given the lot size and the existing R-1C parcels throughout this subdivision |
| 268^ | 8115 Ronan Court NE | 102106417304530901 | LT 1 PLAT OF LOTS 1 THROUGH 16 OF HOLLY ESTATES SUBDIVISIONCONT .1798 AC | ABRAZO HOMES LLC & TQM LLC | CONSISTENCY | R-D / 6 DU/ACRE | PD | R-1C | R-1C | This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1C is an appropriate zone conversion given the lot size and the existing R-1C parcels throughout this subdivision. |
| 269^ | 8701 Desert Finch LN NE | 102006409607032110 | LT 1-P1 PLAT FOR DESERT RIDGE PLACE UNIT 3 CONT .1401 AC | ABRAZO HOMES LLC & TQM LLC | CONSISTENCY | R-D | PD | R-T | R-1B | This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1B is an appropriate zone conversion given the lot size and the existing R-1B parcel in this subdivision. |
| 270^ | 8705 Desert Finch LN NE | 102006410207032109 | LT 2-P1 PLAT FOR DESERT RIDGE PLACE UNIT 3 CONT .1309 AC | ABRAZO HOMES LLC & TQM LLC | CONSISTENCY | R-D | PD | R-T | R-1B | This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1B is an appropriate zone conversion given the lot size and the existing R-1B parcel in this subdivision. |
| 271^ | 8709 Desert Finch LN NE | 102006410807032108 | LT 3-P1 PLAT FOR DESERT RIDGE PLACE UNIT 3 CONT .1309 AC | ABRAZO HOMES LLC & TQM LLC | CONSISTENCY | R-D | PD | R-T | R-1B | This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1B is an appropriate zone conversion given the lot size and the existing R-1B parcel in this subdivision. |

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| 272^ | 8713 Desert Finch LN NE | 102006411407032107 | LT 4-P1 PLAT FOR DESERT RIDGE PLACE UNIT 3 CONT .1310 AC | ABRAZO HOMES LLC & TQM LLC | CONSISTENCY | R-D | PD | R-T | R-1B | This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1B is an appropriate zone conversion given the lot size and the existing R-1B parcel in this subdivision. |
| 273^ | 8700 Desert Finch LN NE | 102006409605632101 | LT 6-P1 PLAT FOR DESERT RIDGE PLACE UNIT 3 CONT .1433 AC | ABRAZO HOMES LLC & TQM LLC | CONSISTENCY | R-D | PD | R-T | R-1B | This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1B is an appropriate zone conversion given the lot size and the existing R-1B parcel in this subdivision. |
| 274^ | 8704 Desert Finch LN NE | 102006410205632102 | LT 7-P1 PLAT FOR DESERT RIDGE PLACE UNIT 3 CONT .1445 AC | ABRAZO HOMES LLC & TQM LLC | CONSISTENCY | R-D | PD | R-T | R-1B | This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1B is an appropriate zone conversion given the lot size and the existing R-1B parcel in this subdivision. |
| 275^ | 8708 Desert Finch LN NE | 102006410805632103 | LT 8-P1 PLAT FOR DESERT RIDGE PLACE UNIT 3 CONT .1445 AC | ABRAZO HOMES LLC & TQM LLC | CONSISTENCY | R-D | PD | R-T | R-1B | This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1B is an appropriate zone conversion given the lot size and the existing R-1B parcel in this subdivision. |
| 276^ | 8712 Desert Finch LN NE | 102006411405632104 | LT 9-P1 PLAT FOR DESERT RIDGE PLACE UNIT 3 CONT .1445 AC | ABRAZO HOMES LLC & TQM LLC | CONSISTENCY | R-D | PD | R-T | R-1B | This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1B is an appropriate zone conversion given the lot size and the existing R-1B parcel in this subdivision. |
| 277^ | 8716 Desert Finch LN NE | 102006412005632105 | LT 10-P1 PLAT FOR DESERT RIDGE PLACE UNIT 3 CONT .1461 AC | ABRAZO HOMES LLC & TQM LLC | CONSISTENCY | R-D | PD | R-T | R-1B | This property is undeveloped and was previously R-D, so Criterion 4 applies. The lot is less than 2 acres, which is the size threshold for PD, so Criterion 5 also applies. R-1B is an appropriate zone conversion given the lot size and the existing R-1B parcel in this subdivision. |
| 488^ | 7531 Eagle Rock NE | 101906425848921934; 101906425148921933; 101906425448021935; 101906425447421936 | LOTS 1 THROUGH 4 PLAT OF LOTS 1 THRU 4 ROHAN SUBDIVISION | TIARA HOMES LLC | CONSISTENCY | R-D / 7 DU/A | PD | R-1 | R-1B | This property is eligible for a zoning conversion as an undeveloped former R-D zone (Criterion #4) and as a PD lot that does not meet the size thresholds (Criterion #5). R-1B is an appropriate zone conversion because the prior zoning allowed 7 DU/Acre, which is consistent with the R-1B development pattern. |
| 492^ | 7519 Eagle Rock NE | 101906424648521932 | LT 9-C-P1 PLAT FOR LTS 9-A-P1, 9-B-P1 & 9-C-P1 LA VISTA ATDESERT RIDGE TRAILS (BEING A REPL OF LT 9 LA VISTA AT DESERTRIDGE TRAILS) CONT .2442 AC | TIARA HOMES INC | CONSISTENCY | R-D / 7 DU/A | PD | R-1 | R-1B | This property is eligible for a zoning conversion as an undeveloped former R-D zone (Criterion #4) and as a PD lot that does not meet the size thresholds (Criterion #5). R-1B is an appropriate zone conversion because the prior zoning allowed 7 DU/Acre, which is consistent with the R-1B development pattern. |

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Criterion 4: Prior Special Use Zoning

| Form ID | Property Address | UPC | Legal Description | Owner Name | Development Area | Pre-IDO Zone | IDO Zone | Requested Zone | Recommended Zone | Staff Notes |
|--|---|--|--|--|------------------|---|----------|----------------|------------------|---|
| <p><i>^ in the Form ID column (far left) indicates that this property also qualifies under another zone conversion criteria. This application includes a spreadsheet of Batch 2 properties organized by Form ID, which can be referenced to find the other zoning conversion criteria that applies to this property.</i></p> | | | | | | | | | | |
| 576^ | 8301 San Pedro NE or 5901 Carmel NE | 101806425312230610 | *17 16 TRACT A UNIT B NORTH ALBUQUERQUE ACRES | JARAMILLO TONY L & PHYLLIS A | CONSISTENCY | SU-2 / IP OR SU-2 NC | NR-BP | | NR-C | This parcel is less than 20 acres and in the NR-BP zone district without a Master Development Plan, so Criterion #5 applies. The parcel is also an undeveloped former SU-2 property so Criterion #4 applies. NR-C is a compatible zone with the surrounding NR-BP and NR-LM zoning in the area. |
| 732 | 1315 and 1317 15th St NW | 101305836342012096 | TRS 11-C & 11-E MRGCD MAP 38 CONT 15,150 SQ FT M/L | KARP ROBERT L TRUSTEE KARP MD LLC PROFIT SHARING PLAN | CONSISTENCY | S-R | R-1A | R-T | R-T | This undeveloped lot was formerly zoned S-R in the Sawmill/Wells Park SDP, so it qualifies for a zoning conversion based on Criteria #4. R-T is an appropriate zoning conversion because the owner could have built townhouses on this lot under the Sawmill/Wells Park Sector Development Plan and because of the mixed scale of residential development in the area. |
| 776^ | 307 & 309 Granite NE | 101405846222844111; 101405846522844112 | TRACT 130 MAP 37; TRACT 131 MAP 37 | MENA MANUEL L & ROSE L | CONSISTENCY | SU-2 / NRC | MX-L | R-1B | R-1B | The premises included in this request include on Assessor's parcel with the house and an undeveloped parcel. The single-family dwelling is nonconforming in the MX-L zone district (Criterion 1 applies) and the undeveloped lot was formerly zoned SU-2 / NRC (Criterion 4 applies). The pattern of development in this area consists of both small- and medium-sized lots, so R-1B is an appropriate zoning conversion. |
| 786 | 8935 Signal Pointe NE | 102006420232020211 | LT 6-A PLAT OF LOT 6-A AND 6-B SIGNAL POINTE SUBDIVISIONCONT 0.2217 AC | TIARA HOMES INC | CONSISTENCY | R-D / 5 DU/A | R-1D | R-T | R-1C | This undeveloped parcel was formerly R-D, so Criterion #4 applies. R-1C is an appropriate zoning conversion given the R-1C to the south across Signal and the smaller parcels directly north of this property. R-1C also better reflects the original entitlement of 5 DU/acre in the previous R-D zoning. |
| 799^ | NEC of International Ave and Centre Ave | 101605611509830104 | TR 13A REPL OF CAVAN SUNPORT CENTRE CONT 3.4235 AC +- | FACILITY MANAGEMENT DIV GEN SERVS DEPT STATE OF NM C/O JOSEPH MONTOYA BLDG | CONSISTENCY | SU-1 / FOR PERMISSIVE 0-1 C-2 & IP USES | NR-BP | NR-C | NR-C | This NR-BP parcel is less than 20 acres and there is no Master Development Plan in this area, so Criterion #5 applies. It is also an undeveloped former SU property, so Criterion #4 also applies. NR-C is an appropriate conversion given the existing office uses and nearby NR-C property. |
| 800^ | Centre Ave SE- SE of International and Centre | 101605615506830106 | TR 11A REPL OF CAVAN SUNPORT CENTRE CONT 124,224 SQ FT +- | FACILITY MANAGEMENT DIV GEN SERVS DEPT STATE OF NM C/O JOSEPH MONTOYA BLDG | CONSISTENCY | SU-1 / FOR PERMISSIVE 0-1 C-2 & IP USES | NR-BP | NR-C | NR-C | This NR-BP parcel is less than 20 acres and there is no Master Development Plan in this area, so Criterion #5 applies. It is also an undeveloped former SU property, so Criterion #4 also applies. NR-C is an appropriate conversion given the existing office uses and nearby NR-C property. |
| 996^ | 99999 EAGLE ROCK AV NE | 102006414046320424 | * 009 002NORTH ALBUQ ACRES UN3 TR3 | MARTINEZ CARLOS TRUSTEE MARTINEZ RVT | CONSISTENCY | R-D / 3 DU/A | PD | R-1 | R-1D | This property is undeveloped and was previously zoned R-D, so Criterion 4 applies. The parcel is less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies. R-1D is an appropriate zone conversion given the size of the lot, the previous entitlements of 3 DU/acre, and the context - the property is surrounded by other R-1D properties. |

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Criterion 4: Prior Special Use Zoning

| Form ID | Property Address | UPC | Legal Description | Owner Name | Development Area | Pre-IDO Zone | IDO Zone | Requested Zone | Recommended Zone | Staff Notes |
|--|----------------------------|--------------------|---|--|------------------|---------------|----------|----------------|------------------|---|
| <p align="center">^ in the Form ID column (far left) indicates that this property also qualifies under another zone conversion criteria. This application includes a spreadsheet of Batch 2 properties organized by Form ID, which can be referenced to find the other zoning conversion criteria that applies to this property.</p> | | | | | | | | | | |
| 1033^ | Edith | 101505802017031418 | * 002 006MAYO X ROSS | SOLANO DAVID | CONSISTENCY | SU-2 / NRC | MX-L | R-1B | R-1A | This parcel is currently undeveloped and appears to be used for access between Edith and Walter. Because the property is undeveloped and was previously zoned SU-2 / NRC, Criterion #4 applies. R-1A is an appropriate zoning conversion given the mix of low-density residential uses in the area and the fact that the parcel is less than 5,000 square feet. |
| 1042 | 3344 Atrisco Dr NW | 101106014714831418 | MID POR N 3 AC OF TR 408 TOWN OF ATRISCO GRANT | ZAMORA DAVID & DORRIE ANN | CONSISTENCY | SU-1 / PRD | R-1D | R-ML | R-T | This undeveloped property was previously zoned SU-1 / PRD, so Criterion #4 applies. R-T is a more appropriate zoning conversion given the surrounding development and zoning patterns, as well as the previous entitlements of the PRD zone, which generally allowed detached single-family or townhouse development. |
| 1076 | 912 11th St NW | 101305851425444937 | * 003 MIDVALE SUBD | CORTESE LIMITED PARTNERSHIP NO 3 | CONSISTENCY | SU-2 / DNA-SF | R-1A | R-T | R-T | This undeveloped property was previously zoned SU-2 / DNA-SF., so Criterion #4 applies. Because of the mix of residential housing types in this area and the recommended conversion of the property to the north, which contains a nonconforming duplex, to R-T, R-T is an appropriate zoning conversion. |
| 1081^ | N/A 118th St SW | 100805434722140105 | TR A1A CORRECTION PLAT OF TRACTS A-1-A & A-1-B ANDERSONHEIGHTS UNIT 4 CONT 52.3701 AC | SUCCESS LAND HOLDINGS LLC C/O PRICE LAND & DEVELOPMENT GROUP INC | CONSISTENCY | R-D | PD | R-1A | R-1A | This undeveloped property had prior RD zoning so Criterion #4 applies. It is also PD over 20 acres, so Criterion #5 applies. R-1A is an appropriate zoning conversion given the surrounding R-1A zoning. |
| 1123^ | 705 Kinley NE | 101505804636620262 | LOT 1 PLAT OF TRS A-1 & LTS 1 THRU 7 MUNICIPAL ADDITION NUMBER 16 CONT 4,711 SQ FT +- | HERNANDEZ BENITO & ROSAURA | CONSISTENCY | SU-2 / RCM | MX-T | R-1B | R-1A | This property qualifies for a zoning conversion as a voluntary downzone (Criterion #2). R-1A is an appropriate zoning conversion given the size of the lot and the nearby R-1A zoning. |
| 1198^ | 7820 Florence NE | 101906535208140268 | LT 26 PLAT FOR DESERT RIDGE TRAILS EAST SUBDIVISIONCONT .2819 AC | MAXEY LESLIE E TRUST MAXEY LVT C/O BRUCE MAXEY | CONSISTENCY | R-D / 3 DU/A | PD | R-1D | R-1D | This property is undeveloped and was previously zoned R-D, so Criterion 4 applies. The parcel is less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies. R-1D is an appropriate zone conversion given the size of the lot, the previous entitlements of 3 DU/acre, and the context - the property is surrounded by other R-1D properties. |
| 1211 | 797 Calle Coronado SE | 102205634903940123 | PORT OF W/2 SW/4 SE/4 T10N R4E SEC 27 WITHIN FOUR HILLSRANCH TRACT CONT 10.0500 AC | HOMESITE FIVE LTD | CONSISTENCY | SU-1 / PRD | PD | R-T | R-T | This property is undeveloped and was previously zoned SU-1 / PRD, so Criterion 4 applies. R-T is an appropriate zone conversion given the context - the property is has R-T zoning to the southeast. Future development on this property would likely connect to the development in that R-T zone district. |
| 1215^ | 102 Camino de la Sierra NE | 102305624939120201 | 007WELLS SANDIA MANOR SUBD C | VERMONT HILLS PROPERTIES LLC | CONSISTENCY | SU-1 / PRD | PD | R-1D | R-1D | This property is undeveloped and was formerly SU-1/PRD, so Criterion #4 applies. It is also a PD zone less than 2 acres, so Criterion #5 applies. R-1D is an appropriate zoning conversion given the surrounding R-1D zoning. |

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Criterion 4: Prior Special Use Zoning

| Form ID | Property Address | UPC | Legal Description | Owner Name | Development Area | Pre-IDO Zone | IDO Zone | Requested Zone | Recommended Zone | Staff Notes |
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| <p align="center">^ in the Form ID column (far left) indicates that this property also qualifies under another zone conversion criteria. This application includes a spreadsheet of Batch 2 properties organized by Form ID, which can be referenced to find the other zoning conversion criteria that applies to this property.</p> | | | | | | | | | | |
| 1216 | 102 Camino de la Sierra NE | 102305630037010101 | LT B BLK 2 (LESS 27 FT OUR TO R/W) WELLS SANDIA MANOR CONT 3.80 AC +- | VERMONT HILLS PROPERTIES LLC | CONSISTENCY | SU-1 / PRD | PD | R-1D | R-1D | This property is undeveloped and was formerly SU-1/PRD, so Criterion #4 applies. R-1D is an appropriate zoning conversion given the surrounding R-1D zoning. |
| 1229^ | 99999 WILSHIRE AV NE | 102006432125040529; 102006433825040528 | *004 016 TRACT 3 UNIT #3 NORTH ALBUQUERQUE ACRES; *005 016 TRACT 3 UNIT #3 NORTH ALBUQUERQUE ACRES | AL-SABASSI ABDUL FATTAH | CONSISTENCY | R-D / 5 DU/A | PD | R-1B | R-1C | This property is undeveloped and was previously zoned R-D, so Criterion 4 applies. The parcel is less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies. R-1C is an appropriate zone conversion given the size of the lot, the previous entitlements of 5 DU/acre, and the context - the property is surrounded by other R-1C properties. |
| 1242 | N/A Gibson Blvd SW | 100805428548510104 | TR 16-D-2 PLAT FOR EL RANCHO GRANDE UNIT 16 CONT 16.4559 AC | CURB INC | CONSISTENCY | R-D | PD | R-1A | R-1A | This undeveloped property had prior R-D zoning so Criterion #4 applies. R-1A is an appropriate zoning conversion given the surrounding R-1A zoning, in particular the fact that this parcel is at the edge of a subdivision that has not been completed. |
| 1267^ | 7571 Signal Ave NE | 101906425433420216 | LT 17 BLK 4 NORTH ALBUQUERQUE ACRES UNIT 3 TRACT 2EX'LY THE E'LY POR OUT TO R/W CONT .6148 AC | FULLER HOMES INC | CONSISTENCY | R-D / 7 DU/A | PD | R-1A | R-1A | This property is undeveloped and was previously zoned R-D, so Criterion 4 applies. The parcel is less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies. R-1A is an appropriate zone conversion given the size of the lot, the previous entitlements of 7 DU/acre, and the context - the property is surrounded by other R-1A properties. |
| 1271 | Vacant Land on Carmel | 101906409009030227 | * 006 009TRACT 2 UNIT 3 NORTH ALBUQUERQUE ACRES | PULLANO PETER G TRUSTEE PULLANO RVLT | CONSISTENCY | SU-2 / R-2 | R-ML | MX-L | MX-L | This undeveloped property was formerly zoned SU-2. MX-L is an appropriate zoning conversion for this property given the surrounding development and the MX-L zoning to the south. |
| 1272 | Vacant Land on Carmel | 101906410709030226 | * 007 009TRACT 2 UNIT 3 NORTH ALBUQUERQUE ACRES | PULLANO PETER G TRUSTEE PULLANO RVLT | CONSISTENCY | SU-2 / R-2 | R-ML | MX-L | MX-L | This undeveloped property was formerly zoned SU-2. MX-L is an appropriate zoning conversion for this property given the surrounding development and the MX-L zoning to the south. |
| 1273 | Vacant Land on Carmel | 101906412309030225 | * 008 009TRACT 2 UNIT 3 NORTH ALBUQUERQUE ACRES | PULLANO PETER G TRUSTEE PULLANO RVLT | CONSISTENCY | SU-2 / R-2 | R-ML | MX-L | MX-L | This undeveloped property was formerly zoned SU-2. MX-L is an appropriate zoning conversion for this property given the surrounding development and the MX-L zoning to the south. |
| 1274 | Vacant Land on Carmel | 101906414009030224 | * 009 009NORTH ALBUQ ACRES UN 3 TR2 | PULLANO PETER G TRUSTEE PULLANO RVLT | CONSISTENCY | SU-2 / R-2 | R-ML | MX-L | MX-L | This undeveloped property was formerly zoned SU-2. MX-L is an appropriate zoning conversion for this property given the surrounding development and the MX-L zoning to the south. |
| 1275 | Vacant Land on Carmel | 101906418909030221 | * 012 009NORTH ALBUQ ACRES UN 3 TR2 | PULLANO PETER G TRUSTEE PULLANO RVLT & PULLANO PETER G TRUSTEE ETAL | CONSISTENCY | SU-2 / R-2 | R-ML | MX-L | MX-L | This undeveloped property was formerly zoned SU-2. MX-L is an appropriate zoning conversion for this property given the surrounding development and the MX-L zoning to the south. |
| 1276 | Vacant Land on Holly NE | 101906417206730211 | * 022 009NORTH ALBUQ ACRES UN 3 TR2 | MUNAR JOSE & CECILIA | CONSISTENCY | SU-2 / R-2 | R-ML | MX-L | MX-L | This undeveloped property was formerly zoned SU-2. MX-L is an appropriate zoning conversion for this property given the surrounding development and the MX-L zoning to the south. |

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Criterion 4: Prior Special Use Zoning

| Form ID | Property Address | UPC | Legal Description | Owner Name | Development Area | Pre-IDO Zone | IDO Zone | Requested Zone | Recommended Zone | Staff Notes |
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| <i>^ in the Form ID column (far left) indicates that this property also qualifies under another zone conversion criteria. This application includes a spreadsheet of Batch 2 properties organized by Form ID, which can be referenced to find the other zoning conversion criteria that applies to this property.</i> | | | | | | | | | | |
| 1277 | Vacant Land on Holly NE | 101906414006730209 | * 024 009NORTH ALBUQ ACRES UN 3 TR2 | PULLANO PETER G TRUSTEE PULLANO RVLT | CONSISTENCY | SU-2 / R-2 | R-ML | MX-L | MX-L | This undeveloped property was formerly zoned SU-2. MX-L is an appropriate zoning conversion for this property given the surrounding development and the MX-L zoning to the south. |
| 1278 | Vacant Land on Holly NE | 101906412406730208 | * 025 009NORTH ALBUQ ACRES UN 3 TR2 | PULLANO PETER G TRUSTEE JOSEPH L & EMMA L PULLANO RVLT | CONSISTENCY | SU-2 / R-2 | R-ML | MX-L | MX-L | This undeveloped property was formerly zoned SU-2. MX-L is an appropriate zoning conversion for this property given the surrounding development and the MX-L zoning to the south. |
| 1279 | Vacant Land on Holly NE | 101906410806830207 | * 026 009TRACT 2 UNIT 3 NORTH ALBUQUERQUE ACRES | PULLANO PETER G TRUSTEE PULLANO RVLT | CONSISTENCY | SU-2 / R-2 | R-ML | MX-L | MX-L | This undeveloped property was formerly zoned SU-2. MX-L is an appropriate zoning conversion for this property given the surrounding development and the MX-L zoning to the south. |
| 1280 | Vacant Land on Holly NE | 101906409006830206 | * 027 009TRACT 2 UNIT 3 NORTH ALBUQUERQUE ACRES | PULLANO PETER G TRUSTEE PULLANO RVLT | CONSISTENCY | SU-2 / R-2 | R-ML | MX-L | MX-L | This undeveloped property was formerly zoned SU-2. MX-L is an appropriate zoning conversion for this property given the surrounding development and the MX-L zoning to the south. |
| 1317^ | 8500 Glendale Ave NE | 102006507403830128 | * 005 017TR 1 UNIT 3 NO ALBUQ ACRES | JONES JOHN MARK | CONSISTENCY | R-D / 3 DU/A | PD | R-1D | R-1D | This property is undeveloped and was previously zoned R-D, so Criterion 4 applies. The parcel is less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies. R-1D is an appropriate zone conversion given the size of the lot, the previous entitlements of 3 DU/acre, and the context - the property is surrounded by other R-1D properties. |
| 1329^ | 8400 & 8420 Glendale NE | 102006504103830130; 102006505803830129 | * 003 017TRACT 1 UNIT 3 NORTH ALBUQUERQUE ACRES; * 004 017TRACT 1 UNIT 3 NORTH ALBUQUERQUE ACRES | LAS VENTANAS NM INC | CONSISTENCY | R-D / 3 DU/A | PD | R-1 | R-1D | This property is undeveloped and was previously zoned R-D, so Criterion 4 applies. The parcel is less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies. R-1D is an appropriate zone conversion given the size of the lot, the previous entitlements of 3 DU/acre, and the context - the property is surrounded by other R-1D properties. |
| 1333^ | 8321 Glendale Ave NE | 102006502406930202 | * 031 016TR 1 UNIT 3 NO ALBUQ ACRES | HENRY SCOTT W & CLARK SCOTT B & PAMELA M | CONSISTENCY | R-D / 3 DU/A | PD | R-1D | R-1D | This property is undeveloped and was previously zoned R-D, so Criterion 4 applies. The parcel is less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies. R-1D is an appropriate zone conversion given the size of the lot, the previous entitlements of 3 DU/acre, and the context - the property is surrounded by other R-1D properties. |
| 1334^ | Glendale Ave | 102006503807030203 | LT 30-A PLAT OF LT 30-A & 30-B BLK 16 TR 1 UNIT 3 NORTHALBUQUERQUE ACRES SUBD CONT .4427 AC | MASTER HOMECRAFTERS INC & HUTCHISON | CONSISTENCY | R-D / 3 DU/A | PD | R-1D | R-1D | This property is undeveloped and was previously zoned R-D, so Criterion 4 applies. The parcel is less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies. R-1D is an appropriate zone conversion given the size of the lot, the previous entitlements of 3 DU/acre, and the context - the property is surrounded by other R-1D properties. |

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Criterion 4: Prior Special Use Zoning

| Form ID | Property Address | UPC | Legal Description | Owner Name | Development Area | Pre-IDO Zone | IDO Zone | Requested Zone | Recommended Zone | Staff Notes |
|--|--|---|---|------------------------------|------------------|--|------------|----------------|------------------|--|
| <p><i>^ in the Form ID column (far left) indicates that this property also qualifies under another zone conversion criteria. This application includes a spreadsheet of Batch 2 properties organized by Form ID, which can be referenced to find the other zoning conversion criteria that applies to this property.</i></p> | | | | | | | | | | |
| 1335^ | Glendale Ave NE | 102006504507030205 | LT 30-B PLAT OF LT 30-A & 30-B BLK 16 TR 1 UNIT 3 NORTHALBUQUERQUE ACRES SUBD CONT .4426 AC | HUTCHISON PROPERTIES LLC | CONSISTENCY | R-D / 3 DU/A | PD | R-1D | R-1D | This property is undeveloped and was previously zoned R-D, so Criterion 4 applies. The parcel is less than 2 acres, which is less than the size threshold for PD, so Criterion 5 also applies. R-1D is an appropriate zone conversion given the size of the lot, the previous entitlements of 3 DU/acre, and the context - the property is |
| 1341 | 99999 CARMEL AV NE | 101906415609030223; 101906417309030222 | * 010 009NORTH ALBUQ ACRES UN 3 TR2; * 011 009NORTH ALBUQ ACRES UN 3 TR2 | Haidari Esmail | CONSISTENCY | SU-2 / R-2 | R-ML | MX-L | MX-L | This undeveloped property was formerly zoned SU-2. MX-L is an appropriate zoning conversion for this property given the surrounding development and the MX-L zoning to the south. |
| 1358^ | Mis Abuelitos Dr. NW | 101305933512440215 | TR 2-E-1-A PLAT OF TRS 2-E-1-A & 2-E-1-B ARBOLERA DE VIDAUNIT 2B (BEING A REPL OF TR 2-E-1 ARBOLERA DE VIDA UNIT 2B & A VACATED PORT OF MILL POND ROAD) CONT 1.0199 AC | SAWMILL COMMUNITY LAND TRUST | CONSISTENCY | S-MI | NR-LM | MX-T | MX-T | This undeveloped property was previously zoned SU-2 / S-MI in the Sawmill/Wells Park SDP. MX-T is an appropriate zoning conversion given the surrounding development and intention for this property in the Metropolitan Redevelopment Area Plan. |
| 1365 | Mis Abuelitos Dr. NW | 101305933108940214 | TR 2-E-1-B PLAT OF TRS 2-E-1-A & 2-E-1-B ARBOLERA DE VIDAUNIT 2B (BEING A REPL OF TR 2-E-1 ARBOLERA DE VIDA UNIT 2B & A VACATED PORT OF MILL POND ROAD) CONT 4.9348 AC | CITY OF ALBUQUERQUE | CONSISTENCY | S-MI | NR-LM | MX-T | MX-T | This undeveloped property was previously zoned SU-2 / S-MI in the Sawmill/Wells Park SDP. MX-T is an appropriate zoning conversion given the surrounding development and intention for this property in the Metropolitan Redevelopment Area Plan. |
| 1452^ | 1224 AIRWAY RD SW ALBUQUERQUE NM 87105 | 101305613536520614 | LOT 18-C R J BACA ADDITION PLAT OF LTS 18-A, 18-B & 18-C R J BACA ADD CONT 36,758 SQ FT +- | CITY OF ALBUQUERQUE | CONSISTENCY | R-1 and SU-1 for FOOD PROCESSING ESTABLISHMENT | R-1B, NR-C | R-1B | R-1B | This parcel qualifies for the zoning conversion process based on Criterion #3 because there is a floating zone line - the property has both R-1B and NR-C zoning. This property is undeveloped land that was previously zoned SU-1 for a portion of the parcel, so Criterion #4 also applies. This land is controlled by the Metropolitan Redevelopment Agency (MRA). The R-1B zone would be more appropriate than the NR-C zone given the surrounding zoning and context. |
| 1455^ | RETABLO RD NW ALBUQUERQUE NM 87120 | 100906305215030121 | TR 2 PLAT FOR MONTECITO VISTAS, UNIT 1 (BEING COMPRISED OFTRACTS 9-B, 9-C, 10-B, 10-C, 24, 25, 26-A, 26-B & 27,VOLCANO CLIFFS UNIT 6 AND TRACT 14, VOLCANO CLIFFS, UNIT 9 | CITY OF ALBUQUERQUE | CONSISTENCY | SU-2 / VCRR | R-A | NR-PO-B | NR-PO-B | This parcel qualifies for the zoning conversion process based on Criterion #4 because it is undeveloped land that was formerly zoned SU-2. Converting from R-1 to NR-PO-B is also a voluntary downzone (Criterion #2), because it removes the ability to develop a single-family dwelling. It is controlled by the Open Space Division. NR-PO-B is the appropriate zone for Major Public Open Space. |

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Criterion 4: Prior Special Use Zoning

| Form ID | Property Address | UPC | Legal Description | Owner Name | Development Area | Pre-IDO Zone | IDO Zone | Requested Zone | Recommended Zone | Staff Notes |
|--|------------------------------------|--------------------|---|---------------------|------------------|---|----------|----------------|------------------|--|
| <p><i>^ in the Form ID column (far left) indicates that this property also qualifies under another zone conversion criteria. This application includes a spreadsheet of Batch 2 properties organized by Form ID, which can be referenced to find the other zoning conversion criteria that applies to this property.</i></p> | | | | | | | | | | |
| 1457 | ALBUQUERQUE NM 87114 | 101206616021031330 | PARCEL C BULK LAND PLAT OF STONEBRIDGE POINTESUBDIVISION CONT 2.0054 AC | CITY OF ALBUQUERQUE | CONSISTENCY | SU-1 / FOR R-2 USES AS DESCRIBED IN 01EPC-01196 | R-ML | MX-L | MX-L | This parcel qualifies for the zoning conversion process based on Criterion #4 because it is undeveloped land that was previously zoned SU-1. MX-L is an appropriate zoning conversion because of the MX-L properties to the west and because this zone would allow for non-residential zoning on the West Side, which is supported by Comp Plan policies about addressing the jobs-housing imbalance. The parcel is controlled by DMD. |
| 1462^ | COORS BLVD NW ALBUQUERQUE NM 87121 | 101005846221940381 | W'LY PORT OF TRS Q-4 & Q-5 ATRISCO BUSINESS PARK UNIT 4CONT 1.3581 +/- AC | CITY OF ALBUQUERQUE | CONSISTENCY | SU-1 / PLANNED INDUST PARK | NR-BP | NR-PO-A | NR-PO-A | This lot is undeveloped land that was previously zoned R-D, so Criterion #4 applies. A portion of this lot is within the Cedar Ridge Pond Park. Because a portion of this parcel is within a designated park, the NR-PO-A zone would be an appropriate zoning conversion. |
| 1463^ | FACIEL RD NW ALBUQUERQUE NM 87120 | 100806341452210144 | N'LY PORT OF TR 4 UNIT NO. 10 VOLCANO CLIFFS SUBDCONT .9894 AC | CITY OF ALBUQUERQUE | CONSISTENCY | SU-2 / VCRR | R-A | NR-PO-B | NR-PO-B | This parcel qualifies for the zoning conversion process based on Criterion #4 because it is undeveloped land that was formerly zoned SU-2. Converting from R-1 to NR-PO-B is also a voluntary downzone (Criterion #2), because it removes the ability to develop a single-family dwelling. It is controlled by the Open Space Division. NR-PO-B is the appropriate zone for Major Public Open Space. |
| 1464^ | FACIEL RD NW ALBUQUERQUE NM 87120 | 100806347852210164 | N'LY PORT TR 2 UNIT 10 VOLCANO CLIFFS SUBD | CITY OF ALBUQUERQUE | CONSISTENCY | SU-2 / VCRR | R-A | NR-PO-B | NR-PO-B | This parcel qualifies for the zoning conversion process based on Criterion #4 because it is undeveloped land that was formerly zoned SU-2. Converting from R-1 to NR-PO-B is also a voluntary downzone (Criterion #2), because it removes the ability to develop a single-family dwelling. It is controlled by the Open Space Division. NR-PO-B is the appropriate zone for Major Public Open Space. |
| 1465^ | FACIEL RD NW ALBUQUERQUE NM 87120 | 100806351652210165 | N'LY PORT OF TR 1 UNIT NO. 10 VOLCANO CLIFFS SUBD | CITY OF ALBUQUERQUE | CONSISTENCY | SU-2 / VCRR | R-A | NR-PO-B | NR-PO-B | This parcel qualifies for the zoning conversion process based on Criterion #4 because it is undeveloped land that was formerly zoned SU-2. Converting from R-1 to NR-PO-B is also a voluntary downzone (Criterion #2), because it removes the ability to develop a single-family dwelling. It is controlled by the Open Space Division. NR-PO-B is the appropriate zone for Major Public Open Space. |
| 1466^ | FACIEL RD NW ALBUQUERQUE NM 87120 | 100806334152110166 | N'LY PORT OF TR 6 UNIT 10 OF VOLCANO CLIFFS SUBD | CITY OF ALBUQUERQUE | CONSISTENCY | SU-2 / VCRR | R-A | NR-PO-B | NR-PO-B | This parcel qualifies for the zoning conversion process based on Criterion #4 because it is undeveloped land that was formerly zoned SU-2. Converting from R-1 to NR-PO-B is also a voluntary downzone (Criterion #2), because it removes the ability to develop a single-family dwelling. It is controlled by the Open Space Division. NR-PO-B is the appropriate zone for Major Public Open Space. |

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Criterion 4: Prior Special Use Zoning

| Form ID | Property Address | UPC | Legal Description | Owner Name | Development Area | Pre-IDO Zone | IDO Zone | Requested Zone | Recommended Zone | Staff Notes |
|---|---|--------------------|--|------------------------|------------------|--------------|----------|----------------|------------------|--|
| <p align="center"><i>^ in the Form ID column (far left) indicates that this property also qualifies under another zone conversion criteria. This application includes a spreadsheet of Batch 2 properties organized by Form ID, which can be referenced to find the other zoning conversion criteria that applies to this property.</i></p> | | | | | | | | | | |
| 1467 [^] | FACIEL RD NW ALBUQUERQUE NM 87120 | 100806344552210167 | N'LY PORT OF TR 3 UNIT NO. 10 VOLCANO CLIFFS SUBD | CITY OF ALBUQUERQUE | CONSISTENCY | SU-2 / VCRR | R-A | NR-PO-B | NR-PO-B | This parcel qualifies for the zoning conversion process based on Criterion #4 because it is undeveloped land that was formerly zoned SU-2. Converting from R-1 to NR-PO-B is also a voluntary downzone (Criterion #2), because it removes the ability to develop a single-family dwelling. It is controlled by the Open Space Division. NR-PO-B is the appropriate zone for Major Public Open Space. |
| 1468 [^] | N/A ALBUQUERQUE NM 87120 | 100806337452210134 | TR 5-A REPLAT TR 5 UNIT 10 VOLCANO CLIFFS SUBD CONT 0.493 AC | CITY OF ALBUQUERQUE | CONSISTENCY | SU-2 / VCRR | R-A | NR-PO-B | NR-PO-B | This parcel qualifies for the zoning conversion process based on Criterion #4 because it is undeveloped land that was formerly zoned SU-2. Converting from R-1 to NR-PO-B is also a voluntary downzone (Criterion #2), because it removes the ability to develop a single-family dwelling. It is controlled by the Open Space Division. NR-PO-B is the appropriate zone for Major Public Open Space. |
| 1469 [^] | N/A ALBUQUERQUE NM 87120 | 100806338852210157 | TR 5B REPLAT TR 5 UNIT 10 VOLCANO CLIFFS SUBD CONT 0.493 AC | CITY OF ALBUQUERQUE | CONSISTENCY | SU-2 / VCRR | R-A | NR-PO-B | NR-PO-B | This parcel qualifies for the zoning conversion process based on Criterion #4 because it is undeveloped land that was formerly zoned SU-2. Converting from R-1 to NR-PO-B is also a voluntary downzone (Criterion #2), because it removes the ability to develop a single-family dwelling. It is controlled by the Open Space Division. NR-PO-B is the appropriate zone for Major Public Open Space. |
| 1470 [^] | N/A ALBUQUERQUE NM 87120 | 100806330652010132 | TRACT 1 BLK 4 UNIT NO 11 VOLCANO CLIFFS SUB | CITY OF ALBUQUERQUE | CONSISTENCY | SU-2 / VCRR | R-A | NR-PO-B | NR-PO-B | This parcel qualifies for the zoning conversion process based on Criterion #4 because it is undeveloped land that was formerly zoned SU-2. Converting from R-1 to NR-PO-B is also a voluntary downzone (Criterion #2), because it removes the ability to develop a single-family dwelling. It is controlled by the Open Space Division. NR-PO-B is the appropriate zone for Major Public Open Space. |
| 1471 [^] | RIO GRANDE AVE SW ALBUQUERQUE NM 87102 | 101305734924643001 | * 018 062RAYNOLDS THRU L 24 | CITY OF ALBUQUERQUE | CONSISTENCY | SU-2 / R-1 | R-1A | NR-PO-D | NR-PO-D | This lot is within the BioPark premises and includes the BioPark railroad tracks. Biological Park is a use that is nonconforming in the R-1 zone, so Criterion #1 applies. This property is governed by the BioPark Master Plan, which makes NR-PO-D an appropriate zone. |
| 1472 | N/A ALBUQUERQUE NM 87121 | 100805428107140801 | TR 1 CORR PLAT FOR ANDERSON HEIGHTS UNIT 1 CONT 4.7600 AC | CITY OF ALBUQUERQUE | CONSISTENCY | R-D / R-D | PD | R-1B | R-1B | This parcel qualifies for the zoning conversion process based on Criterion #4 because it is undeveloped land that was previously zoned R-D. R-1B is an appropriate zoning conversion to match the abutting R-1B properties to the west. The parcel is controlled by DMD. |

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Criterion 4: Prior Special Use Zoning

| Form ID | Property Address | UPC | Legal Description | Owner Name | Development Area | Pre-IDO Zone | IDO Zone | Requested Zone | Recommended Zone | Staff Notes |
|---|--|--------------------|---|---|------------------|--|----------|----------------|------------------|--|
| <p>^ in the Form ID column (far left) indicates that this property also qualifies under another zone conversion criteria. This application includes a spreadsheet of Batch 2 properties organized by Form ID, which can be referenced to find the other zoning conversion criteria that applies to this property.</p> | | | | | | | | | | |
| 1473 | N/A ALBUQUERQUE NM 87114 | 101006614231220920 | *9 8 PARADISE HEIGHTS UNIT 5 | CITY OF ALBUQUERQUE PLAZA DEL SOL BLDG 2ND & ROMA NW ROOM #1 | CONSISTENCY | SU-1 / SU-1 for C-1 | MX-L | R-1B | R-1B | This parcel qualifies for the zoning conversion process based on Criterion #4 because it is undeveloped land that was previously zoned SU-1. R-1B is an appropriate zoning conversion because it is consistent with the zoning of the surrounding properties. The parcel is controlled by DMD. |
| 1474^ | ALAMO AV SE ALBUQUERQUE NM 87106 | 101605517538920120 | TR A-1-B REPL OF TR Z-4 & A-1 AIRPORT PARK TO TRS A-4-A, A-1-A, A-1-B & A-1-C AIRPORT PARK CONT 2.7718 AC M/L OR 120,743SF M/L | CITY OF ALBUQUERQUE | CONSISTENCY | SU-1 / FOR EXISTING USES AS DEF BY THE IP ZONE | NR-BP | | NR-SU | This parcel qualifies for the zoning conversion process based on Criterion #5 because it is less than 20 acres and there is no Master Development Plan for this land. It is also an undeveloped former SU-1 property, so Criterion #4 also applies. The Aviation Department controls this parcel, and it is covered by the Sunport Master Plan, so NR-SU is an appropriate zone district. |
| 1477^ | 5511 HOLLY AV NE ALBUQUERQUE NM 87113 | 101806415607030404 | LOT 23A BLOCK 17 PLAT OF LOTS D-1 & 23A, BLOCK 17 & LOT8A-1, BLOCK 18, TRACT A, UNIT B NORTH ALBUQUERQUEACRES CONT .8674 AC | CITY OF ALBUQUERQUE | CONSISTENCY | SU-2 / IP OR SU-2 RC | NR-BP | NR-C | NR-C | This parcel qualifies for the zoning conversion process based on Criterion #5, because the parcel is less than 20 acres and there is no Master Development Plan in this area. It is also an undeveloped former SU-2 property, so Criterion #4 also applies. NR-C is an appropriate zoning conversion given the prior entitlements and the surrounding NR-BP and NR-LM zoning in the area. The parcel is controlled by DMD. |
| 1481^ | ALBUQUERQUE NM 87113 | 101606333438410701 | TR U-1-A PLAT FOR LAS LOMITAS BUSINESS PARK SUBDIVISIONCONT 3.8204 AC | CITY OF ALBUQUERQUE | CONSISTENCY | SU-1 / FOR I-P EXCEPT USES REQUIRING AIR POLLUTION CONTROL PERMITS ARE NOT ALLOWED | NR-BP | NR-C | NR-C | This parcel qualifies for the zoning conversion process based on Criterion #5, because the parcel is less than 20 acres and there is no Master Development Plan in this area. It is also an undeveloped former SU-1 property, so Criterion #4 also applies. NR-C is an appropriate zoning conversion given the prior entitlements and the surrounding NR-BP zoning in the area. The parcel is controlled by DMD. |
| 1482^ | ALBUQUERQUE NM 87121 | 100905635508942523 | S'LY 280 FT OF TR 434 TOWN OF ATRISCO GRANT UNIT #3CONT 1.3100 AC | CITY OF ALBUQUERQUE | CONSISTENCY | R-D / R-1 | PD | R-1B | R-1B | This parcel qualifies for the zoning conversion process based on Criterion #5, because the parcel is less than 2 acres and zoned PD. It is also an undeveloped former R-D property, so Criterion #4 also applies. R-1ABis an appropriate zoning conversion because it is consistent with the zoning of the surrounding properties. The parcel is controlled by DMD. |
| 1483^ | ALBUQUERQUE NM 87121 | 100905637009142522 | THE S'LY PORTION OF TR 433 UNIT # 3 TOWN OF ATRISCO GRANTCONT .4879 AC | CITY OF ALBUQUERQUE | CONSISTENCY | R-D / R-D | PD | R-1B | R-1B | This parcel qualifies for the zoning conversion process based on Criterion #5, because the parcel is less than 2 acres and zoned PD. It is also an undeveloped former R-D property, so Criterion #4 also applies. R-1ABis an appropriate zoning conversion because it is consistent with the zoning of the surrounding properties. The parcel is controlled by DMD. |

RULES FOR ZONING CONVERSION - BATCH 2 PROPERTIES

Criterion 4: Prior Special Use Zoning

| Form ID | Property Address | UPC | Legal Description | Owner Name | Development Area | Pre-IDO Zone | IDO Zone | Requested Zone | Recommended Zone | Staff Notes |
|---|---|--------------------|--|---------------------|------------------|--------------|----------|----------------|------------------|---|
| <p>^ in the Form ID column (far left) indicates that this property also qualifies under another zone conversion criteria. This application includes a spreadsheet of Batch 2 properties organized by Form ID, which can be referenced to find the other zoning conversion criteria that applies to this property.</p> | | | | | | | | | | |
| 1485^ | N/A ALBUQUERQUE NM 87120 | 101006149218340715 | TR WITHIN THE SE/4 NE/4 SE/4 SEC 34 T11N R2E BEING A PORTION OF GOVT LT 1 (AKA PARCEL 6-1-NRW) CONT 0.0515 AC M/L OR 2,246 SQ FT M/L | CITY OF ALBUQUERQUE | CONSISTENCY | R-D / R-D | PD | MX-L | MX-L | This parcel qualifies for the zoning conversion process based on Criterion #5, because the parcel is less than 2 acres and zoned PD. It is also an undeveloped former R-D property, so Criterion #4 also applies. MX-L is an appropriate zoning conversion because it is consistent with the zoning of the surrounding properties. The parcel is controlled by DMD. |
| 1486^ | 4527 67TH ST NW ALBUQUERQUE NM 87120 | 101006134310041001 | LOT 49-P1 SUBDIVISION PLAT OF RINCONADA MESA LOTS 1THROUGH 111 AND TRACT A CONT .2458 AC | CITY OF ALBUQUERQUE | CONSISTENCY | R-D / R-D | PD | R-1A | R-1A | This parcel qualifies for the zoning conversion process based on Criterion #5, because the parcel is less than 2 acres and zoned PD. It is also an undeveloped former R-D property, so Criterion #4 also applies. R-1A is an appropriate zoning conversion because it is consistent with the zoning of the surrounding properties. The parcel is controlled by DMD. |
| 1487^ | N/A ALBUQUERQUE NM 87120 | 101206222951721801 | TR A BLK 1 PRAIRIE RIDGE UNIT 6 VACATION AND SUBDIVISION PLA | CITY OF ALBUQUERQUE | CONSISTENCY | R-D / R-D | PD | R-1B | R-1B | This parcel qualifies for the zoning conversion process based on Criterion #5, because the parcel is less than 2 acres and zoned PD. It is also an undeveloped former R-D property, so Criterion #4 also applies. R-1B is an appropriate zoning conversion because it is consistent with the zoning of the surrounding properties. The parcel is controlled by DMD. |
| 1488^ | 9020 GLENDALE AV NE ALBUQUERQUE NM 87122 | 102006525503830117 | * 016 017TR 1 UNIT 3 NO ALBUQ ACRES | CITY OF ALBUQUERQUE | CONSISTENCY | R-D / 3 DU/A | PD | R-1D | R-1D | This parcel qualifies for the zoning conversion process based on Criterion #5, because the parcel is less than 2 acres and zoned PD. It is also an undeveloped former R-D property, so Criterion #4 also applies. R-1D is an appropriate zoning conversion because it is consistent with the zoning of the surrounding properties. The parcel is controlled by DMD. |
| 1489^ | 9000 GLENDALE AVE NE ALBUQUERQUE NM 87122 | 102006523903830118 | * 015 017TRACT 1 UNIT 3 NORTH ALBUQUERQUE ACRES | CITY OF ALBUQUERQUE | CONSISTENCY | R-D / 3 DU/A | PD | R-1D | R-1D | This parcel qualifies for the zoning conversion process based on Criterion #5, because the parcel is less than 2 acres and zoned PD. It is also an undeveloped former R-D property, so Criterion #4 also applies. R-1D is an appropriate zoning conversion because it is consistent with the zoning of the surrounding properties. The parcel is controlled by DMD. |