



Environmental Planning Commission

*Agenda Number: 02
Project #: PR-2022-007163
Case #: RZ-2022-00037
Hearing Date: July 21, 2022*

Staff Report

Agent	Consensus Planning
Applicant	City of Albuquerque
Request	Zoning Map Amendment (zone change)
Legal Description	Please see "Request – Page 8".
Location	Bounded by Summer Ave. NW & Rosemont Ave NW. & 5 th & 6 th St. NW
Size	Approximately 2.3 acres
Existing Zoning	R-1A
Proposed Zoning	NR-PO-A

Staff Recommendation

APPROVAL of RZ-2022-00037/PR-2022-007163, based on the Findings beginning on Page 27.

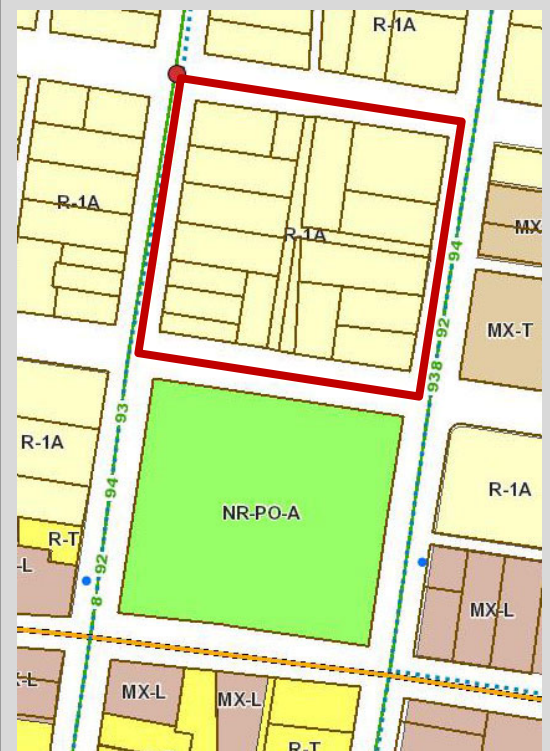
Staff Planner
Silvia Bolivar, PLA, ASLA

Summary of Analysis

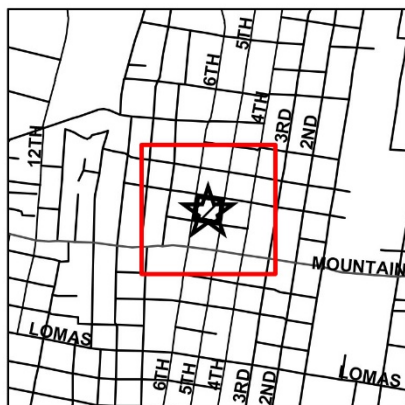
The request for a Zoning Map Amendment from R-1A to NR-PO-A is for a 2.3-acre block that consists of 18 vacant parcels located in Sawmill/Wells Park (CPO-12). The block is bounded by Summer Avenue NW, Rosemont Avenue NW, 5th Street NW, and 6th Street NW. The applicant would like to change the subject site's zoning to NR-PO-A to reflect the current ownership and management of the lots by the City of Albuquerque.

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 organization is the Wells Park Neighborhood Association but since the City is the Applicant, all neighborhood associations in the area were required to be notified. Property owners within 100 feet of the subject site were notified as required. A pre-application facilitated meeting was held. Neighbors are not opposed to the request, but are concerned about the possibility that the subject site could become an extension of the homeless camps that are found throughout the area. Staff recommends approval.







IDO ZONING MAP

Note: Gray shading indicates County.

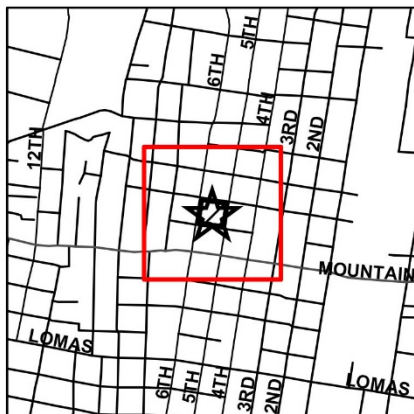


1 inch = 225 feet

Hearing Date:
7/21/2022

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LAND USE MAP

Note: Gray shading
indicates County.

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



1 inch = 225 feet

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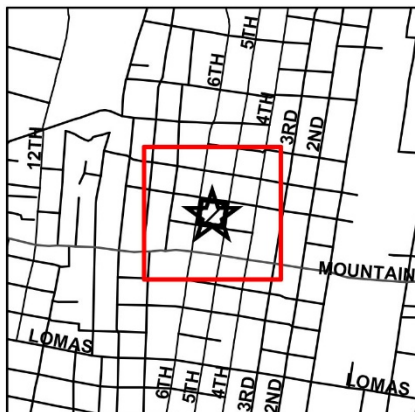
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HISTORY MAP

Note: Gray shading
indicates County.



1 inch = 225 feet

Hearing Date:

7/21/2022

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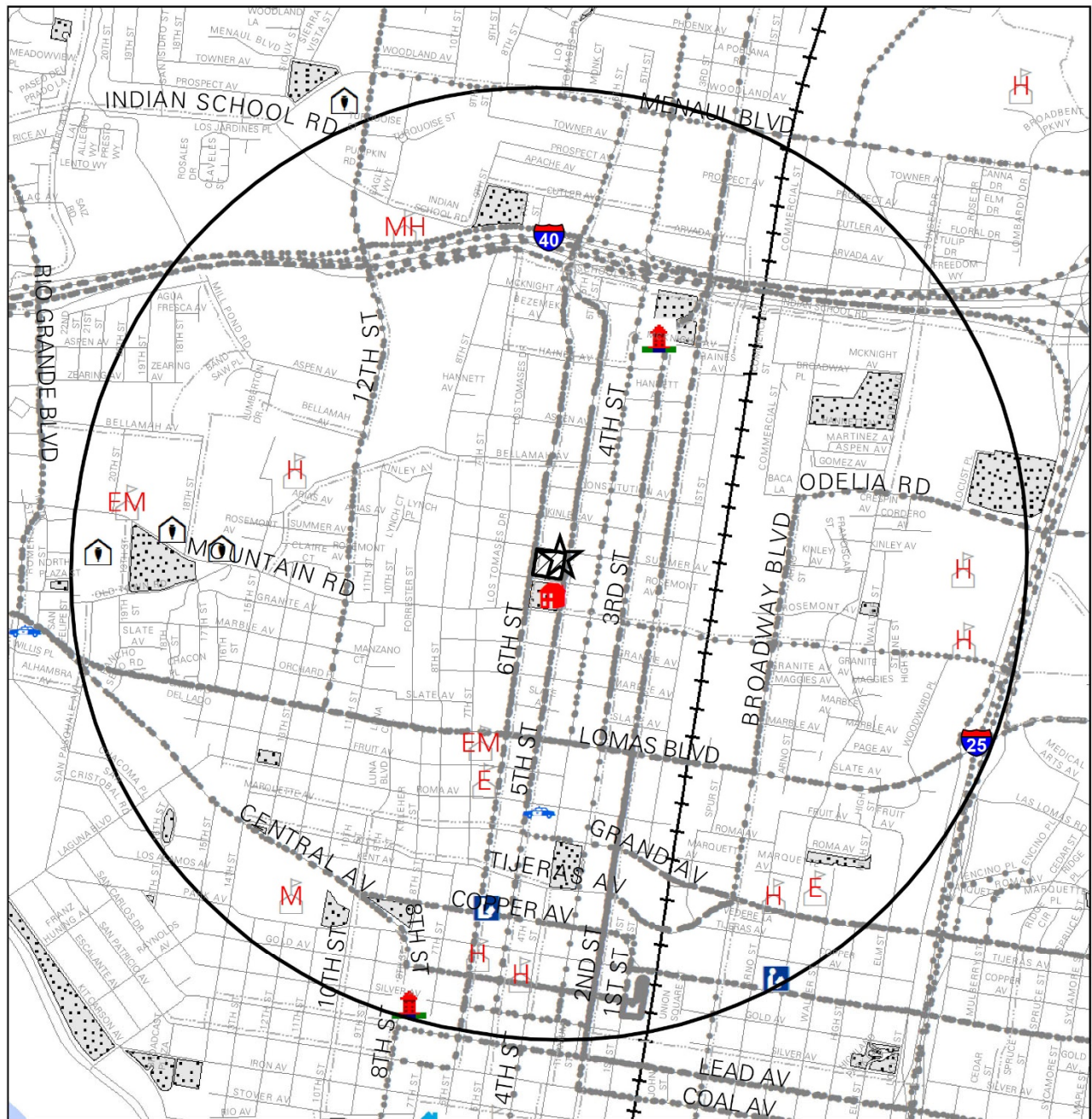
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Public Facilities Map with One-Mile Buffer

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



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I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	R-1A	Area of Consistency	Vacant
<i>North</i>	R-1A/MX-T	Area of Consistency	Single-Family Residential/Office/Commercial
<i>South</i>	NR-PO-A/R-T/MX-L	Area of Consistency	Community Center-Public Park/Single-Family Residential
<i>East</i>	MX-T/R-1A/MX-M	Area of Change	Commercial/Retail/Industrial/Vacant Lot/Single-Family Residential
<i>West</i>	R-1A	Area of Consistency	Single-Family Residential

Request

The request is for a Zoning Map Amendment (zone change) for a 2.3-acre block that consists of 18 individual parcels and multiple easements (both access and utility) that reflect prior residential development on the site. The site is just north of the Johnny Tapia Community Center and Wells Park and has been referred to as “the Walker Property”. The site is legally described as Lots 1-12, Block 5, Albright & Moore Addition, the vacated N/S alley adjacent to Block 5, Albright & Moore Addition & Block 2 Romero Addition & E/W alley Block 2 Romero Addition, Lots 1-7 & 13-19 Block 2, Romero Addition, bounded by 5th & 6th Street NW & Rosemont & Summer Avenue NW (“the subject site”).

The properties are currently zoned R-1A (Single-family residential) and the request, on behalf of the City of Albuquerque, is to rezone the parcels to NR-PO-A (Non-residential – Park and Open Space - City-Owned or Managed Parks) in order to reflect the current ownership and management of the parcels by the City of Albuquerque Parks Department. The subject site is located in an Area of Consistency.

EPC Role

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

Context

The subject site is located in a former residential block zoned R-1A and within the Sawmill/Wells Park Character Protection Overlay Zone (CPO-12) although the subject site is specifically located in Wells Park.

The majority of the neighborhood blocks to the west are developed with single-family homes, but there is a mixture of housing types including several duplexes. The character of those neighborhood blocks is of small bungalows, Southwest Vernacular, and New Mexico Vernacular-type residences. To the south there is a community center (Johnny Tapia Community Center) and Wells Park, both zoned NR-PO-A that offer various programs and amenities for all ages. To the north are R-1A and MX-T zones with the same character of those found to the west of the subject site. To the east the business mix is diverse, including office and professional services, a financial institution, and some retail establishments. There is also a vacant lot and multi-family housing with a mix of building sizes. The areas to the north, south, and west are in Areas of Consistency while the area to the east is in an Area of Change.

There are multiple nearby assistance facilities for people experiencing homelessness and Wells Park often hosts members of this population.

History

Walker Property

The subject site has been referred to as “The Walker Property” for many years as it was previously owned by the Walker family for over a decade. The subject site consists of 18 individual parcels that range in size from 0.25-acres to approximately 0.1-acres. The subject site was purchased by the City of Albuquerque in 2019 to spur revitalization in the area. While the site is currently vacant, it was previously developed as single-family homes and neighborhood businesses until 2002, when the buildings were removed due to ongoing nuisance violations and safety concerns.

Wells Park

First inhabited by indigenous populations before Spanish settlement, the Wells Park Neighborhood is one of the oldest neighborhoods in Albuquerque and was established as farmland beginning in the early 1800s. During that time, the area was characterized by a series of acequia, some of which are still present or can be seen in the alignment of roads. In the late 1800s the area began to grow as housing was needed for laborers at the nearby lumber mills and railroad. This spurred the initial development of the neighborhood’s major subdivisions which continued well into the 1920’s and 1930’s as Albuquerque grew rapidly. During this time, smaller-scale manufacturing developed along Mountain Road to support the growing city.

Sawmill/Wells Park CPO-12

Zoning for the area was established by the Sawmill-Wells Park Sector Development Plan (SWPSDP), first adopted by City Council on January 17, 1996, amended in January 2000, and November 2002. The S-R (Sawmill-Residential) and S-MRN (Sawmill-Mountain Road Neighborhood) zones allowed all housing that predated the sector plan to remain as permissive uses. These two zones also allowed new duplexes, two detached units on a lot, and scattered townhouse development on larger lots. The S-R zone primarily referenced the R-1 zone of the Comprehensive

Zoning Code, which was how the Integrated Development Ordinance (IDO) zoning conversion to R-1A was determined. The current zoning of the subject site is R-1A based on an initial IDO conversion from the S-R zone.

Sawmill/Wells Park is a historic area that has changed many times since it was farmed in the Eighteenth Century. The neighborhood's many development eras are reflected in the industrial businesses and residential neighborhoods. In the past, area integrity was compromised by both abrupt and gradual changes. The original plan boundaries were selected in the 1970s to ensure area eligibility for a Community Block Grant Fund.

Most of the area's major housing subdivisions were built in the 1920s during a post-World War I building boom. The 1920's development contributes strongly to the existing human scale of the neighborhoods (quiet residential streets lined with small lots, small single-story houses, and duplexes that are predominantly pitched-roofed).

Sawmill-Wells Park Metropolitan Redevelopment Area Plan

The property is located within the boundaries of the Sawmill-Wells Park MRA Plan, which allows the City of Albuquerque to enter into public-private partnerships and contribute City resources to redevelopment projects if they benefit the public and implement the plan. Metropolitan Redevelopment projects are activities designed to eliminate slums or blighted areas that conform to an approved plan for rehabilitation and conservation.

The preparation of the Sawmill/Wells Park MRA Plan was through a collaborative effort with the Sawmill Advisory Council, the Sawmill Community Land Trust, The Wells Park Neighborhood Association, Sawmill Area Neighborhood Association, Harwood Art Center, Albuquerque Public Schools, Arbolera de Vida Homeowners Association, the Downtown Neighborhood Association and the City of Albuquerque. The plan was developed through an extensive community-based process that was supported through quantitative data collection and analysis from a consulting team led by Community-By-Design.

Case History

Case history for the subject site include V77-86 a request vacating the alleys in the block bounded by 6th and 5th Streets and Summer and Rosement Avenues NW that was adopted by the EPC on October 20, 1977.

PR-2021-006147/PS-2021-00129 (DRB Sketch Plat) review. On November 3, 2021 the applicant went before the Development Review Board where Sketch Plat comments were provided (see attachments).

Roadway System

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

The subject site is bounded by Summer Avenue NW and Rosemont Avenue NW, which are both identified as local urban streets. The site is also bounded by 5th and 6th Street NW, which are classified as urban minor arterials.

Trails/Bikeways

The Long Range Bikeway System (LRBS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies existing and proposed trails.

A Proposed Bike Lane is shown for 6th Street NW. Mountain Road NW has a Bike Route where cars and bicycles share the street.

Transit

The subject site is served by several transit routes. Ride Route #92 (Taylor Ranch Express) runs along 5th and 6th Streets with a Monday-Friday schedule and a peak frequency of 30 minutes. Ride Route #93 (Academy Commuter) runs along 6th Street NW on a Monday-Friday schedule. Ride Route #94 (Unser Express) runs along 5th and 6th Streets with a Monday-Friday schedule. Ride Route #8 (Menaul) runs along 5th Street NW, runs every day, and is part of the Park/Ride. Ride Route #10 (North Fourth Street) runs every day with a peak frequency of 25 minutes.

Comprehensive Plan Corridor Designation

The Comprehensive Plan does not designate the subject site as being in an Activity Center. However, 4th Street NW, east of the subject site is within 660 feet and is considered a Main Street Corridor.

Comprehensive Plan Community Planning Area Designation

The subject site is part of the Central Albuquerque Community Planning Area (CPA). Central Albuquerque is the location of the original Old Town settlement with surrounding agricultural lands, the New Town development during the railroad era (now known as Downtown), and the original residential subdivisions, many of which have been designated as historic neighborhoods.

Design/Character Considerations for Central Albuquerque include: concentration of urban development Downtown; street level retail/commercial activity Downtown; building fronts at sidewalks along Central Avenue; public transit connections between Downtown and Old Town, the Albuquerque Botanical Gardens and Zoo, the South Broadway Cultural Center, and other ABQ Centers; varying architectural styles and building scale, depending on the historical era of each neighborhood; Victorian architecture of the railroad era neighborhoods; small residential lots; proximity to the Rio Grande; and a mix of land uses and proximity of residential and non-residential uses.

Overlays

The subject site is within the boundaries of the Sawmill/Wells Park Character Protection Overlay Zone, CPO-12 (14-16-3-4(M)).

The purpose of the Character Protection Overlay (CPO) zone is to preserve areas with distinctive characteristics that are worthy of conservation but are not historical or may lack sufficient

significance to qualify as Historic Protection Overlay (HPO) zones. The Sawmill/Wells Park CPO-12 standards were developed from the Sawmill/Wells Park Sector Development Plan.

Public Facilities/Community Services

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

***II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES
Integrated Development Ordinance (IDO)***

Definitions

Block: Where used to describe a city block or an area to be platted with lots and streets, an area that is bounded but not crossed by streets, railroad rights-of-way, waterways, unsubdivided areas, or other barriers. For the purposes of the large retail facility provisions and development in the NR-LM and NRGm zone districts, drive aisles and private streets also qualify as block boundaries.

Community Center: A public building or facility operated for meeting, social, cultural, educational, or recreational purposes, including but not limited to multigenerational and senior centers.

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

Dwelling, Multi-family: A building, located on a single lot, containing 3 or more dwelling units, each of which is designed for or occupied by one family only, with separate housekeeping and cooking facilities for each, and that does not meet the definition of a townhouse dwelling.

Measurement Definitions:

Block Length: The distance from centerline to centerline of two intersections. In the instance that a block is bounded by other obstructions, the measurement shall be from the centerline of the street to the edge of the obstruction.

Main Street (MS) Corridor: Lots within 660 feet in any direction of the centerline of a Main Street Corridor as designated by the Comprehensive Plan.

Park: Publicly or privately owned land that is maintained for active or passive recreational use and for the use and enjoyment of the general public or the residents or occupants of a development. This use includes areas consisting of vegetative landscaping and/or areas improved for outdoor sports and recreation. Structural improvements are generally limited to those that facilitate the use of the land as a park. Incidental activities and structures include, but are not limited to, playgrounds, maintenance facilities, swimming pools, restrooms and dressing rooms, concessions, caretaker's quarters, and parking.

Zoning

The subject site is zoned R-1A [Residential – Single-Family Zone District, IDO 14-16-2-3(A)] that was assigned upon the adoption of the Integrated Development Ordinance (IDO) on May 17, 2018 based upon the old designation code of SU2/S-R (Sawmill-Residential). The old zoning category was residential.

The purpose of the R1-A zone district is to provide for neighborhoods of single-family homes with a variety of lot sizes and dimensions. When applied in developed areas, an additional purpose is to require that redevelopment reinforce the established character of the existing neighborhood. Primary land uses include single-family detached homes on individual lots, with limited civic and institutional uses to serve the surrounding residential area. Specific permissive uses are listed in Table 4-2-1: Allowable Uses, IDO pgs. 145-150.

The R-1 zone is divided into four subzones, R-1A, R-1B, R-1C, R-1D, graduating from smallest lot size to largest lot size respectively. Each R-1 sub-zones require different minimum lot sizes, dimensions and setbacks. All R-1 sub-zones have a maximum building height of 26-feet.

The request is to change the subject site's zoning to NR-PO-A [Non-residential – Park and Open Space Zone District (City-owned or Managed Parks), IDO 14-16-2-5(F)]. The purpose of the NR-PO zone district is to protect the natural character of designated private and public parks and open space for public recreation, use, and enjoyment. Primary uses are open space and related recreation facilities, picnic and other shelters, and service/maintenance facilities.

Dimensional standards in NR-PO sub-zones shall be determined in the approval of a Master Plan, Resource Management Plan, standards specified by the implementing Department, or standards specified in an approved Site Plan

The NR-PO zone district includes the four sub-zones, each of which has allowable uses and development standards specified in the IDO or a special approval.

The IDO states that for sub-zone A: City-owned or Managed Parks which the applicant is requesting, allowable uses other than those specified in Table 4-2-1 (Allowable Uses) shall be reviewed and decided pursuant to Subsection 14-16-6-6(J) (Site Plan – EPC). Development standards specified in a Master Plan approved or amended by the City Parks and Recreation Department for each facility prevail over IDO standards and may be reflected in Site Plans approved pursuant to the IDO.

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 request will contribute to enhancing, protecting, and preserving the community. The area is characterized by single-family development with a variety of parcel and building sizes along with commercial development that are in Areas of Consistency. The requested NR-PO-A zoning will allow development of a park, similar to development south of the subject site and will help create a harmonious relationship between the proposed park and the existing surroundings. Wells Park is a distinct community and the development under the NR-PO-A zone will allow the pattern of development that exists south of the site to continue while preserving the community. The request furthers Goal 4.1 – Character.

Chapter 5: Land Use

Goal 5.1 Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The Comprehensive Plan does not designate the subject site as being in an Activity Center. However, 4th Street NW, east of the subject site is within 660 feet and is considered a Main Street Corridor. The request will facilitate development of the subject site but will not help grow as a community of strong Centers connected by multi-modal network of Corridors. The area is served by several transit routes but it is highly unlikely that anyone will take advantage of the transit routes to access the site and proposed park. The request does not further Goal 5.2 – Centers and Corridors.

Subpolicy 5.1.1(a): Create walkable places that provide opportunities to live, work, learn, shop and play.

The request for a zone map amendment will facilitate development of a neighborhood park and will allow the existing community center located south of the subject site to expand if the City should decide to do so. The request will create a walkable place that will provide opportunities to live, work, learn, and play as there is a mix of land uses nearby and a well-connected network of short blocks. The request will allow for the proposed park to tie into existing assets found in Wells Park/Johnny Tapia Community Center that include basketball courts, picnic tables, splash pad, a playground, and the community Center. Area assets also include Tiguex Park, Old Town Plaza, and the Hartwood Art Center. As stated above, the requested NR-PO-A zone would provide opportunities to live, work, learn and play while tying into the area assets that would further provide these opportunities. The request furthers subpolicy 5.1.1(a).

Subpolicy 5.1.9(b): Minimize negative impacts on nearby neighborhoods by providing transitions between development along Main Street Corridors and abutting single-family residential areas.

The subject site is within 660 feet of 4th Street NW, a Main Street Corridor and the request for a zone map amendment will help minimize the negative effects of this corridor. There are moderate

intensity zones (MX-M) that directly abut commercial uses along 4th Street NW and these MX-M zones abut the R-1A zones. The development of a park facilitated by the rezone will allow for a careful transition in building scale and site layout between the Main Street Corridor, commercial development, and residential lots. The request furthers subpolicy 5.1.9(b).

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

The request will facilitate development of the subject site, which will provide additional opportunities for residents to play together. The request will foster complete communities where residents can live, work, learn, and play together because the proposed park will be within walking distance of residential neighborhoods and is within 660 feet of 4th Street NW, a Main Street Corridor that has a diverse business mix. The request furthers Goal 5.2 – Complete Communities.

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

The site is located north of Wells Park and the Johnny Tapia Community Center. The Wells Park property is co-managed between the City of Albuquerque's Family and Community Services who manages the Community Center and related programming while the City's Parks and Recreation Department manages the park area. The zone map amendment will facilitate development of the subject site and will create a mix of uses in conjunction with Community Services & the Parks and Recreation Department that will be conveniently accessible from surrounding neighborhoods while creating a healthy, sustainable and distinct community. The request furthers Policy 5.2.1 – Land Uses.

Subpolicy 5.2.1(a): Encourage development and redevelopment that brings goods, services and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

The request will encourage development and redevelopment of a vacant block that will bring services and amenities to the neighborhood. The close proximity to Wells Park and the Johnny Tapia Community Center will provide an opportunity to build off the existing facilities located in these areas that will be within walking and biking distance of neighborhoods while promoting good access for all residents. The request furthers subpolicy 5.2.1(a).

Subpolicy 5.2.1(e): Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request furthers subpolicy 5.2.1(e) because if the zone map amendment is approved, the area will be rezoned and the allowable uses under NR-PO-A will include a City managed park that will be conveniently accessible from surrounding neighborhoods that consist of a well-connected network of short blocks. The request furthers subpolicy 5.2.1(e).

Subpolicy 5.2.1(n): Encourage productive use of vacant lots and under-utilized lots, including surface parking.

The request will encourage productive use of the vacant and under-utilized block by preserving open space, providing the opportunity to revitalize the block, and making efficient use of the vacant land. Furthermore, the request will enhance sustainability efforts by making efficient use of existing community amenities and infrastructure while also facilitating development of a park, and, once the site is programmed, will create a mixture of uses. The request furthers subpolicy 5.2.1(n).

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

The surrounding neighborhoods are already developed and the area is served by existing infrastructure and public facilities, so the development made possible by the request will promote efficient development patterns and use of land. The request furthers Goal 5.3 – Efficient Development Patterns.

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.

Future development of the subject site will be subject under the NR-PO-A zone and subject to the IDO requirements including neighborhood edges, landscaping, buffering and screening, and dimensional standards. The standards will help ensure appropriate scale and location of development, character of design while reinforcing the intensity and character of the surrounding area that is predominantly single-family neighborhoods with a mix of moderate intensity development. The request will also allow the vacant land to be developed increasing the aesthetics of the community while protecting its' character. The request furthers Goal 5.6 – City Development Areas.

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

The request will provide visual relief from urbanization while offering opportunities for education, recreation, and cultural activities by facilitating development of a City Managed park in a community that will benefit from additional services. The zone map amendment will facilitate development of a vacant block that has the potential to expand services provided by the Johnny Tapia Community Center at Wells Park. The request furthers Policy 5.6.1 – Community Green Space.

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 will further this policy as the subject site is 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. South of the subject site is the Johnny Tapia Community Center and Wells Park that are zoned NR-PO-A and the site rezoning of the vacant parcels will help align this site with existing land uses found nearby. The request furthers Policy 5.6.3 – Areas of Consistency.

Subpolicy 5.6.3(d): In areas with predominantly single-family residential uses - support zone changes that help align the appropriate zone with existing land uses.

The requested NR-PO-A zone furthers subpolicy 5.6.3(d) because it will bring the zoning of the subject site into alignment with existing land uses found south of the subject site. The request will help create a harmonious relationship between the existing surroundings and the proposed while enhancing the unique qualities of the neighborhood through functional and visual relationships. The request furthers subpolicy 5.6.3(d).

Chapter 7: Urban Design

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

The request is for a zone change, which does not include building design or site planning. There is no way to evaluate future design in an urban context at this point in time, though the applicable IDO design standards will, if the request is approved, allow for increased walkability while promoting pedestrian-oriented design if the City of Albuquerque develops the subject site. Furthermore, the IDO states that for sub-zone A: City-owned or Managed Parks which the applicant is requesting, allowable uses other than those specified in Table 4-2-1 (Allowable Uses) shall be reviewed and decided pursuant to Subsection 14-16-6-6(J) (Site Plan – EPC). Development standards specified in a Master Plan approved or amended by the City Parks and Recreation Department for each facility prevail over IDO standards and may be reflected in Site Plans approved pursuant to the IDO. The request does not further Goal 7.2 – Pedestrian-Accessible Design.

Chapter 10: Parks & Open Space

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

The request to rezone the property will facilitate development of the subject site and will allow the opportunity to help preserve open space by providing a park, an allowable use under the NR-PO-A zone along with recreation facilities that will meet the needs of all residents while using natural resources responsibly. The request furthers Goal 10.1 – Facilities & Access.

Policy 10.1.1. – Distribution: Improve the community’s access to recreational opportunities by balancing the City and County’s Parks and Open Space systems with the built environment.

If the zone map amendment is approved, the request will help improve the community’s access to recreational opportunities in the area. Currently, the area is only served by Wells Park with the nearest park closest to the area being Tiguex Park, closer to Old Town than wells Park. The request will allow for more recreational opportunities if Wells Park is enlarged and will help balance the built environment. There are wide expanses of asphalt surfaces unrelieved by landscapes and the redevelopment of the site as a park will help alleviate some of the unfriendly pedestrian experience that can be found in the area. The request furthers Policy 10.1.1 – Distribution.

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

The request will help protect and maintain an accessible system of recreation facilities that will be sufficient to serve all areas, specifically Wells Park. Again, there is no way to evaluate high-quality at this point in time as the request is for a zone map amendment, not a site plan. The subject site is closest to Wells Park which will be easily accessible by the residents in the area. The request furthers subpolicy 10.1.1(a).

Subpolicy 10.1.1.(b): Establish an interconnected network of Parks, Open Space, and trails with safe pedestrian connections to community facilities, neighborhoods, and Centers.

The request partially furthers this subpolicy as the request will help establish an interconnected network of parks to community facilities and neighborhoods. However, the request is for a zone change, which does not include site planning. There is no way to evaluate future design at this point in time to determine if safe pedestrian connections to community facilities will be established. The request partially furthers subpolicy 10.1.1(b).

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

The site is located north of Wells Park and the Johnny Tapia Community Center. The Wells Park property is co-managed between the City of Albuquerque’s Family and Community Services who manages the Community Center and related programming while the City’s Parks and Recreation Department manages the park area. The zone map amendment will provide opportunities for outdoor education, recreation and cultural activities that will meet the community needs while enhancing the quality of life if the City should decide to expand the existing community center and park. The request furthers Goal 10.2 – Parks.

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

The zone map amendment will help implement a system of parks that will meet a range of needs at different scales. The proposed park, allowable under the NR-PO-A zone will most likely be a neighborhood park (2.3 acres) that will serve a recreational and social purpose. The subject site is centrally located as it is connected to neighborhoods via sidewalks and within a reasonable walking distance which will be critical for residents to use the park.

Tiguex Park, closer to Old Town than Wells Park is approximately 8.2 acres while the Walker Property, if combined with Wells Park would equal 5.5 acres. Coronado Park, north of the subject site and closer to I-40 cannot be included in this policy analysis as the site is currently experiencing a high volume of people experiencing homelessness that reside on the property and area residents tend to avoid Coronado Park. The request furthers the request as a system of parks will be implemented that will meet a range of needs at different scales. The request furthers Policy 10.2.1 – Park Types.

Chapter 13: Resiliency & Sustainability

Goal 13.5 – Community Health: Protect and maintain safe and healthy environments where people can thrive.

The request will help protect and maintain a healthy environment where people can thrive if the City creates a park that is safe. The subject site is within walking distance of the nearby neighborhoods and walking will help promote a healthy environment thereby allowing people to thrive. Currently, Wells Park, located south of the subject site hosts members of the homeless population and the community has concerns regarding safety and security issues therefore it will be of utmost importance to provide a safe environment for area residents. The request furthers Goal 13.5 – Community Health.

Staff adds other Applicable Goals & Policies:

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

The proposed zone map amendment will protect the identity and cohesiveness of the neighborhood by adding a similar zone district that is located south of the subject site and will contribute to homogeneity. The zone change uses an existing zone in the area that will support the development of the site while reinforcing the established character of the existing neighborhood. If the Applicant should choose not to develop the site if the request is granted, future development under the NR-PO-A zone would be subject to applicable IDO standards that would serve to protect and preserve the identity and design of the neighborhood. The request furthers Policy 4.1.2 – Identity and Design.

Policy 4.2.2 Community Engagement – Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.

The request furthers this policy as the applicant has met with neighborhood associations, specifically the Wells Park Neighborhood Association and explained the intent behind the zoning

map amendment. The applicant discussed the proposed development if the zone map amendment were to be approved and answered questions from the community.

Furthermore, the Parks and Recreation Department undertook a six-month public engagement process in the second half of 2020 to develop a community-based vision for the redevelopment of the property. During that time, the City asked residents to share community stories, ideas and aspirations for the site and encouraged participation using multiple community meetings, online engagement tools, art installations, and other participatory methods. The outcome has been a shared vision for the site and the City's Parks and Recreation Department will use this shared vision as the basis for the master planning and site development. Community engagement is crucial in the process of a zoning map amendment and the applicant has facilitated informational meetings with stakeholders who will ultimately support or oppose the request. The request furthers policy 4.2.2 – Community Engagement.

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

Requirements

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

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

Justification & Analysis

The Zone Map Amendment justification letter analyzed here, received on July 1, 2022, is a response to Staff's request for a revised justification letter (see attachment). The subject site is currently zoned R-1A (Residential – Single Family Zone District) but is currently vacant. The applicant would like to change the subject site's zoning to NR-PO-A (Non-residential – Park and Open Space - City-Owned or Managed Parks) in order to reflect the current ownership and management of the block by the City of Albuquerque Parks Department. 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 by aligning with a majority of applicable Goals and Policies as outlined in the ABC Comprehensive Plan. The zone change request coincides with placemaking initiatives, community green spaces, water, and natural resource conservation, desired growth, equitable distribution of amenities, land use, and walkability.

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

Applicable Citations: Goal 4.1 – Community Character, subpolicy 5.1.1(a), subpolicy 5.1.9(b), subpolicy 5.1.9(b), Policy 5.2.1 – Land Uses, subpolicy 5.2.1(a), subpolicy 5.2.1(e), subpolicy 5.2.1(n), Goal 5.3 – Efficient Development Patterns, Goal 5.6 – City Development Areas, Policy 5.6.1 – Community Green Space, Policy 5.6.3 – Areas of Consistency, subpolicy 5.6.3(d), Goal 10.1 – Facilities & Access, Policy 10.1.1 – Distribution, subpolicy 10.1.1(a), subpolicy 10.1.1(b), Goal 10.2- Parks, Policy 10.2.1 – Park Types, Goal 13.5 – Community Health

Non-applicable Citations: Goal 5.1 Centers & Corridors, Goal 7.2 - Pedestrian Accessible Design,

Other Applicable Citations: Policy 4.1.2 – Identity and Design, Policy 4.2.2 – Community Engagement.

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

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

This zone change meets sub-criteria 3 as the addition of parks is advantageous to the community for health, environmental, and cultural reasons as outlined by the ABC Comprehensive Plan. The site is located in an Area of Consistency and the addition of the NR-PO-A zone classification helps to

protect and enhance the characteristics of the communities.

Staff: The subject site is located wholly in an Area of Consistency. A zone change from R-1A to NR-PO-A will permit development that will clearly reinforce and strengthen the established character of the land located south of the site. A different zone district (NR-PO-A) will be more advantageous to the community than the existing zone district (R-1A), which the applicant's policy analysis has shown to be less desirable. The request will further Comprehensive Plan Goals and policies relating to community identity, land use, efficient development patterns and parks and open space. 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 property is located in an Area of Consistency; therefore, 6-7(G)(3)(b) applies to the request.

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

- 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 would adequately mitigate those harmful impacts.

Permissive uses in NR-PO-A zones are advantageous to creating complete communities. These uses range from park facilities, community centers, community gardens, and farmers' markets. Permissive uses that could be viewed as harmful to adjacent residents such as an event facility, stadium, high school, race track, or sports field could not be established on the subject property due to the acreage of the site at approximately 2 acres, development standards set forth by the IDO, and other realistic constraints that would make its construction impossible. The community in the Wells Park area have been very active in the design and implementation of the Walker Property redevelopment plan. The allowable uses for the NR-PO-A zone are advantageous to realizing the goals of the community driven redevelopment. Additionally, the use of the site can help to deter homeless encampments from occupying the property which is valid concern of residents in the Wells Park area.

IDO section 4-3(C)(7)(a) NR-PO-A or Other Zone District with a City-owned or City-operated Park states Parks and recreational facilities, including associated community buildings, lighting, parking areas, trails, play areas, playgrounds, exercise stations, basketball courts, restrooms, drinking water facilities, picnic shelters, storage sheds and enclosures, and any other structures or improvements approved by the City Parks and Recreation Department are allowed.

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Allowable Uses	R-1A	NR-PO-A
Elementary or Middle School*	C	P
High School*	C	P
Museum		P
Sports Field		P
Community Garden	P	A
Nursery		A
Other Indoor Entertainment		P
Paid Parking Lot		A
Club or Event Facility		P
Amphitheater	C	P
Balloon Fiesta Park Events/Activities*		P
Stadium or Racetrack*		P
Other Outdoor Entertainment	CA	P
Farmers Market		P
Park-and-Ride Lot		A
Drainage Facility	P	A
Electric Facility	P	A
Major Utility	P	A
Wind Energy Generation		A
Automated Teller Machine		T
Mobile Vending Cart		A

**These uses would not be developable on this property due to its small size.*

Staff: The requested NR-PO-A (Non-residential – Park and Open Space Zone District (City-owned or Managed Parks)) and use of the subject site are intended to be a more neighborhood scale. Permissive uses in the NR-PO-A zone such as club or event facility, stadium, or sports fields could be harmful to nearby residences, but the IDO’s Development Standards serve to limit the overall density on the site, specifically for this 2.3 acre site. All future development under the NR-PO-A zone would be subject to applicable IDO standards that will serve to protect and preserve the identity of the neighborhood while minimizing effects. The response to Criterion D is sufficient.

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

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

The site will be served by existing city infrastructure including streets, sidewalks, and applicable parking.

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 request will enhance sustainability efforts by making efficient use of existing community amenities and infrastructure while also facilitating development of a park. 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 proposed zone map amendment is being justified based on the advantages it provides for the community rather than the subject property's location on a major street. The property is located within the 4th Street Main Street Corridor but it is not located on a major street.

Staff: The Applicant's justification is not completely based on the property's location on a major street. The property is located between Rosemont and Summer Avenues NW (local streets) and 5th and 6th Streets NW (minor arterials). 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 purposed zone map amendment is being justified based on the advantages it provides for the community rather than the cost of land of each lot. These advantages range from creating a community driven public amenity out of a vacant lot that has historically been blighted, adding community connection and public green space, helping to alleviate pressures from homelessness, while preserving the character of the existing single family neighborhood.

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

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

The proposed NR-PO-A zone will not create a spot zone as the lot directly next to the site is zoned NR-PO-A. The zone map amendment request meets criteria 1 functioning as a transition space and helping to increase walkability, providing visual relief from the urban environment, protecting natural resources, as well as promoting community healthy and complete neighborhoods.

Staff: The applicant has sufficiently justified this criterion. The request will not result in a spot zone because it will not apply a different zone to one small area or one premises. The properties located south of the subject site are zoned NR-PO-A. 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.

Albuquerque Public Schools had no adverse comments to the request.

PNM: There are PNM facilities and/or easements around the entire perimeter of the site and within the interior of the site from the 5th Street frontage to the west.

Albuquerque Metropolitan Arroyo Flood Control (AMAFCA): No adverse comments to the zone map amendment change. This site is identified in the Mid-Valley Drainage Management Plan as a proposed regional drainage pond, any proposed Development as a City park/open space needs to consider regional drainage in the Planning process as identified in the DMP.

Neighborhood/Public

As the zone map amendment is being requested by the City of Albuquerque, several neighborhood associations were required to be notified and include ABQCore Neighborhood Association, Barelás Neighborhood Association, Citizens Information Committee of Martineztown, Downtown Neighborhoods Association, EDO Neighborhood Association, Historic Old Town Property Owners Association, Huning Castle Neighborhood Association, Huning Highland Historic District

Association, Martineztown Work Group, Near North Valley Neighborhood Association, North Valley Coalition, Raynolds Addition Neighborhood Association, Santa Barbara Martineztown Neighborhood Association, Sawmill Area Neighborhood Association, South Broadway Neighborhood Association, The Lots @ 610 Central SW Owners Association Incorporated, Wells Park Neighborhood Association, West Park Neighborhood Association (see attachments). Property owners within 100 feet of the subject site were also notified as required (see attachments).

The City of Albuquerque is requesting zone map amendments to NR-PO-A for six properties that it has purchased. A combined pre-application facilitated meeting was held on April 27, 2022 with members of various neighborhood associations. It was discussed that the proposed zone map amendment will have several advantages to the communities including but not limited to placemaking initiatives, community green space, preservation of areas of consistency, etc. At the conclusion of the facilitated meeting there was no opposition to the request.

IV. CONCLUSION

The request is for a Zoning Map Amendment (zone change) from R-1A to NR-PO-A for Lots 1-12, Block 5, Albright & Moore Addition, the vacated N/S alley adjacent to Block 5, Albright & Moore Addition & Block 2 Romero Addition & E/W alley Block 2 Romero Addition, Lots 1-7 & 13-19 Block 2, Romero Addition, bounded by 5th & 6th Street NW & Rosemont & Summer Avenue NW, approximately 2.3 acres (the “subject site”). The applicant wants to change the subject site’s zoning to NR-PO-A in order to reflect the current ownership and management of the parcels by the City of Albuquerque Parks Department. The subject site is located 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 will further a preponderance of applicable Goals and policies in the Comprehensive Plan.

The affected neighborhood organization is the Wells Park Neighborhood Association but since the City is the Applicant, all neighborhood associations were required to be notified (see attachments). Property owners within 100 feet of the subject site were notified as required.

The City of Albuquerque is requesting zone map amendments to NR-PO-A for six properties that it has recently purchased. A combined pre-application facilitated meeting was held on April 27, 2022 with members of various neighborhood associations. It was discussed that the proposed zone map amendment would have several advantages to the communities including but not limited to placemaking initiatives, community green space, preservation of areas of consistency, etc. At the conclusion of the facilitated meeting there was no opposition to the request.

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

Staff recommends approval.

FINDINGS – RZ-2022-00037/PR-2022-007163, July 21, 2022 - Zoning Map Amendment (Zone Change).

1. The request is for a Zoning Map Amendment (zone change) for an approximately 2.3-acre site legally described as Lots 1-12, Block 5, Albright & Moore Addition, the vacated N/S alley adjacent to Block 5, Albright & Moore Addition & Block 2 Romero Addition & E/W alley Block 2 Romero Addition, Lots 1-7 & 13-19 Block 2, Romero Addition, bounded by 5th & 6th Street NW & Rosemont & Summer Avenue NW (the “subject site”).
2. The subject site is zoned R-1A (Residential – Single-Family Zone District) which was converted from the former zoning category SU-2/ S-R (Sawmill-Residential).
3. The applicant is requesting a zone change to NR-PO-A (Non-residential – Park and Open Space - City-Owned or Managed Parks) in order to reflect the current ownership and management of the parcels by the City of Albuquerque Parks Department.
4. The subject site is in an Area of Consistency as designated by the Comprehensive Plan and is in the Central Albuquerque Community Planning Area (CPA).
5. The subject site is within 660 feet of 4th Street NW, classified as a Main Street Corridor as designated by the Comprehensive Plan.
6. The subject site is within the boundaries of the Sawmill/Wells Park Character Protection Overlay Zone, CPO-12.
7. The property is located within the boundaries of the Sawmill-Wells Park MRA Plan, which allows the City of Albuquerque to enter into public-private partnerships and contribute City resources to redevelopment projects if they benefit the public and implement the plan.
8. 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.
9. The request furthers the following Goals and Policies from Chapter 4: Community Identity:
 - A. Goal 4.1 – Character: Enhance, protect, and preserve distinct communities.

The request will contribute to enhancing, protecting, and preserving the community. The area is characterized by single-family development with a variety of parcel and building sizes along with commercial development that are in Areas of Consistency. The requested NR-PO-A zoning will allow development of a park, similar to development south of the subject site and will help create a harmonious relationship between the proposed park and the existing surroundings. Wells Park is a distinct community and the development under the NR-PO-A zone will allow the pattern of development that exists south of the site to continue while preserving the community.

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

The proposed zone map amendment will protect the identity and cohesiveness of the neighborhood by adding a similar zone district that is located south of the subject site and will contribute to homogeneity. The zone change uses an existing zone in the area that will support the development of the site while reinforcing the established character of the existing neighborhood. If the Applicant should choose not to develop the site if the request is granted, future development under the NR-PO-A zone would be subject to applicable IDO standards that would serve to protect and preserve the identity and design of the neighborhood.

- C. Policy 4.2.2 Community Engagement – Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.

The request furthers this policy as the applicant has met with neighborhood associations, specifically the Wells Park Neighborhood Association and explained the intent behind the zoning map amendment. The applicant discussed the proposed development if the zone map amendment were to be approved and answered questions from the community.

Furthermore, the Parks and Recreation Department undertook a six-month public engagement process in the second half of 2020 to develop a community-based vision for the redevelopment of the property. During that time, the City asked residents to share community stories, ideas and aspirations for the site and encouraged participation using multiple community meetings, online engagement tools, art installations, and other participatory methods. The outcome has been a shared vision for the site and the City's Parks and Recreation Department will use this shared vision as the basis for the master planning and site development. Community engagement is crucial in the process of a zoning map amendment and the applicant has facilitated informational meetings with stakeholders who will ultimately support or oppose the request.

10. The request furthers the following Goals and Policies from Chapter 5: Land Use pertaining to walkability and land use:

- A. Subpolicy 5.1.1(a): Create walkable places that provide opportunities to live, work, learn, shop and play.

The request for a zone map amendment will facilitate development of a neighborhood park and will allow the existing community center located south of the subject site to expand if the City should decide to do so. The request will create a walkable place that will provide opportunities to live, work, learn, and play as there is a mix of land uses nearby and a well-connected network of short blocks. The request will allow for the proposed park to tie into existing assets found in Wells Park/Johnny Tapia Community Center that include basketball courts, picnic tables, splash pad, a playground, and the

community Center. Area assets also include Tiguex Park, Old Town Plaza, and the Hartwood Art Center. As stated above, the requested NR-PO-A zone would provide opportunities to live, work, learn and play while tying into the area assets that would further provide these opportunities.

- B. Subpolicy 5.1.9(b): Minimize negative impacts on nearby neighborhoods by providing transitions between development along Main Street Corridors and abutting single-family residential areas.

The subject site is within 660 feet of 4th Street NW, a Main Street Corridor and the request for a zone map amendment will help minimize the negative effects of this corridor. There are moderate intensity zones (MX-M) that directly abut commercial uses along 4th Street NW and these MX-M zones abut the R-1A zones. The development of a park facilitated by the rezone will allow for a careful transition in building scale and site layout between the Main Street Corridor, commercial development, and residential lots.

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

The request will facilitate development of the subject site, which will provide additional opportunities for residents to play together. The request will foster complete communities where residents can live, work, learn, and play together because the proposed park will be within walking distance of residential neighborhoods and is within 660 feet of 4th Street NW, a Main Street Corridor that has a diverse business mix.

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

The site is located north of Wells Park and the Johnny Tapia Community Center. The Wells Park property is co-managed between the City of Albuquerque's Family and Community Services who manages the Community Center and related programming while the City's Parks and Recreation Department manages the park area. The zone map amendment will facilitate development of the subject site and will create a mix of uses in conjunction with Community Services & the Parks and Recreation Department that will be conveniently accessible from surrounding neighborhoods while creating a healthy, sustainable and distinct community.

- E. Subpolicy 5.2.1(a): Encourage development and redevelopment that brings goods, services and amenities within walking and biking distance of neighborhoods and promotes good access for all residents.

The request will encourage development and redevelopment of a vacant block that will bring services and amenities to the neighborhoods. The close proximity to Wells Park and the Johnny Tapia Community Center will provide an opportunity to build off the

existing facilities located in these areas that will be within walking and biking distance of neighborhoods while promoting good access for all residents.

- F. Subpolicy 5.2.1(e): Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

If the zone map amendment is approved, the area will be rezoned and the allowable uses under NR-PO-A will include a City managed park that will be conveniently accessible from surrounding neighborhoods that consist of a well-connected network of short blocks.

- G. Subpolicy 5.2.1(n): Encourage productive use of vacant lots and under-utilized lots, including surface parking.

The request will encourage productive use of the vacant and under-utilized block by preserving open space, providing the opportunity to revitalize the block, and making efficient use of the vacant land. Furthermore, the request will enhance sustainability efforts by making efficient use of existing community amenities and infrastructure while also facilitating development of a park, and, once the site is programmed, will create a mixture of uses.

11. The request furthers the following Goals and Policies from Chapter 5: Land Use, pertaining to Development Patterns, Areas and Community Spaces:

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

The surrounding neighborhoods are already developed and the area is served by existing infrastructure and public facilities, so the development made possible by the request will promote efficient development patterns and use of land.

- 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.

Future development of the subject site will be subject under the NR-PO-A zone and subject to the IDO requirements including neighborhood edges, landscaping, buffering and screening, and dimensional standards. The standards will help ensure appropriate scale and location of development, character of design while reinforcing the intensity and character of the surrounding area that is predominantly single-family neighborhoods with a mix of moderate intensity development. The request will also allow the vacant land to be developed increasing the aesthetics of the community while protecting its' character.

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

The request will provide visual relief from urbanization while offering opportunities for education, recreation, and cultural activities by facilitating development of a City Managed park in a community that will benefit from additional services. The zone map amendment will facilitate development of a vacant block that has the potential to expand services provided by the Johnny Tapia Community Center at Wells Park.

- D. 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 will further this policy as the subject site is 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. South of the subject site is the Johnny Tapia Community Center at Wells Park that is also zoned NR-PO-A and the rezoning of the vacant parcels will help align this site with existing land uses found nearby.

- E. Subpolicy 5.6.3(d): In areas with predominantly single-family residential uses - support zone changes that help align the appropriate zone with existing land uses.

The requested NR-PO-A zone furthers subpolicy 5.6.3(d) because it will bring the zoning of the subject site into alignment with existing land uses found south of the subject site. The request will help create a harmonious relationship between the existing surroundings and the proposed while enhancing the unique qualities of the neighborhood through functional and visual relationships.

12. The request furthers the following Goals and Policies from Chapter 10: Parks & Open Space pertaining to facilities, access and distribution:

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

The request to rezone the property will facilitate development of the subject site and will allow the opportunity to help preserve open space by providing a park, an allowable use under the NR-PO-A zone along with recreation facilities that will meet the needs of all residents while using natural resources responsibly.

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

If the zone map amendment is approved, the request will help improve the community’s access to recreational opportunities in the area. Currently, the area is only served by Wells Park with the nearest park closest to the area being Tiguex Park, closer to Old Town than wells Park. The request will allow for more recreational opportunities if Wells Park is enlarged and will help balance the built environment. There are wide expanses of asphalt surfaces unrelieved by landscapes and the redevelopment of the site as a park will help alleviate some of the unfriendly pedestrian experience that can be found in the area.

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

The request will help protect and maintain an accessible system of recreation facilities that would be sufficient to serve all areas, specifically Wells Park. Again, there is no way to evaluate high-quality at this point in time as the request is for a zone map amendment, not a site plan. The subject site is closest to Wells Park which would be easily accessible by the residents in the area.

13. The request furthers the following Goals and Policies from Chapter 10: Parks & Open Space pertaining to parks and park types:

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

The site is located north of Wells Park and the Johnny Tapia Community Center. The Wells Park property is co-managed between the City of Albuquerque’s Family and Community Services who manages the Community Center and related programming while the City’s Parks and Recreation Department manages the park area. The zone map amendment will provide opportunities for outdoor education, recreation and cultural activities that will meet the community needs while enhancing the quality of life if the City should decide to expand the existing community center and park.

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

The zone map amendment will help implement a system of parks that will meet a range of needs at different scales. The proposed park, allowable under the NR-PO-A zone will most likely be a neighborhood park (2.3 acres) that will serve a recreational and social purpose. The subject site is centrally located as it is connected to neighborhoods via

sidewalks and within a reasonable walking distance which will be critical for residents to use the park.

Tiguex Park, closer to Old Town than Wells Park is approximately 8.2 acres while the Walker Property, if combined with Wells Park would equal 5.5 acres. Coronado Park, north of the subject site and closer to I-40 cannot be included in this policy analysis as the site is currently experiencing a high volume of people experiencing homelessness that reside on the property and area residents tend to avoid Coronado Park. The request furthers the request as a system of parks will be implemented that will meet a range of needs at different scales.

14. The request furthers the following Goals and Policies from Chapter 13: Resiliency & Sustainability:

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

The request will help protect and maintain a healthy environment where people can thrive if the City creates a park that is safe. The subject site is within walking distance of the nearby neighborhoods and walking will help promote a healthy environment thereby allowing people to thrive. Currently, Wells Park, located south of the subject site hosts members of the homeless population and the community has concerns regarding safety and security issues therefore it will be of utmost importance to provide a safe environment for area residents.

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

- A. Criterion A: The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable Goals and policies regarding community identity, land use, efficient development patterns, parks and open space and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is generally 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 R-1A to NR-PO-A would permit development that will clearly reinforce and strengthen the established character of the land located south of the site. A different zone district (NR-PO-A) would be more advantageous to the community than the existing zone district (R-1A), which the applicant's policy analysis has shown to be less desirable than the current zone district. The request would further Comprehensive Plan Goals and policies relating to community identity, land use, efficient development patterns and parks and open space.
- C. Criterion C: The subject site is located wholly in an Area of Consistency, so this Criterion does not apply.

- D. Criterion D: The requested NR-PO-A (Non-residential – Park and Open Space Zone District (City-owned or Managed Parks)) and use of the subject site are intended to be a more neighborhood scale. Permissive uses in the NR-PO-A zone such as club or event facility, stadium, or sports fields could be harmful to nearby residences, but the IDO's Development Standards serve to limit the overall density on the site, specifically for this 2.3 acre site. All future development under the NR-PO-A zone would be subject to applicable IDO standards that will serve to protect and preserve the identity of the neighborhood while minimizing effects.
- 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) . The request will enhance sustainability efforts by making efficient use of existing community amenities and infrastructure while also facilitating development of a park.
- F. Criterion F: The Applicant's justification is not completely based on the property's location on a major street. The property is located between Rosemont and Summer Avenues NW (local streets) and 5th and 6th Streets NW (minor arterials).
- G. Criterion G: Economic considerations are always a factor, but the Applicant's justification is not based completely or predominantly on the cost of land or economic considerations. Rather, the applicant has demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies and therefore will be more advantageous to the community than the existing zoning.
- H. Criterion H: The applicant has sufficiently justified this criterion. The request will not result in a spot zone because it will not apply a different zone to one small area or one premises. The properties located south are zoned NR-PO-A.
16. 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 will be more advantageous to the community than the current zoning.
17. The affected neighborhood organization is the Wells Park Neighborhood Association but since the City is the Applicant, several neighborhood associations were required to be notified (see attachments). Property owners within 100 feet of the subject site were notified as required.
18. The City of Albuquerque is requesting zone map amendments to NR-PO-A for six properties that it has recently purchased. A combined pre-application facilitated meeting was held on April 27, 2022 with members of various neighborhood associations. It was discussed that the proposed zone map amendment would have several advantages to the communities including but not limited to placemaking initiatives, community green space, preservation of areas of consistency, etc. There was no opposition to the request.
19. As of this writing, Staff has not received any comments in support or opposition to the request.

RECOMMENDATION - RZ-2022-00037, July 21, 2022

APPROVAL of Project #: 2022-007163, Case #RZ-2022-00037, a zone change from R-1A to NR-PO-A for Lots 1-12, Block 5, Albright & Moore Addition, the vacated N/S alley adjacent to Block 5, Albright & Moore Addition & Block 2 Romero Addition & E/W alley Block 2 Romero Addition, Lots 1-7 & 13-19 Block 2, Romero Addition, bounded by 5th & 6th Street NW & Rosemont & Summer Avenue NW, based on the preceding Findings.

Silvia Bolivar

**Silvia Bolivar, PLA, ASLA
Planner**

Notice of Decision cc list:

cc: City of Albuquerque
Consensus Planning, cp@consensusplanning.com
ABQCore Neighborhood Association
Barelas Neighborhood Association
Citizens Information Committee of Martineztown
Downtown Neighborhoods Association
EDO Neighborhood Association Incorporated
Historic Old Town Property Owners Association
Huning Castle Neighborhood Association
Huning Highland Historic District Association
Martineztown Work Group
Near North Valley Neighborhood Association
North Valley Coalition
Raynolds Addition Neighborhood Association
Santa Barbara Martineztown Neighborhood Association
Sawmill Area Neighborhood Association
South Broadway Neighborhood Association
The Lofts @ 610 Central SW Owners Association Incorporated
Wells Park Neighborhood Association
West Park Neighborhood Association
Legal, kmorrow@cabq.gov
EPC file

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Long Range Planning

No comments were provided.

CITY ENGINEER

Transportation Development Review Service

The Transportation Department has no objection to the Zone Map Amendment.

Hydrology Development

New Mexico Department of Transportation (NMDOT)

Department of Municipal Development (DMD)

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

ABC WATER UTILITY AUTHORITY (ABCWUA)

- a. No adverse comment to the proposed zone changes
- b. For information only:
 - i. Please send a request for availability for the site as soon as development is known. The request can be made at the link: <https://www.abcwua.org/info-for-builders-availability-statements/>. The request shall include a City Fire Marshal approved Fire 1 Plan, a zone map showing the site location, and the proposed Utility Plan.

SOLID WASTE MANAGEMENT DEPARTMENT

No adverse comments.

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)

There are PNM facilities and/or easements around the entire perimeter of the site and within the interior of the site from the 5th Street frontage to the west.

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 an 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 future Site Plan or Plat.

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

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

Parks and Recreation

No comments.

Planning and Design

Open Space Division

City Forester

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

No comments were provided.

FIRE DEPARTMENT/Planning

Comments from Other Agencies

BERNALILLO COUNTY PUBLIC WORKS/TRANSPORTATION PLANNING

No adverse comments.

ALBUQUERQUE PUBLIC SCHOOLS

No comment.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)

No adverse comments to the zone map amendment change. This site is identified in the Mid-Valley Drainage Management Plan as a proposed regional drainage pond, any proposed Development as a City park/open space needs to consider regional drainage in the Planning process as identified in the DMP.

COUNTY OF BERNALILLO

PLANNING AND DEVELOPMENT SERVICES

MID-REGION METROPOLITAN PLANNING ORGANIZATION(MRMPO)

No adverse comment.

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PETROGLYPH NATIONAL MONUMENT

AVIATION DEPARTMENT

KIRTLAND AIR FORCE BASE



Figure 1: Subject site – “Walker Property”

Figure 2: Parking at Johnny Tapia Community Center



Figure 3: Johnny Tapia Community Center



Figure 4: Residential neighborhoods west of the subject site.

Figure 5: 5th Street NW facing south.



Figure 6: Commercial development east of the subject site.

HISTORY

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

October 22, 2021

Jolene Wolfley, Chair
City of Albuquerque
Development Review Board
600 2nd St NW
Albuquerque NM

**RE: MUNICIPAL ADDITION NO. 11; LOTS 1 THRU 12, BLOCK 5, ALBRIGHT-MOORE ADDITION;
LOTS 1 THRU 7 & 13 THRU 19, BLOCK 2, ROMERO ADDITION AND THE VACATED NORTH-
SOUTH ALLEY, EAST-WEST ALLEY ADJACENT TO BLOCK 2, ROMERO ADDITION & BLOCK 5
ALBRIGHT-MOORE ADDITION**

Ms. Wolfley and members of the Board:

I would like to request Sketch Plat review for a minor subdivision for the above mentioned properties. The Sketch Plat is proposing: lot consolidation of eighteen (18) lots, previously vacated public easement and vacation of right-of-way (Rosemont Avenue) into one tract.

The consolidation into one tract include the following:

- Municipal Addition No 11 (Wells Park Community Center)
- Lots 1 thru 12, Block 5, Albright-Moore Addition
- Lots 1 thru 7, Block 2, Romero Addition
- Lots 13 thru 19, Block 2, Romero Addition
- Previously vacated north-south and east-west public easement adjacent to Block 5, Albright-Moore Addition and Block 2, Romero Addition (V-77-36)
- Vacation of public right-of-way of Rosemont Avenue between 5th Street and 6th Street

Proposed Tract A, Wells Park Addition at 4.99465± acres is on property zoned R-1A (Single Family Residential – Small Lot, north of Rosemont Avenue and NR-PO-A (Non Residential – City Owned Managed Public Park, south of Rosemont Avenue.

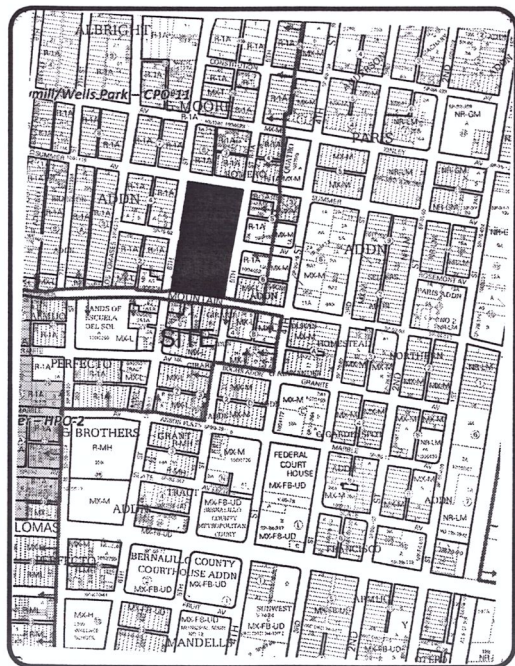
The site is currently developed with the Wells Park Community Center, south of Rosemont Avenue. The properties north of Rosemont Avenue are vacant.

The site is governed by the Area of Consistency of the Albuquerque/Bernalillo County Comprehensive Plan within the Central ABQ Planning Area.

Thank you for your time and consideration of the proposed application.

Sincerely,


Derrick Archuleta, MCRP
Principal



ZONE ATLAS J-14-Z NO SCALE

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE VACATED ROSEMONT AVE NW TOGETHER WITH A VACATED ALLEY AND PORTION OF LOTS OF MOORE ADDITION AND ROMERO ADDITION TO CREATE ONE TRACT.

NOTES:

1. BEARINGS ARE GRID BASED—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 1983)
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.
4. BEARINGS AND DISTANCES IN () ARE RECORD

SUBDIVISION DATA:

DRB#
ZONE ATLAS INDEX NO. J-14-Z
DATE OF FIELD SURVEY: JULY, 2021
TOTAL NO. OF TRACTS EXISTING: 18
TOTAL NO. OF LOTS CREATED: 1

DOCUMENTS USED:

VOL C, FOLIO 93
VOL 2004S, PAGE 1

SOLAR COLLECTION NOTE:

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

LEGAL DESCRIPTION:

BEING A REPLAT OF PORTION OF BLOCK 5 MOORE ADDITION, TOGETHER WITH A PORTION OF BLOCK 2 ROMERO ADDITION, WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M. TOWN OF ALBUQUERQUE GRANT CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

QWEST CORPORATION D.B.A. CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF "GRANTEE", INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

FREE CONSENT AND VACATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND HEREBY GRANT ALL EASEMENTS AND DEDICATE ALL RIGHT OF WAY OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: _____
OWNER/DATE

ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2021, BY _____

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #:

BERNALILLO COUNTY TREASURE'S OFFICE:

SHEET INDEX

PAGE 1 COVER
PAGE 2 SUBDIVISION PLAT

PLAT OF
TRACT A
WELLS PARK ADDITION
BEING A REPLAT OF PORTION OF BLOCK 5
MOORE ADDITION
TOGETHER WITH A PORTION OF BLOCK 2
ROMERO ADDITION
WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2021

PROJECT NUMBER: _____

CITY APPROVALS:

CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
ABCWUA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
REAL PROPERTY DIVISION	DATE

UTILITY APPROVALS:

PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS	DATE
QWEST CORPORATION D.B.A. CENTURY LINK QC	DATE
COMCAST	DATE

SURVEYOR'S CERTIFICATE:

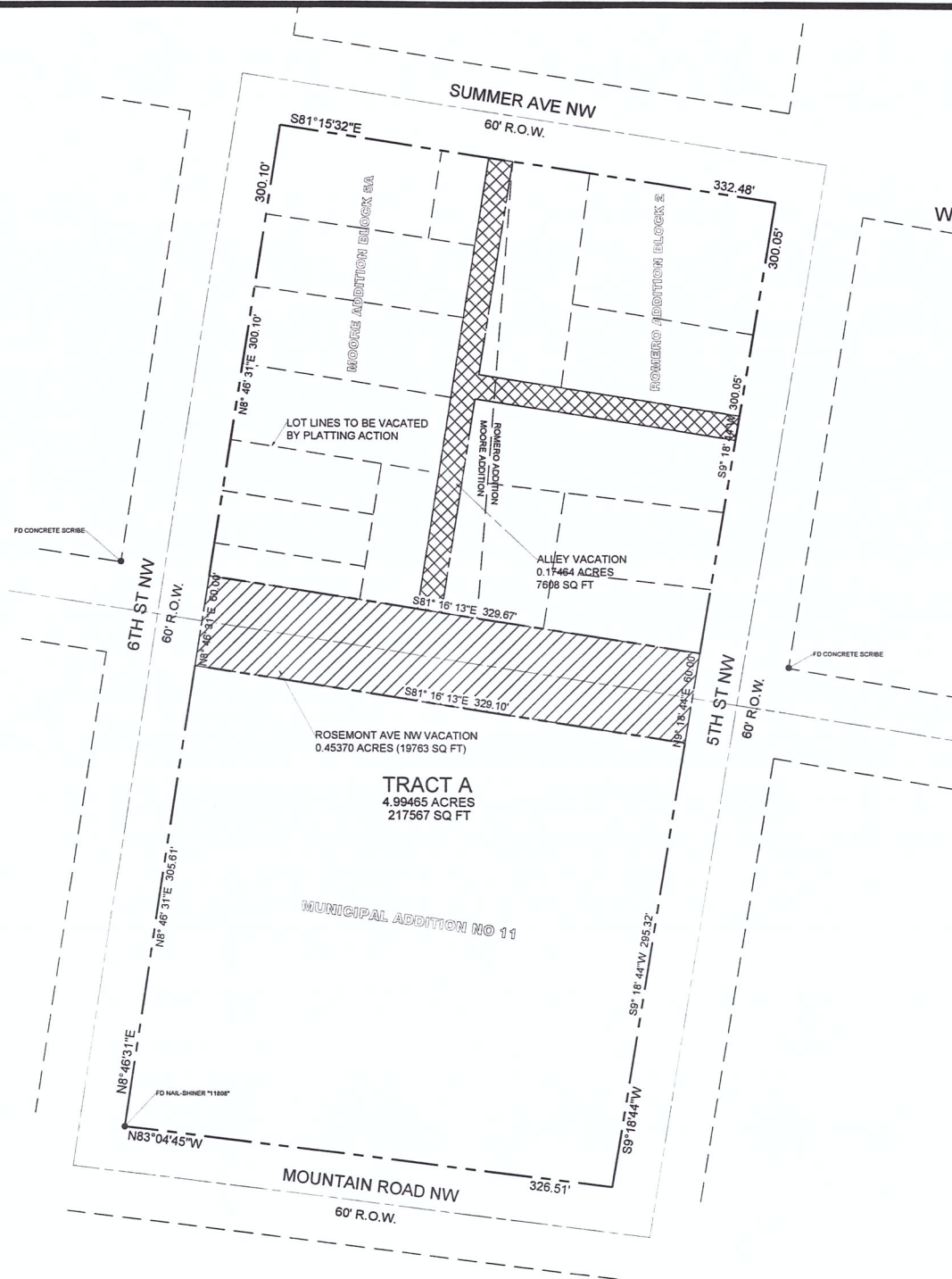
I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE, SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF DISTRICT ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, NMPLS NO. 21082, 10-19-2021
DATE



CONSTRUCTION SURVEY TECHNOLOGIES, INC.
PO BOX 85395
ALBUQUERQUE, NM 87193
505-917-8821

SUBDIVISION PLAT OF
TRACT A
WELLS PARK ADDITION
 BEING A REPLAT OF PORTION OF BLOCK 5
 MOORE ADDITION
 TOGETHER WITH A PORTION OF BLOCK 2
 ROMERO ADDITION
 WITHIN PROJECTED SECTION 17, T 10 N, R 3 E, N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2021



CONSTRUCTION SURVEY TECHNOLOGIES, INC
 PO BOX 65395
 ALBUQUERQUE, NM 87193
 505-917-8921

DEVELOPMENT REVIEW BOARD - HYDROLOGY SECTION
Ernest Armijo, P.E., Principal Engineer | 505-924-3986 earmijo@cabq.gov

DRB Project Number: 2021-006147 Hearing Date: 11-3-2021
Project: 591 Mountain Agenda Item No: 18

<input checked="" type="checkbox"/> Sketch Plat	<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Site Plan for Bldg. Permit <input type="checkbox"/> Site Plan for Subdivision	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> SIA Extension	<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Please work with Real Property on roadway vacation
- An approved Conceptual Grading and Drainage plan will be required prior to Hydrology's sign off on Plat.
- If alley vacations were platted at time of vacation they do not need to be shown on plat as being vacated now.
- Note: An approved grading and drainage plan will be required prior to building permit of any of these conditions are met; 500 cy of grading, 1,000 sf of proposed structure, or 10,000 sf of proposed paving.

RESOLUTION/COMMENTS:

Water:

Code:

Parks:

Transportation:

Planning:

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG
Delegated For: _____
SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT
DEFERRED TO _____



DEVELOPMENT REVIEW BOARD

Agenda

ONLINE ZOOM MEETING

November 3, 2021

Jolene Wolfley..... DRB Chair
Jeanne Wolfenbarger Transportation
Blaine Carter Water Authority
Ernest Armijo.Hydrology
Angelo Metzgar.....Code Enforcement
Cheryl Somerfeldt.....Parks and Rec

Angela Gomez ~ DRB Hearing Monitor

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT ANGELA GOMEZ, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: DEFERRAL OF CASES WILL BE ANNOUNCED AT THE BEGINNING OF THE AGENDA.

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW. PER THE DRB RULES OF PROCEDURE, AN INDEFINITE DEFERRAL REQUIRES A RE-APPLICATION AND REPAYMENT OF ALL APPLICATION FEES.

NOTE: CLICK ON THE BLUE HIGHLIGHTED PROJECT # LINK TO ACCESS THE CASE. (Place mouse over hyperlink, right-click, choose "open hyperlink")

A. Call to Order: 9:00 A.M.

B. Changes and/or Additions to the Agenda

a. Motion to amend the rules to allow a virtual meeting because of the public health emergency.

b. Remote Meeting Information:

<https://cabq.zoom.us/j/84961127301> (Place mouse over hyperlink, right-click, choose "open hyperlink")

Meeting ID: 849 6112 7301

By phone +1 646 558 8656 Find your local number: <https://cabq.zoom.us/j/kdU8Nw1fG3>

MAJOR CASES

1. [PR-2021-005492](#)
[SI-20321-01694](#)– SITE PLAN

CONSENSUS PLANNING, INC. agent for **LADERA ENTERPRISES LLC** requests the aforementioned action(s) for all or a portion of: **TRACT 1, LADERA BUSINESS PARK** zoned NR-C, located at **2201 VISTA ORIENTE SE NW between LA MORADA PL NW and UNSER BLVD NW** containing approximately 5.2172 acre(s). (H-9, H-10)

PROPERTY OWNERS: LADERA ENTERPRISES LLC

REQUEST: MAJOR AMENDMENT TO SITE DEVELOPMENT PLAN THAT REMOVES EXISTING RV STORAGE AND REPLACES IT WITH RV PARKING.

-
2. [PR-2021-005414](#) IDO 2019
[SI-2021-01031](#) – SITE PLAN
[SD-2021-00136](#) – PRELIMINARY PLAT
[SD-2021-00137](#) – VACATION OF PUBLIC EASEMENT 90' Drainage
[SD-2021-00138](#) – VACATION OF PUBLIC EASEMENT 10' Utility
[SD-2021-00139](#) – VACATION OF PRIVATE EASEMENT 40' x 30' Access
Sketch plat 5-12-2021
- TIERRA WEST, LLC agent for LA MAME LLC requests the aforementioned action(s) for all or a portion of: **TRACT F-4-A PLAT OF TRACTS F-3-A, F-4-A & F-6-A, ATRISCO BUSINESS PARK UNIT 3** zoned MX-M, located at **441 & 457 COORS BLVD between COORS BLVD NW and BLUEWATER RD NW** containing approximately 8.94 acre(s). (J-10) *[Deferred from 8/4/21, 8/25/21, 9/15/21, 10/20/21]*
- PROPERTY OWNERS:** LA MAME, LLC
REQUEST: DRB SITE PLAN, PRELIMINARY PLAT, VACATION ACTIONS
- ** AGENT REQUESTS DEFERRAL TO NOVEMBER 17th, 2021.**
-
3. [PR-2020-004284](#) IDO 2020
[SD-2021-00189](#) – PRELIMINARY PLAT
- TIERRA WEST LLC agent for GARCIA REAL ESTATE INVESTMENTS LLC requests the aforementioned action(s) for all or a portion of **TRACTS 230A, 230B, 230C, 231A1, 231B1, 231B2, 231B3, 234A (EXCL PORTS OUT TO R/W), MRGCD MAP 35** zoned MX-M, located on **1100 RIO GRANDE BLVD NW between RIO GRANDE NW AND I-40** containing approximately 3.7102 acre(s). (H-13) *[Deferred from 10/27/21]*
- PROPERTY OWNERS:** GARCIA REAL ESTATE INVESTMENTS LLC
REQUEST: MAJOR SUBDIVISION PRELIMINARY PLAT
-
4. [PR-2021-004968](#) IDO 2019
[SD-2021-00145](#) – BULK PLAT
[SD-2021-00146](#) – VACATION OF PUBLIC EASEMENT 20' waterline note 3
[SD-2021-00147](#) – VACATION OF PUBLIC EASEMENT 20' waterline note 4
[SD-2021-00148](#) – VACATION OF PUBLIC EASEMENT 20' waterline note 5
[SD-2021-00149](#) – VACATION OF PUBLIC EASEMENT Roadway
[SD-2021-00150](#) – VACATION OF PUBLIC EASEMENT Storm Drain
Sketch plat 1-27-2021
- BOHANNAN HUSTON INC. agent for ELK HAVEN requests the aforementioned action(s) for all or a portion of: **TRACT B-1 & B-2, LA CUENTISTA SUBDIVISION** zoned R-ML, located on **ROSA PARKS RD NW between UNSER BLVD NW and KIMMICK DR NW** containing approximately 59.0 acre(s). (C-10) *[Deferred from 8/11/21, 8/25/21, 9/15/21, 9/22/21, 10/6/21, 10/20/21]*
- PROPERTY OWNERS:** PULTE GROUP
REQUEST: BULK PLAT, VACATIONS OF PUBLIC EASEMENT
-

-
5. [PR-2021-005573](#) IDO 2020
[SD-2021-00171](#) – PRELIMINARY PLAT
[SD-2021-00172](#) – VACATION OF PRIVATE EASEMENT
[SD-2021-00174](#) – VACATION OF PRIVATE EASEMENT
[SD-2021-00175](#) – VACATION OF PRIVATE EASEMENT
[SD-2021-00176](#) - VACATION OF PUBLIC EASEMENT
[SD-2021-00177](#) - VACATION OF PUBLIC EASEMENT
[SD-2021-00178](#) - VACATION OF PUBLIC EASEMENT
[SD-2021-00179](#) - VACATION OF PUBLIC EASEMENT
[SD-2021-00180](#) - VACATION OF PUBLIC EASEMENT
[SD-2021-00181](#) - VACATION OF PUBLIC EASEMENT
- BOHANNAN HUSTON INC.** agent for **NETFLIX STUDIOS, LLC, KENNETH FALCON** requests the aforementioned action(s) for all or a portion of: **TRACTS 22-A,22-B,22-C, 26, N, O, Q-1, Q-2, Q-3, OS-7, R, 17, A-1-A-6, MESA DEL SOL INNOVATION PARK I & II** zoned PC, located on **5650 UNIVERSITY BLVD SE** containing approximately 162.78 acre(s). (R-16) *[Deferred from 9/29/21, 10/20/21]*
- PROPERTY OWNERS:** CITY OF ALBUQUERQUE, MDS INVESTMENTS
REQUEST: PRELIMINARY PLAT, VACATIONS OF PRIVATE EASEMENT, VACATIONS OF PUBLIC EASEMENT
-
6. [PR-2021-005573](#) IDO 2020
[SI-2021-01482](#) – SITE PLAN
- DEKKER/PERICH/SABATINI – WILL GLEASON** agent for **NETFLIX STUDIOS, LLC, KENNETH FALCON** requests the aforementioned action(s) for all or a portion of: **TRACTS 22-A, 22-B,22-C, 26, N, O, Q-1,Q-2, Q-3, OS-7, R, 17, A-1-A-6, MESA DEL SOL INNOVATION PARK I & II** zoned PC, located on **UNIVERSITY BLVD between EASTMAN CROSSING and MESA DEL SOL** containing approximately 162.784 acre(s). (R-16) *[Deferred from 9/29/21, 10/20/21]*
- PROPERTY OWNERS:** CITY OF ALBUQUERQUE, MDS INVESTMENTS
REQUEST: AN APPROXIMATELY 117.53 ACRE EXPANSION OF THE EXSITING ALBUQUERQUE STUDIOS CAMPUS INCLUDING A NEW PRODUCITON OFFICE, MILL BUILDING AND PRODUCTION SUPPORT SPACES.
-
7. [PR-2020-004138](#) IDO 2019
[SD-2021-00151](#) – PRELIMINARY PLAT
Sketch plat 3-10-2021
- HUITT-ZOLLARS INC. – SCOTT EDDINGS** agent for **QUESTA DEL ORO, LLC – TIM MCNANEY** requests the aforementioned action(s) for all or a portion of: **TRACT 3 & A-1-A-4, MESA DEL SOL INNOVATION PARK** zoned PC, located between **SAGAN LOOP and DE KOONING LOOP** containing approximately 22.0366 acre(s). (R-15) *{Deferred from 8/11/21, 9/15/21, 9/29/21, 10/20/21}*
- PROPERTY OWNERS:** QUESTA DEL ORO LLC / MDS INVESTMENTS
REQUEST: SINGLE FAMILY RESIDENTIAL SUBDIVISION ON TRACT A-1-A-3. TRACT A-1-A-4 SPLIT FOR EXTENSION OF DEIKENBORN DRIVE
-

-
8. [**PR-2021-005566**](#) IDO 2019
[**SI-2021-01212**](#) – SITE PLAN

DEVELOPMENT MANAGING CONSULTANTS agent for **RACHEL MATTHEW DEVELOPMENT** requests the aforementioned action(s) for all or a portion of: **TRACT A-2, VENTANA RANCH** zoned R-ML, located at **6441 VENTANA NW between IRVING and VENTANA** containing approximately 5.0 acre(s). (B-10) *[Deferred from 8/25/21, 10/6/21, 10/27/21]*

PROPERTY OWNERS: GERALD & VICTORIA MARTIN, CO-TRUSTEES
MARTIN RVT

REQUEST: SITE PLAN FOR SAMS ACADEMY CHARTER SCHOOL

9. [**PR-2021-005717**](#) IDO 2020
(AKA: PR-2021-005823)
[**SD-2021-00162**](#) – PRELIMINARY PLAT
[**VA-2021-00310**](#) – SIDEWALK WAIVER
Sketch plat 7-14-2021
[**VA-2021-00396**](#) – WAIVER Block length
[**VA-2021-00397**](#) – WAIVER Stub street
[**VA-2021-00398**](#) – WAIVER Rear yard

RESPEC, JEREMY SHELL agent for **DR HORTON** requests the aforementioned action(s) for all or a portion of: **TRACT 2 UNIT 2, THE TRAILS** zoned R-ML, located on **OAK RIDGE between UNIVERSE BLVD and TIJERAS CREEK RD** containing approximately 10.4 acre(s). (C-9) *(Deferred from 8/25/21, 9/1/21, 9/29/21, 10/20/21, 10/27/21)*

PROPERTY OWNERS: SIERRA HEALTH SERVICES INC & ETAL

REQUEST: CREATE 72 RESIDENTIAL LOTS AND 7 HOA TRACTS FROM ONE EXISTING PARCEL, WAIVERS FOR MAXIMUM ALLOWABLE BLOCK LENGTH, INCORPORATION OF A PERMANENT STUB STREET, AND REAR YARDS ADJACENT TO AN ARTERIAL ROADWAY.

10. [**PR-2020-003688**](#)
[**SD-2021-00196**](#) – PRELIMINARY PLAT

ISAACSON & ARFMAN INC. – FRED ARFMAN/IAN ANDERSON agent for **GREATER ALBUQUERQUE HABITAT FOR HUMANITY – DOUG CHAMPLIN/BILL REILLY** requests the aforementioned action(s) for all or a portion of: **LOTS 42 THRU 55, DAVID-PEREA-COURSON SUBDIVISION** zoned R-1B, located at **62nd ST NW between CLOUDCROFT RD NW and COORS BLVD NW** containing approximately 2.13 acre(s). (J-11)

PROPERTY OWNERS: GREATER ALBUQUERQUE HABITAT FOR HUMANITY, LONNIE YANES

REQUEST: NEW SINGLE-FAMILY RESIDENTIAL DEVELOPMENT. PLAT WILL REVISE CURRENT LOT LINES, DEDICATE NEW PUBLIC RIGHT OF WAY AND NEW EASEMENTS ASSOCIATED WITH THE DEVELOPMENT.

MINOR CASES

11. [PR-2021-005442](#) IDO 2019
[SI-2021-01714](#) – EPC SITE PLAN
SIGN-OFF
- DEKKER, PERICH, SABATINI agent for ROBERT GIBSON SEDONA WEST, LLC requests the aforementioned action(s) for all or a portion of **LOT A-2-A-A, THE PLAZA AT PASEO DEL NORTE** zoned MX-M, located on **EAGLE RANCH RD between PARADISE BLVD AND IRVING BLVD NW** containing approximately 7.12 acre(s). (C-13) *[Deferred from 10/20/21]*
- PROPERTY OWNERS:** SEDONA WEST, LLC
REQUEST: FINAL SIGN OFF OF EPC SITE PLAN
-
12. [PR-2020-003847](#)
[SD-2021-00219](#) – PRELIMINARY/FINAL PLAT
[SD-2021-00220](#) – VACATION OF PRIVATE EASEMENT
- ISAACSON & ARFMAN, INC./FRED ARFMAN agent for YES HOUSING, INC./THADDEUS LUCERO requests the aforementioned action(s) for all or a portion of: **LOTS 1 THRU 3 & TRACTS 90-C AND 90-B-2, BLOCK 1, FITZGERALD ADDITION** zoned MX-M, located at **420 FITZGERALD ROAD NW between 4TH ST NW and 7TH ST NW** containing approximately 5.0036 acre(s). (G-14)
- PROPERTY OWNERS:** CITY OF ALBUQUERQUE
REQUEST: PRELIMINARY/FINAL PLAT AND VACATION APPROVAL
-
13. [PR-2019-003037](#)
[SD-2021-00213](#) – EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT
- 730 COORS, LLC requests the aforementioned action(s) for all or a portion of: **TRACT C-2-A-1-A-2, LANDS OF CAMPBELL** zoned MX-L, located at **730 COORDS BLVD NW between COORS BLVD NW and ESTANCIA DR NW** containing approximately 2.5 acre(s). (J-11)
- PROPERTY OWNERS:** 730 COORS, LLC
REQUEST: CITY OF ALBUQUERQUE
-
14. [PR-2021-005821](#)
[SD-2021-00218](#) – PRELIMINARY/FINAL PLAT
- CSI – CARTEISIAN SURVEY'S INC. agent for DON JEFFRIES requests the aforementioned action(s) for all or a portion of: **LOT 17 AND WESTERLY PORTION OF LOT 18, BLOCK 2, REYNAUD ADDITION** zoned RA-1, located at **1214 ARIAS AVE SW between SAWMILL RD NW and 12TH ST NW** containing approximately 0.2328 acre(s). (J-13)
- PROPERTY OWNERS:** DONALD JEFFRIES
REQUEST: CREATE ONE LOT FROM TWO EXISTING LOTS VIA LOT LINE ELIMINATION
-

-
15. [PR-2020-004595](#) IDO 2019
[SD-2021-00122](#) – VACATION OF PUBLIC EASEMENT 7 foot
[SD-2021-00123](#) – VACATION OF PRIVATE EASEMENT 15 foot
[SD-2021-00124](#) – VACATION OF PRIVATE EASEMENT 20-foot waterline
- JAG PLANNING & ZONING agent for 505 SOLUTIONS, LLC requests the aforementioned action(s) for all or a portion of: **PARCELS A & B AND PARCELS 1 & 3** zoned R-1D, located on **WALKERWAY ST between SPAIN RD NE and ACADEMY** containing approximately 4.650 acre(s). (E-22) *[Deferred from 6/30/21, 7/28/21, 8/11/21, 8/15/21]*
- PROPERTY OWNERS:** 505 SOLUTIONS, LLC
REQUEST: VACATION OF A PUBLIC UTILITY EASEMENT AND VACATION OF 7 FOOT AND 15 FOOT PRIVATE ACCESS EASEMENTS.
-
16. [PR-2020-003309](#)
[SD-2021-00209](#) - PRELIMINARY/FINAL PLAT
[SD-2021-00210](#) – VACATION OF PUBLIC EASEMENT
[VA-2021-00377](#) – WAIVER TO IDO
Sketch plat 7-14-2021
- LEONARD R. AND DEBORAH M. GARCIA requests the aforementioned action(s) for all or a portion of: **LOT 11-C, BLOCK 1, SLOANS ACRES** zoned R1-D, located on **4224 ESTANCIA DR NW between EVERITT and MILNE** containing approximately 0.5 acre(s). (F-11) *[Deferred from 10/27/21]*
- PROPERTY OWNERS:** LEONARD R. AND DEBORAH M. GARCIA
REQUEST: VACATE 10 FOOT UTILITY EASEMENT, RE-PLAT TO REMOVE EASEMENT, WAIVE SIDEWALK REQUIREMENT
-

SKETCH PLAT

17. [PR-2021-006146](#)
[PS-2021-00128](#) – SKETCH PLAT
- ARCH + PLAN LAND USE CONSULTANTS agent for **SUNPORT STORAGE LLC** requests the aforementioned action(s) for all or a portion of: **LOTS 5, 6, 7, 12 & 13 BLOCK 14, CLAYTON HEIGHTS** zoned MX-M, located at **1824 BUENA VISTA SE between ROSS AVE SE and GIBSON BLVD SE** containing approximately 0.7174 acre(s). (L-15)
- PROPERTY OWNERS:** SUNPORT STORAGE LLC
REQUEST: LOT CONSOLIDATION – 5 LOTS INTO 2 LOTS
-

18. [PR-2021-006147](#)
[PS-2021-00129](#) – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent for **CITY OF ALBUQUERQUE** requests the aforementioned action(s) for all or a portion of: **MUNICIPAL ADON NO. 11**
WEST 93 FEET OF LOTS 1 & 2 BLOCK 5, ALBRIGHT-MOORE ADDN
EAST 47 FEET OF LOTS 1 & 2, BLOCK 5, ALBRIGHT-MOORE ADDN
LOTS 3 & 4, BLOCK 5, ALBRIGHT-MOORE ADDN
LOTS 5 & 6, BLOCK 5, ALBRIGHT-MOORE ADDN
LOTS 7 & 8, BLOCK 5, ALBRIGHT-MOORE ADDN
WEST 100 FEET OF LOT 9, NORTH 81.3 FEET & WEST 100 FEET OF LOT 10, BLOCK 5, ALBRIGHT-MOORE ADDN
WEST 100 FEET & SOUTH 16 2/3 FEET OF LOT 10 & WEST 100 FEET OF NORTH 16 2/3 FEET LOT 11, BLOCK 5, ALBRIGHT-MOORE ADDN
WEST 100 FEET OF LOT 12, WEST 100 FEET OF SOUTH 81.3 FEET OF LOT 11, BLOCK 5, ALBRIGHT-MOORE ADDN
EAST 40 FEET OF LOTS 9 TO 12, BLOCK 5, ALBRIGHT-MOORE ADDN
THE VACATED NORTH-SOUTH ALLEY ADJACENT TO BLOCK 5 ALBRIGHT MOORE ADON & BLOCK 2 ROMERO ADON & EAST-WEST ALLEY, BLOCK 2 ROMERO ADDN
WEST 7 FEET OF LOT 17, ALL OF LOTS 18 & 19, BLOCK 2, ROMERO ADDN
NORTH 90 FEET OF LOTS 13 THRU 16, NORTH 90 FEET OF EAST 18 FEET OF LOT 17, BLOCK 2, ROMERO ADDN
SOUTH 52 FEET OF LOTS 13 THRU 16, SOUTH 52 FEET OF EAST 18 FEET OF LOT 17, BLOCK 2, ROMERO ADDN
NORTH 45 FEET OF LOTS 1 THRU 6, NORTH 45 OF FRACTION OF LOT 7, BLOCK 2, ROMERO ADON
NORTH 50 FEET OF SOUTH 97 FEET, LOTS 1 THRU 4, BLOCK 2, ROMERO ADDN
SOUTH 47 FEET OF LOTS 1 THRU 4, BLOCK 2, ROMERO ADDN
SOUTH 97 FEET OF LOTS 5 & 6, FRACTION OF LOT 7, BLOCK 2, ROMERO ADDN
LOT 13, BLOCK 5, ALBRIGHT-MOORE ADDN, zoned RA-1, located at 591 MOUNTAIN RD NW between 5TH ST NW and 6TH ST NW containing approximately 4.995 acre(s). (J-14)

PROPERTY OWNERS: CITY OF ALBUQUERQUE

REQUEST: LOT CONSOLIDATION INTO 1 TRACT - 18 LOTS & PREVIOUSLY VACATED PUBLIC EASEMENT, VACATION OF PUBLIC RIGHT OF WAY

19. [PR-2021-006149](#)
[PS-2021-00130](#) – SKETCH PLAT

SAN KIMSHIN, LLC requests the aforementioned action(s) for all or a portion of: **LOTS 1 & 2, BLOCK 7, WESTLAND TOWNSITE zoned MX-M, located at 8501 CENTRAL NW between CENTRAL and VOLCANO** containing approximately 0.7 acre(s). (K-9)

PROPERTY OWNERS: CITY OF ALBUQUERQUE

REQUEST: VACATION of ROW/PURCHASE

20. [PR-2020-003484](#)

PS-2021-00131 – SKETCH PLAT

THE GROUP/RON HENSLEY agent for NAFEESA PASHTOON requests the aforementioned action(s) for all or a portion of: **LOTS 2 & 3 BLOCK 12, UNIT 3, VOLCANO CLIFFS SUBDIVISION** zoned **R-1D**, located at **MOJAVE ST NW** between **UNSER BLVD** and **TESUQUE DR** containing approximately 4.25 acre(s). (E-10)

PROPERTY OWNERS: NAFEESA PASHTOON

REQUEST: REPLAT TO CREATE 19 LOTS

Other Matters

Action Sheet Minutes – October 27, 2021

DRB Member Signing Session for Approved Cases

ADJOURN

ZONING

Please refer to IDO Sub-section 14-16-2-3(A) for the Residential – Single-Family Zone District (R-1A)

Please refer to IDO Sub-section 14-16-2-5(F) for the Non-residential – Park and Open Space Zone District - City-owned or Manged Parks District (NR-PO-A)

Please refer to IDO Section 14-16-3-4(M) for the Sawmill/Wells Park Character Protection Overlay Zone (CPO-12).

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: City of Albuquerque		Phone:
Address:		Email:
City: Albuquerque	State: NM	Zip:
Professional/Agent (if any): Consensus Planning		Phone: (505) 764-9801
Address: 302 8th St NW		Email: cp@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site:		List <u>all</u> owners:

BRIEF DESCRIPTION OF REQUEST

Zone Map Amendment to NR-PO-A (City Owned or Managed Public Park)

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

Lot or Tract No.: Please see attached		Block:	Unit:
Subdivision/Addition:		MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): J-14	Existing Zoning: R-1B		Proposed Zoning: NR-PO-A
# of Existing Lots: 18	# of Proposed Lots: 18	Total Area of Site (acres): ~2.3 acres	

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Please see attached	Between:	and:
--	----------	------

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

Signature:	Date: 5/5/22
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? _____ if yes, indicate language: _____
- ☒ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Traffic Impact Study (TIS) form (*not required for Amendment to IDO Text*)
- ☒ Zone Atlas map with the entire site/plan amendment area clearly outlined and labeled (*not required for Amendment to IDO Text*) NOTE: For Annexation of Land, the Zone Atlas must show that the site is contiguous to City limits.

☐ **ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN**

☐ **ADOPTION OR AMENDMENT OF FACILITY PLAN**

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

☐ **AMENDMENT TO IDO TEXT**

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

☒ **ZONING MAP AMENDMENT – EPC**

☐ **ZONING MAP AMENDMENT – COUNCIL**

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

☐ **ANNEXATION OF LAND**

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

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

Signature:

Date:

Printed Name:

☐ Applicant or ☐ Agent

FOR OFFICIAL USE ONLY

Project Number:

Case Numbers

-

-

-

Staff Signature:

Date:



UPC List:

005WEST 93 FEET OF LOTS 1 AND 2 ALBRIGHT-MOORE ADDN:

101405817335621114

002 005A MOORE ADD E 47FT L 1& 2:

101405817935621113

LOT 3 & 4 BLK 5 ALBRIGHT-MOORE ADDITION:

101405817435021115

005 005A MOORE ADD L 5 & 6:

101405817334621116

007 005A MOORE ADD L 7 & 8:

101405817234021117

009 005A MOORE ADD W100FT L9 &N81.3FTOF W100FT L10:

101405817033621103

005W 100 FT SOUTH 16 2/3 FT OF LOT 10 & W 100 FT OF N 16 2/3 FT LOT 11
ALBRIGHT MOORE:

10140581693322110

011 005A MOORE ADD W100FT L12&W100FTOF S8 1.3 L 11:

101405816933021101

009 005A MOORE ADD E 40FT OF LOTS 9 TO 12:

101405817633221104

THE VACATED N/S ALLEY ADJ TO BLK 5 ALBRIGHT MOORE ADDN & BLK 2 ROMERO
ADDN & E/W ALLEY BLK2 ROMERO ADDN CONT 6500 SQ FTM/L:

101405818034521118

017 002ROMERO ADD W 7FT L17&ALL L18&19:

101405818434921112

013 002ROMERO ADD N90FT L13TO16&N90FTOF E18FT L17:

101405819235121111

013 002ROMERO ADD S52FT L13TO16&S52FTOF E18FT L17:

101405819134421110

001 002ROMERO ADD N45FT L1TO6&N 45FT FRAC L7:

101405819033621109

013 005 ALBRIGHT MOORE ADDITION:

101405818033121105

005 002ROMERO ADD S 97FT L5&6 &FRAC L7:

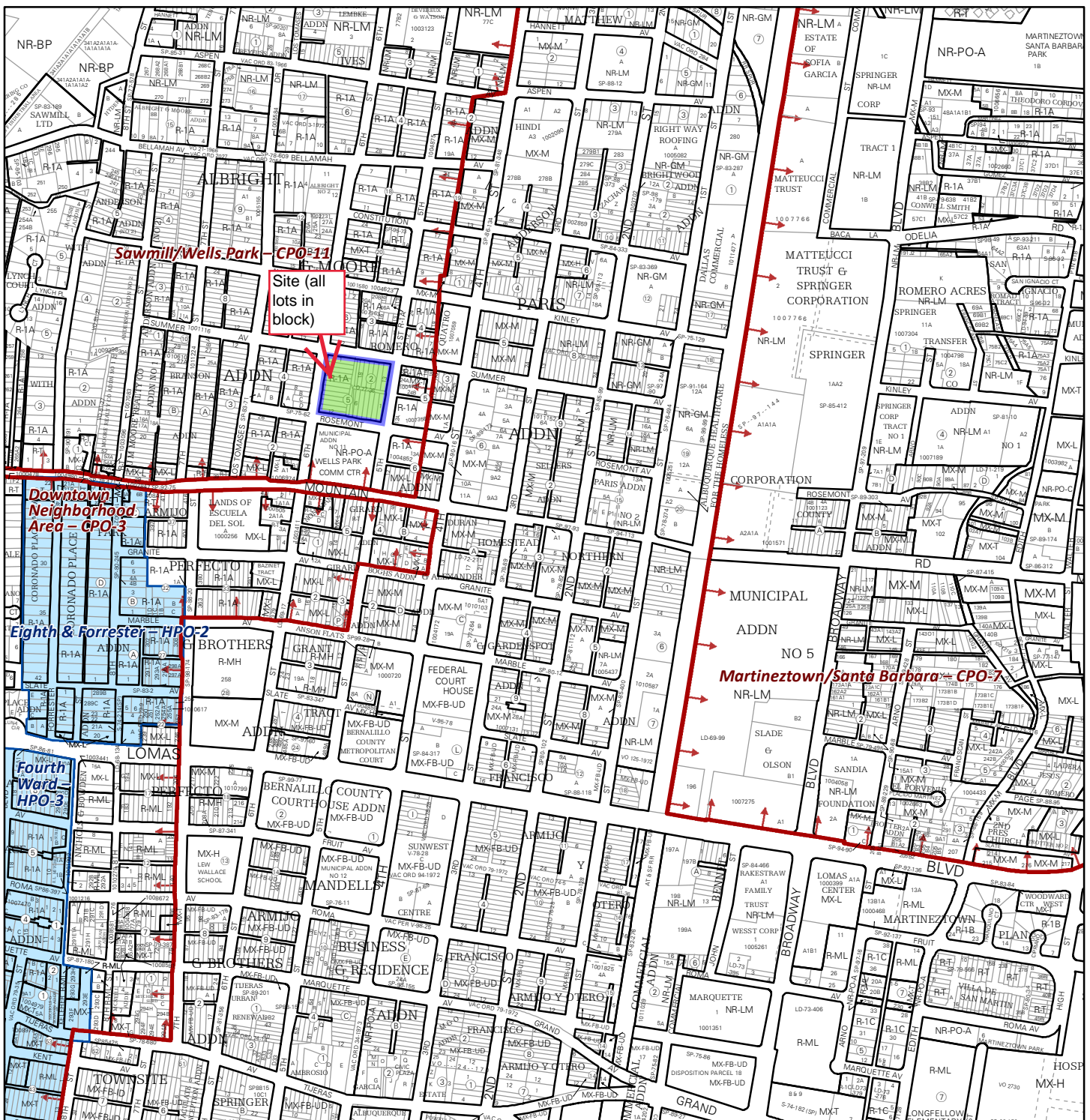
101405818233021106

001 002ROMERO ADD N 50FT OF S97FT L1TO4:

101405819133321108

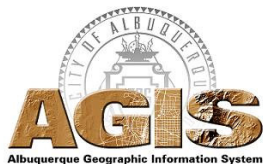
001 002ROMERO ADD S47FT L 1 TO 4:

101405819032821107

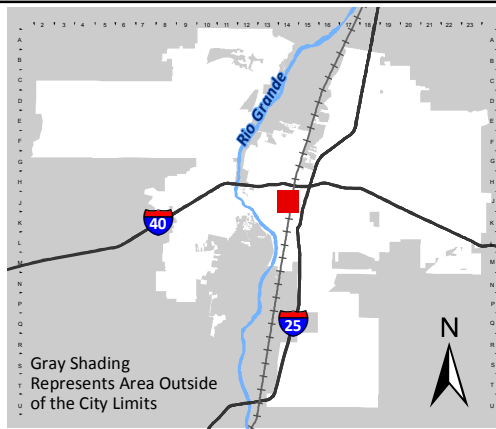


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
J-14-Z

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

0 250 500 1,000 Feet

PRE-APPLICATION MEETING NOTES

PA#: 22-042 Notes Provided (date): 2-25-22

Site Address and/or Location: 6th St and Summer Ave

Pre-application notes are for informational purposes only and are non-binding. They do not constitute an approval of any kind. Additional research may be necessary to determine the exact type of process and/or application required. Factors unknown and/or thought of as minor at this time could become significant as a case progresses.

Request: Zone Map Amendment

Basic Site Information

Current Use(s): Vacant Size (acreage): 2.2-acres

Zoning: R1-A Overlay Zone(s): Sawmill/Wells Park – CPO-12

Comprehensive Plan Designations

Development Area: Consistency Corridor(s): Within 660 ft of 4th St Main Street

Center N/A Near Major Public Open Space (MPOS)?: No

Integrated Development Ordinance (IDO)

Please refer to the IDO for requirements regarding dimensional standards, parking, landscaping, walls, signage, etc.
<https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

Proposed Use(s): City Owned Park – Zone change to NR-PO-A

Use Specific Standards: _____

Applicable Definition(s): **Park** – Publicly or privately-owned land that is maintained for active or passive recreational use and for the use and enjoyment of the general public or the residents or occupants of a development. This use includes areas consisting of vegetative landscaping and/or areas improved for outdoor sports and recreation. Structural improvements are generally limited to those that facilitate the use of the land as a park. Incidental activities and structures include, but are not limited to, playgrounds, maintenance facilities, swimming pools, restrooms and dressing rooms, concessions, caretaker's quarters, and parking.

Sensitive Lands: *Please see IDO Section 14-16-5-2 for information about required analysis, development standards, and changes to process that may result if this Section applies.*

Notice

Neighborhood Meeting Offer Required? Yes (see IDO Table 6-1-1). If yes, please refer to: 6-4(B) and 6-4(C)

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

Process

Decision Type(s) (see IDO Table 6-1-1): Policy Decision

Specific Procedure(s)*: 6-7(G) Zoning Map Amendment – EPC

**Please refer to specific procedures for relevant decision criteria required to be addressed.*

Decision Making Body/ies: EPC Is this a PRT requirement? Yes

Handouts Provided

- | | | | |
|--|---|--|---|
| <input checked="" type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Site Plan Amendments | <input type="checkbox"/> Site Plan- EPC | <input type="checkbox"/> Site Plan- DRB |
| <input type="checkbox"/> Site Plan- Admin | <input type="checkbox"/> Variance-ZHE | <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Site History/Research | <input type="checkbox"/> Transportation | <input type="checkbox"/> Hydrology | <input type="checkbox"/> Fire |

If you have additional questions, please contact Sergio Lozoya slozoya@cabq.gov at (505) 924-3349 to schedule a follow-up meeting.



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: COA_ZMA_Park Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: J14 DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: All lots (18) within the block of Rosemont NW, Summer NW, 6th NW, 5th NW

City Address: _____

Applicant: Consensus Planning Contact: _____

Address: 302 8th St NW, Albuquerque, NM 87102

Phone#: 505 764 9801 Fax#: _____ E-mail: frank@consensusplanning.

Development Information

Build out/Implementation Year: _____ Current/Proposed Zoning: Current R-1A Proposed NR-PC-A

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

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

Describe development and Uses:

Zone map amendment to reflect current ownership and management of the parcels. No construction or development.

Days and Hours of Operation (if known): n/a

Facility

Building Size (sq. ft.): n/a

Number of Residential Units: n/a

Number of Commercial Units: n/a

Traffic Considerations

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

Expected Number of Employees (if known):* n/a

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

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

Driveway(s) Located on: Street Name

Adjacent Roadway(s) Posted Speed: Street Name Posted Speed

Street Name Posted Speed

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: 4th Street Main Street Transit Corridor
(arterial, collector, local, main street)

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

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

Adjacent Roadway(s) Traffic Volume: n/a Volume-to-Capacity Ratio: n/a
(if applicable)

Adjacent Transit Service(s): n/a Nearest Transit Stop(s): n/a

Is site within 660 feet of Premium Transit?: yes

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

Current/Proposed Sidewalk Infrastructure: n/a

Relevant Web-sites for Filling out Roadway Information:

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

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

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

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

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

TIS Determination

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

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

Thresholds Met? Yes [] No ☒

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

Notes:

 P.E.

2/28/2022

TRAFFIC ENGINEER

DATE

Submittal

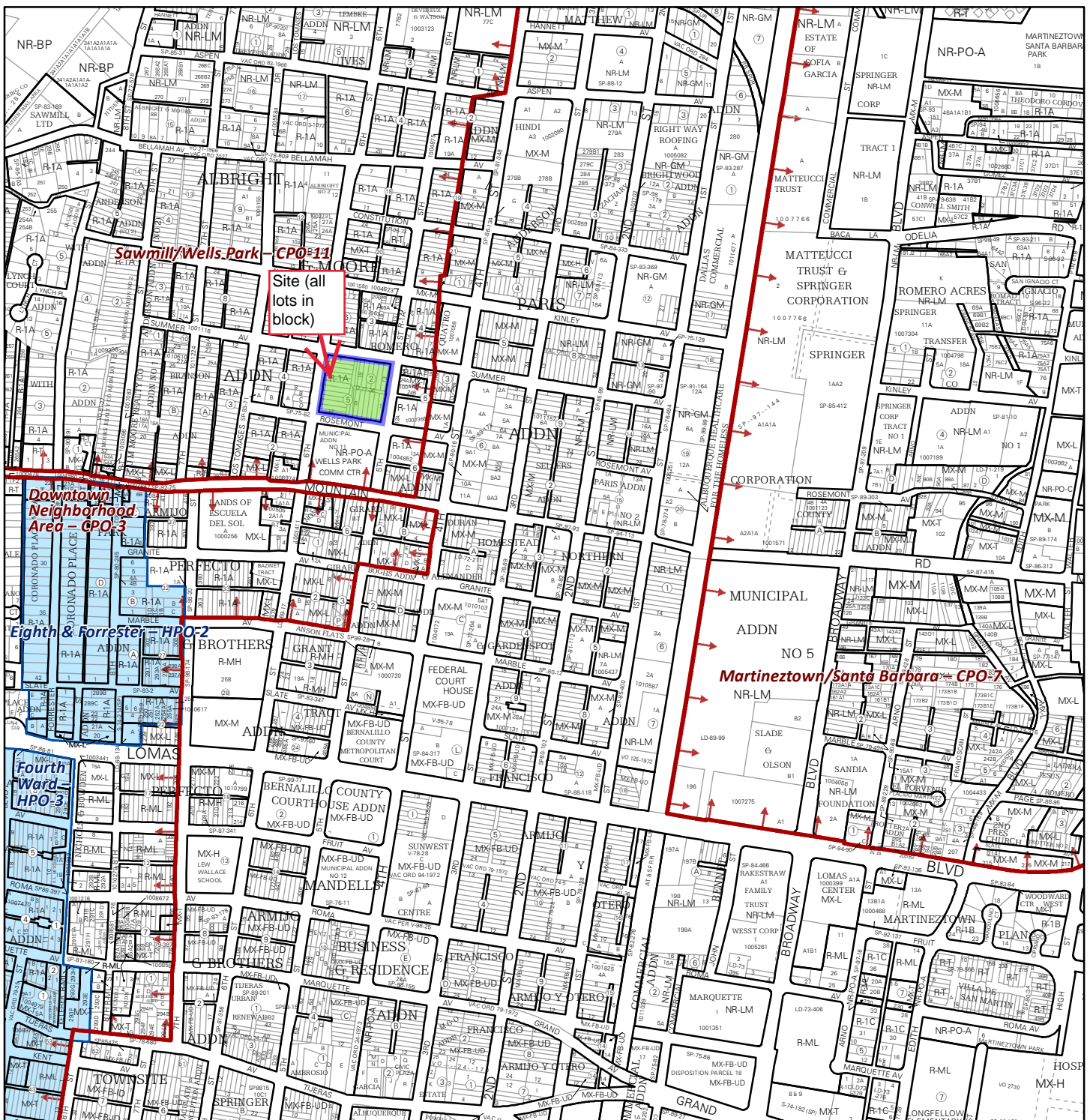
The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

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

Site Plan/Traffic Scoping Checklist

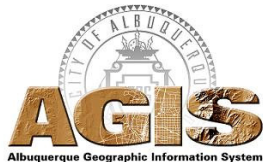
Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

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

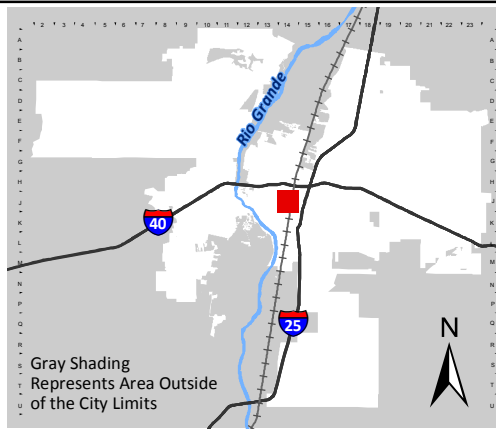


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
J-14-Z

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

0 250 500 1,000 Feet



Mr. Tim MacEachen, Chair
Environmental Planning Commission
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87102
Date 6/20/22

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 for 18 parcels of land totaling 2.163 acres within the blocks of Summer Avenue NW, Rosemont NW, 6th Street NW, and 5th Street NW. The properties are legally described as;

1. 005WEST 93 FEET OF LOTS 1 AND 2 ALBRIGHT-MOORE ADDN
2. 002 005A MOORE ADD E 47FT L 1 & 2
3. LOT 3 & 4 BLK 5 ALBRIGHT-MOORE ADDITION
4. 005 005A MOORE ADD L 5 & 6
5. 007 005A MOORE ADD L 7 & 8
6. 009 005A MOORE ADD W100FT L9 &N81.3FTOF W100FT L10
7. 005W 100 FT SOUTH 16 2/3 FT OF LOT 10 & W 100 FT OF N 16 2/3 FT LOT 11 ALBRIG
8. 011 005A MOORE ADD W100FT L12&W100FTOF S8 1.3 L 11
9. 009 005A MOORE ADD E 40FT OF LOTS 9 TO 12
10. THE VACATED N/S ALLEY ADJ TO BLK 5 ALBRIGHT MOORE ADDN & BLK 2 ROMERO ADDN & E/W ALLEY BLK2 ROMERO ADDN CONT 6500 SQ FTM/L
11. 013 005A MOORE ADD
12. 005 002ROMERO ADD S 97FT L5&6 &FRAC L7
13. 001 002ROMERO ADD S 47FT L 1 TO 4
14. 001 002ROMERO ADD N 50FT OF S97FT L1TO4
15. 001 002ROMERO ADD N 45FT L1TO6&N 45FT FRAC L7
16. 013 002ROMERO ADD S 52FT L13TO16&S52FTOF E18FT L17
17. 013 002ROMERO ADD N 90FT L13TO16&N90FTOF E18FT L17
18. 017 002ROMERO ADD W 7FT L17&ALL L18&19

The properties are currently zoned R-1A. The request is to rezone the parcels to NR-PO-A to reflect the current ownership and management of the lot by the City of Albuquerque Parks Department. 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

SITE OVERVIEW + LAND USE AND ZONING



Site Overview:	Zoning and Land Use:
	
<p>Current Zone Designation: R-1A Proposed Zone Designation: NR-PO-A Size of Site: 2.1613 acres Current Conditions: Vacant lot Surrounding Conditions: Wells Park Community Center, residential housing, Rio Grande Credit Union, makeup salon, Doctors office, nonprofit City Development Area: Consistency Community Planning Area: Central Albuquerque Character Protection Overlay: CPO-12 Sawmill/Wells Park Transit Corridor: 4th Street Main Street Corridor Boundary Streets: 6th Street NW, Summer Avenue NW, 5th Street NW, Rosemont Avenue NW</p>	<p>The Walker Property location is currently zoned R-1A, (Single Family Residential Small Lot) which allows for detached single-family homes. Currently, the site is vacant with the Wells Park Community Center being adjacent, separated by Rosemont Avenue NW. The site is within 660 ft. of the 4th Street Main Street Transit Corridor and adjacent to the 3rd Street and Mountain Road Major Transit Corridors. The property is near the Downtown Activity Center.</p>

TABLE 3. Walker Property Surrounding Zoning & Land Use

NORTH	R-1A, MX-T	Single-family residential, office, commercial
SOUTH	NR-PO-A, MX-L, R-T	City-owned or managed public park, single-family residential, community center
EAST	MX-T, MX-M, R-1A	Commercial, general retail, industrial, single-family residential
WEST	R-1A, MX-L, R-T	Single-family residential, general retail, commercial



THE REQUEST

The applicant, the City of Albuquerque seeks a Zone Map Amendment for approximately 2 acres of land consisting of 18 parcels located within the blocks of Summer Avenue NW, Rosemont NW, 6th Street NW, and 5th Street NW. The purpose of the zone map amendment is to reflect the correct ownership and management of the lot. The request is seeking to rezone the subject property from R-1A to NR-PO-A.

SITE HISTORY

In 1959 aerial imagery structures are visible on each parcel of the Walker Property site located within the block of 6th St. NW, Summer Ave. NW, 5th St. NW, and Rosemont Ave. NW. Information provided by One Albuquerque Wells Park Redevelopment website states that the Walker Property location previously had homes and businesses on it until 2002 when the buildings were removed due to ongoing nuisance violations and safety concerns. The site has remained vacant since the removal of those structures and is a prime location for the revitalization of the Wells Park Community.

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 by aligning with a majority of applicable Goals and Policies as outlined in the ABC Comprehensive Plan. The zone change request coincides with placemaking initiatives, community green spaces, water, and natural resource conservation, desired growth, equitable distribution of amenities, land use, and walkability. Please refer to subsequent sections for in-depth policy analysis.

ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN

This request is aligned with the scale, character, and current land uses for each neighborhood. Approval of the requested zone change to NR-PO-A 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: The Wells Park Neighborhood is a historic area with a Character Protection Overlay. The lot is adjacent to the existing Wells Park and Community Center. The neighborhood can be characterized by culturally



relevant architecture and low-density residential land uses. The subject site was previously blighted which facilitated the demolish of the existing structures on the lot. The subject property is now vacant and part of the Wells Park Redevelopment plan which has been successful in generating high amounts of community involvement. The requested NR-PO-A zone helps to realize the goals of the redevelopment plan and move the project one step closer to completion.

Goal 5.1 Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

Applicant Response: This request helps the city grow as a community of strong Centers connected by a multi-modal network of Corridors because the Walker Property is within the 4th Street Main Street Corridor. Chapter five of the Comprehensive Plan explains walkability is a key aspect of the Corridor as it provides a safe attractive environment for pedestrians. Parks and green spaces help to increase walkability and add to the attractiveness of a community by providing a public amenity within walking distance to nearby neighborhoods.

POLICY 5.1.1 Desired Growth: Sub Policy (a):

a) Create walkable places that provide opportunities to live, work, learn, shop, and play.

Applicant Response: This Zone Map Amendment creates walkable places that provide opportunities for play and recreation by correctly zoning the 18 parcels of land to NR-PO-A thereby creating a public park designation and increasing access to outdoor spaces for neighborhood residents.

Policy 5.1.9 Main street corridors: Sub Policy (b):

b) Minimize negative impacts on nearby neighborhoods by providing transitions between development along main street Corridors and abutting single-family residential areas

Applicant Response: The Walker Property is located within 660 ft of the 4th Street Main Street Transit Corridor. The addition of the park will provide a transition between development along or near the Main Street Corridor and the surrounding single-family residential neighborhood by providing a buffer between development and surrounding housing.

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

Applicant Response: This request helps to foster communities where residents can live, work, shop, and play together because the addition of the NR-PO-A zone to the neighborhood provides a public amenity where residents can play together and take part in outdoor recreation or leisure activities. Public amenities including parks and green spaces are a key element to creating complete communities that provide residents with increased health, wellness, and quality of life benefits through the walkable accessible outdoor spaces.

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

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

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

n) Encourage more productive use of vacant lots and under-utilized lots, including surface parking.

Applicant Response: This Zone Map Amendment creates healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods by creating a public amenity that is centered around quality of life and community recreation and is situated in a residential neighborhood which increases walkability and access.

This Zone Map Amendment meets subcriteria policy (a) by encouraging development that is consistent with the scale of the neighborhood and brings a public amenity within walking distance to the nearby neighborhood.

This Zone Map Amendment meets subcriteria policy (e) by creating a public park area that can increase the quality of life and overall health and wellbeing of residents and provide equitable access to an outdoor amenity which helps to create sustainable communities with a mix of uses.

This Zone Map Amendment meets subcriteria policy (n) by encouraging new public use of the Walker Property which is currently vacant and undeveloped.

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 and the efficient use of land to support the public good because the site is currently serviced by existing roads, sidewalks, and the Wells Park Community Center adjacent to the south of the site. Although the community center and the subject property are separated by a street both properties when developed will interact harmoniously with each other. This will provide an increase in the size of the existing public space in the Wells Park area which is an efficient use of land to support the public good.

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: Zone Map Amendment reinforces the character and intensity of the area by correctly zoning the subject property to NR-PO-A and providing a public amenity that is consistent with the scale of the neighborhoods. The Zone Map Amendment limits the density and development of new uses in Areas of Consistency by the creation of public space which then encourages new infill development into Areas of Change where it is desired.

POLICY 5.6.1 Community Green Space: Provide visual relief from urbanization and offer opportunities for education, recreation, cultural

activities, and conservation of natural resources by setting aside publicly-owned Open Space, Parks, trail corridors, and open areas throughout the Comp Plan area.

Applicant Response: This Zone Map Amendment provides visual relief from urbanization and offers opportunities for recreation and cultural activities by zoning approximately 2 acres of combined parcels in the Wells Park Neighborhood to NR-PO-A which is reserved for public use.

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.

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

Applicant Response: This Zone Map Amendment helps to protect and enhance the character of existing single-family neighborhoods by zoning the subject property NR-PO-A for public park space that is consistent with the appeal and scale of the neighborhood and facilitates the overall health and well-being of the area.

This Zone Map Amendment meets subcriteria policy (d) because the public park zone designation helps to align the vacant lot of the Walker Property with the surrounding residential neighborhoods and associated land uses.

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

Applicant Response: This Zone Map Amendment increases walkability where the subject site is located by creating a public facility that is situated near housing in the surrounding neighborhoods.

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

Applicant Response: This Zone Map Amendment provides the opportunity for parks and recreation facilities that meet the needs of all residents and use natural resources responsibly by correctly zoning a city-owned vacant lot to NR-PO-A. The NR-PO-A zoning allows for the site to be developed as a community park within a residential neighborhood that will provide access to public green space and recreation areas which is a responsible use of natural resources.

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

a) Protect and maintain a high-quality, accessible system of recreation facilities and sites sufficient to serve all areas.

b) Establish an interconnected network of parks, Open Space, and trails with safe pedestrian connections to community facilities, neighborhoods, and Centers.



Applicant Response: This Zone Map Amendment improves community access to recreational opportunities by increasing the opportunity for public spaces in residential neighborhoods.

This Zone Map Amendment meets subcriteria policy (a) by correctly zoning the vacant lots of the Walker Property to help protect and maintain a high-quality accessible public recreation facility.

This Zone Map Amendment meets subcriteria policy (b) by correctly zoning the approximately 2 acre Walker Property to NR-PO-A which will increase the park network.

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

Applicant Response: This Zone Map Amendment will provide opportunities for outdoor recreation, education, and cultural activities that meet community needs, enhance the quality of life, and promote community involvement by increasing the network of public parks throughout the City and reserving land for uses that are geared toward the public good.

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

Applicant Response: This Zone Map Amendment helps to implement a system of parks that meet a range of different scales by correctly zoning 18 parcels of land for public use. There are currently redevelopment plans for the Wells Park neighborhood and the Walker Property is included in these plans.

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

Applicant Response: This Zone Map Amendment helps to protect and maintain safe and healthy environments where people can thrive by correctly zoning approximately 2 acres of land to NR-PO-A which will increase the health and well-being of residents by improving air quality, preserving public spaces, promoting walkability, providing relief from urbanization, and increasing property values.

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

- 1. There was a typographical or clerical error when the existing zone district was applied to the property.**
- 2. There has been a significant change in neighborhood or community conditions affecting the site.**
- 3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of**



patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s)

Applicant response: This zone change meets sub-criteria 3 as the addition of parks is advantageous to the community for health, environmental, and cultural reasons as outlined by the ABC Comprehensive Plan. The site is located in an area of consistency and the addition of the NR-PO-A zone classification helps to protect and enhance the characteristics of the communities.

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 property is located in an Area of Consistency; therefore, 6-7(G)(3)(b) is the applicable policy for this request

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: Permissive uses in NR-PO-A zones are advantageous to creating complete communities. These uses range from park facilities, community centers, community gardens, and farmers' markets. Permissive uses that could be viewed as harmful to adjacent residents such as an event facility, stadium, high school, racetrack, or sports field could not be established on the subject property due to the acreage of the site at approximately 2 acres, development standards set forth by the IDO, and other realistic constraints that would make its construction impossible. The community in the Wells Park area has been very active in the design and implementation of the Walker Property redevelopment plan. The allowable uses for the NR-PO-A zone are advantageous to realizing the goals of the community driven redevelopment. Additionally the use of the site can help to deter homeless encampments from occupying the property which is a valid concern of residents in the Wells Park area.

IDO section 4-3(C)(7)(a) NR-PO-A or Other Zone District with a City-owned or City-operated Park states *Parks and recreational facilities, including associated community buildings, lighting, parking areas, trails, play areas, playgrounds, exercise stations, basketball courts, restrooms, drinking water facilities, picnic shelters, storage sheds and enclosures, and any other structures or improvements approved by the City Parks and Recreation Department are allowed.*

Figure 1. Allowable Uses for NR-PO-A compared to R-1A
A=Permissive Accessory T= Temporary CA=Conditional Accessory
P=Permissive C=Conditional Primary Blank Cell=Not Allowed
CV=Conditional if Structure is Vacant for 5 years or more

Allowable Uses	R-1A	NR-PO-A
Elementary or Middle School*	C	P
High School*	C	P
Museum		P
Sports Field		P
Community Garden	P	A
Nursery		A
Other Indoor Entertainment		P
Paid Parking Lot		A
Club or Event Facility		P
Amphitheater	C	P
Balloon Fiesta Park Events/Activities*		P
Stadium or Racetrack*		P
Other Outdoor Entertainment	CA	P
Farmers Market		P
Park-and-Ride Lot		A
Drainage Facility	P	A
Electric Facility	P	A
Major Utility	P	A
Wind Energy Generation		A
Automated Teller Machine		T
Mobile Vending Cart		A

**These uses would not be developable on this property due to its small size.*

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 site will be served by existing city infrastructure including streets, sidewalks, and applicable parking.



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 purposed zone map amendment is being justified based on the advantages it provides for the community rather than the subject property's location on a major street. The property is located with the 4th street Main Street Corridor but it is not located on a major street.

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

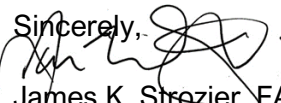
Applicant's Response: The purposed zone map amendment is being justified based on the advantages it provides for the community rather than the cost of land of each lot. These advantages range from creating a community driven public amenity out of a vacant lot that has historically been blighted, adding community connection and public green space, helping to alleviate pressures from homelessness, while preserving the character of the existing single family neighborhood.

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 proposed NR-PO-A zone will not create a spot zone as the lot directly next to the site is zoned NR-PO-A. The zone map amendment request meets criteria 1 functioning as a transition space and helping to increase walkability, providing visual relief from the urban environment, protecting natural resources, as well as promoting community healthy and complete neighborhoods.

Conclusion: The requested zone change to NR-PO-A will provide numerous benefits for the community and environment as outlined in the above goals and policies. On behalf of the City of Albuquerque, we respectfully request the Environmental Planning Commission's approval of this Zoning Map Amendment.

Sincerely,

James K. Strozier, FAICP
Principal

STAFF INFORMATION

June 17, 2022

TO: James Strozier, FAICP
Principal
Consensus Planning

Avery Frank
Consensus Planning

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

RE: PROJECT #2022-007163/RZ-2022-00037
Zone map Amendment from R-1A to NR-PO-A

I have completed the initial review of the application, including the justification letter for the proposed Zone Map Amendment (zone change). Further explanation needs to be made to some of the Goals and Policies while there are other Goals and Policies that have not been listed that would help strengthen your argument. Please provide the following:

A revised zoning change justification letter pursuant to the zone change criteria (one copy) by the end of the day on Monday, June 27, 2022. If you have difficulty with this deadline, please let me know. I would appreciate it if you could separate the Walker property justification letter from the remaining properties that are requesting NR-PO-A.

1. Introduction

- A. The subject site consists of eighteen (18) parcels in the Sawmills/Wells Park CPO-12. The parcels are bounded by Rosemont and Summer Avenues and 5th and 6th Streets NW. The subject site is approximately 2.3 acres.

2. Topics & Questions

- A. It seems that some of the neighborhood concerns are related to the possibility of the subject site becoming an extension of the homeless camps that are found throughout Sawmills/Wells Park CPO-12. Although it is still early in the process, has anyone from the City of Albuquerque informed you of plans/actions that will be taken to avoid this? Have they had discussions with members of the neighborhood association?

3. Process

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

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

- B. Timelines and EPC calendar: EPC Public Hearing is scheduled for Thursday, July 21, 2022. Final Staff Reports will be available on Thursday, July 14, 2022.
- C. Once Agency comments are distributed I will email you a copy and will forward any late comments to you.

4. Notification & Neighborhood Issues

Notification requirements for a zone change are explained in Section 14-16-6-4(K), Public Notice (IDO, p. 396). The required notification consists of: 1) an emailed letter to neighborhood representatives indicated by the ONC, and ii) a mailed letter (first-class) to property owners within 100 feet of the subject site.

- A. The pre-submittal neighborhood meeting notification required pursuant to 14-16-6-4(C) appears to be correct and complete.
- B. A facilitated meeting was held on April 27, 2022 (copy of the report was included in the application packet). Have any neighborhood representatives or members of the public contacted you with comments since the submittal of the zone map amendment application?
- C. Notification requirements for the property owners within 100 feet of the subject site are correct and complete. A total of 29 certified mail receipts were submitted.
- D. Notification requirements emailed on May 5, 2022 to the neighborhood representatives are correct and complete.

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

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

Criterion A - The Goals and Policies listed are appropriate for a City of Albuquerque request to rezone the properties. However, Goals and Policies from Chapter 4: Community Identity (Goal 4.1 – Character) and Chapter 5: Land Use (Goal 5.3 Efficient Development Patterns) would help strengthen your argument.

Criterion B - The response is appropriate to the request.

- Criterion C - The response is appropriate to the request.
- Criterion D - The response to this criterion is not adequate. The response listed is that permissive uses in NR-PO-A zones are more advantageous to creating complete communities but there are uses such as a farmer's market and outdoor entertainment that would be permissive in NR-PO-A. Your response must state that the acreage of the subject site (2.3 acres) would not be adequate for some of the permissive uses that you have listed. Again, I would appreciate if you could separate the Walker property justification letter from the remaining properties that are requesting NR-PO-A.
- Criterion - The response is appropriate. Please list which criteria you are referring to in your response.
- Criterion F - Please list the streets you are referring to.
- Criterion G - What advantages are you referring to?
- Criterion H - The response is appropriate. Please list which criteria you are referring to in your response.

Thank you.

NOTIFICATION

From: [Carmona, Delaina L.](#)
To: [Avery Frank](#)
Subject: Near 6th and Rosemont and Summer Neighborhood Meeting Inquiry-City Project
Date: Monday, April 4, 2022 12:43:27 PM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image007.png](#)
[Webcam_00000001.png](#)

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	Address Line 2	City	State	Zip	Mobile Phone	Phone
ABQCore Neighborhood Association	Joaquin	Baca	bacajoaquin9@gmail.com	100 Gold Avenue	#408	Albuquerque	NM	87102		5054176689
ABQCore Neighborhood Association	Rick	Rennie	rickrennie@comcast.net	326 Lucero Road		Albuquerque	NM	87048		5054502182
Barelas NA	Lisa	Padilla	lisa@swop.net	904 3rd Street SW		Albuquerque	NM	87102		5054537154
Barelas NA	Courtney	Bell	liberty.c.bell@icloud.com	500 2nd Street SW	#9	Albuquerque	NM	87102		5059299397
Citizens Information Committee of Martineztown	Kristi	Houde	kris042898@live.com	617 Edith Boulevard NE	#8	Albuquerque	NM	87102		5053661439
Citizens Information Committee of Martineztown	Frank	Martinez		501 Edith Boulevard NE		Albuquerque	NM	87102		5052435267
Downtown Neighborhoods Association	Holly	Siebert	chair@abqdna.com	408 11th Street NW		Albuquerque	NM	87102		
Downtown Neighborhoods Association	Jim	Clark	treasurer@abqdna.com	516 11th Street NW		Albuquerque	NM	87102		
Edo NA Incorporated	David	Tanner	david@edobaq.com	124 Edith Boulevard SE		Albuquerque	NM	87102		5052059229
Edo NA Incorporated	Terry	Keene	keenecale@aol.com	424 Central SE		Albuquerque	NM	87102	5052381213	
Historic Old Town Property Owners Association	Kathy	Hiatt	historicoldtown@gmail.com	110 San Felipe Street NW		Albuquerque	NM	87104		5057151609
Historic Old Town Property Owners Association	Jennie	Crews	jennie.crews@gmail.com	6501 Caballero Parkway NW		Los Ranchos	NM	87107		
Huning Castle NA	Harvey	Buchalter	hcbuchalter@gmail.com	1615 Kit Carson SW		Albuquerque	NM	87104		5052702495
Huning Castle NA	Deborah	Allen	debzallen@gmail.com	206 Laguna Boulevard SW		Albuquerque	NM	87104		
Huning Highland Historic District Association	Bonnie	Anderson	andersonbonnie505@gmail.com	321 High St. SE		Albuquerque	NM	87102		5052428848
Huning Highland Historic District Association	Ann	Carson	a.louisa.carson@gmail.com	416 Walter SE		Albuquerque	NM	87102		5052421143
Martineztown Work Group	Loretta	Naranjo Lopez	lnjlopez@msn.com	1127 Walter NE		Albuquerque	NM	87102		5052707716
Martineztown Work Group	Rosalie	Martinez	rosalimartinez06@gmail.com	507 Rosemont NE		Albuquerque	NM	87102		
Near North Valley NA	Joe	Sabatini	jsabatini473@gmail.com	3514 6th Street NW		Albuquerque	NM	87107		5058507455
Near North Valley NA	Heather	Norfield	nearnorthvalleyna@gmail.com	PO Box 6953		Albuquerque	NM	87197		5056204368
North Valley Coalition	Doyle	Kimbrough	newmemba@aol.com	2327 Campbell Road NW		Albuquerque	NM	87104		5052490938
North Valley Coalition	Peggy	Norton	peggynorton@yahoo.com	P.O. Box 70232		Albuquerque	NM	87197	5058509293	5053459567
Raynolds Addition NA	Margaret	Lopez	raynoldsneighborhood@gmail.com	1315 Gold Avenue SW		Albuquerque	NM	87102	5052899857	
Raynolds Addition NA	Joe	Alfonso	jj1089@gmail.com	1008 Central SW	Apt. H	Albuquerque	NM	87102	9016041298	
Santa Barbara Martineztown NA	Theresa	Jilgen	theresa.jilgen@aps.edu	214 Prospect NE		Albuquerque	NM	87102		
Santa Barbara Martineztown NA	Loretta	Naranjo Lopez	lnjlopez@msn.com	1127 Walter NE		Albuquerque	NM	87102		5052707716
Sawmill Area NA	Dina	Afek	dina.afek@gmail.com	1503 Summer Avenue NW		Albuquerque	NM	87104		5204041988
Sawmill Area NA	Jaime	Leanos	jaime.leanos@gmail.com	1427 15th Street NW		Albuquerque	NM	87104		
South Broadway NA	Frances	Armijo	fparmijo@gmail.com	915 William SE		Albuquerque	NM	87102	5054003473	5052478798
South Broadway NA	Tiffany	Broadous	tiffany.hb10@gmail.com	215 Trumbull SE		Albuquerque	NM	87102		5055074250
The Lofts @ 610 Central SW Owners Association Incorporated	Gary	Illingworth	gillingworth@hoamco.com	8700A Education Place NW		Albuquerque	NM	87114		5058884479
The Lofts @ 610 Central SW Owners Association Incorporated	Terri	Krantz	teravintage@hotmail.com	610 Central Avenue SW	Unit 3B	Albuquerque	NM	87102	3605102961	
Wells Park NA	Doreen	McKnight	doreenmcknightnm@gmail.com	1426 7th Street NW		Albuquerque	NM	87102		
Wells Park NA	Catherine	Mexal	cmexal@gmail.com	1404 Los Tomases NW		Albuquerque	NM	87102		5202052420
West Park NA	Lea	Pino	lea@thecasapino.com	2203 New York Avenue SW		Albuquerque	NM	87104		9175696421
West Park NA	Matt	Celesky	deadanimaldesign@hmmh.org	2213 New York Avenue SW		Albuquerque	NM	87104		

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

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit: <https://www.cabq.gov/planning/urban-design-development/public-notice>. The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-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/Emailled-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-names=6-1%20Procedures%20Summary%20table>



Delaina 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 DNC@cabq.gov
Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org <webmaster=cabq.gov@mailgun.org> On Behalf Of webmaster=cabq.gov@mailgun.org

Sent: Monday, April 4, 2022 8:56 AM

To: Office of Neighborhood Coordination <frank@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:

Other (please specify in field below)

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

City project EPC

Contact Name

Avery Frank

Telephone Number

5057649801

Email Address

frank@consensusplanning.com

Company Name

Company Address

City

State

ZIP

Legal description of the subject site for this project:

Physical address of subject site:

Subject site cross streets:

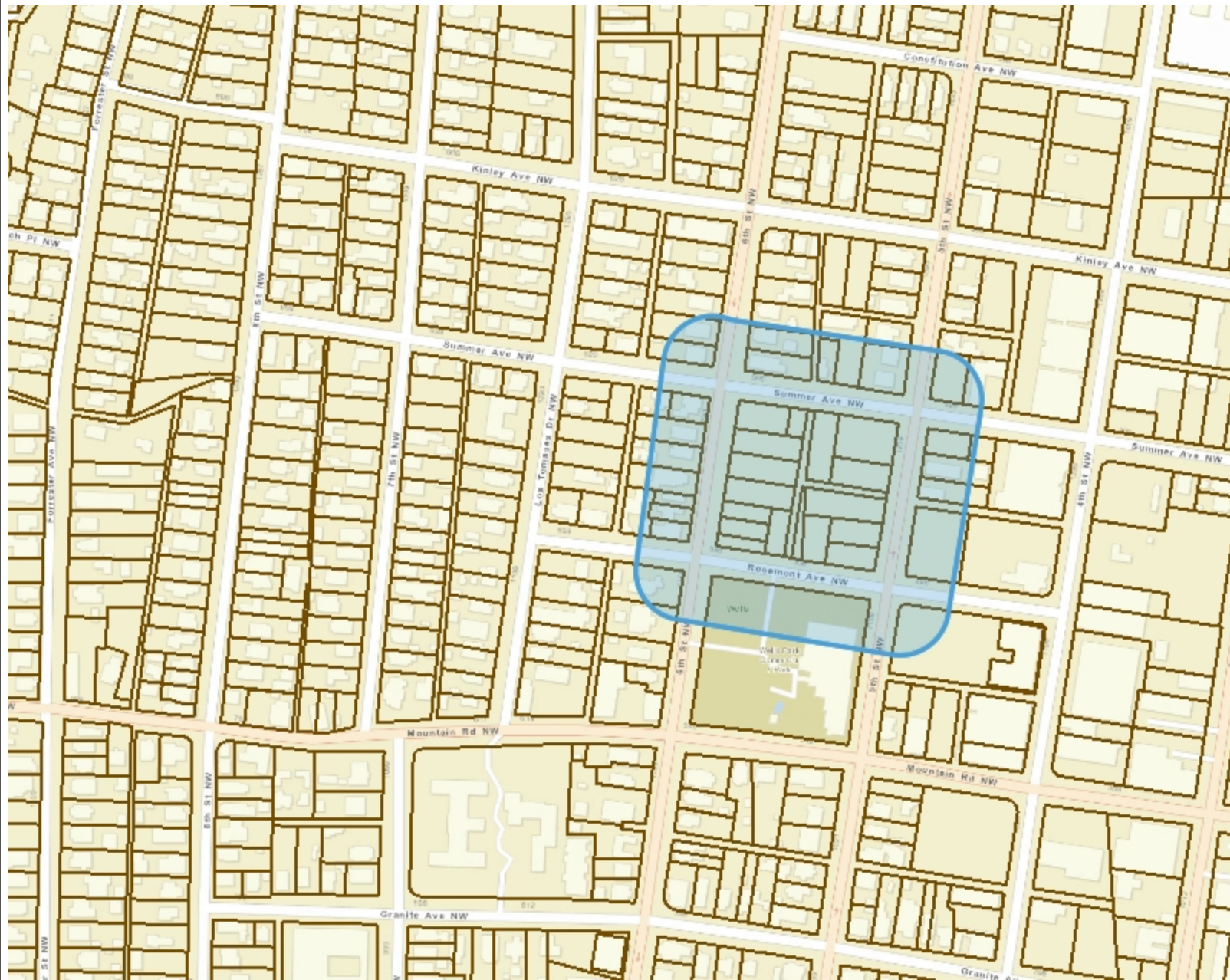
Near 6th and Rosemont and Summer

Other subject site identifiers:

This site is located on the following zone atlas page:



Walker Site Buffer



Legend

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

Notes

100' Buffer

601 0 300 601 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
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1: 3,606

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Owner	Owner Address	Owner Address 2
VALDEZ CHRISTINE A	608 SUMMER AVE NW	ALBUQUERQUE NM 87102
CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE NM 87103-2248
DE LA CRUZ CATHERINE	509 SUMMER AVE NW	ALBUQUERQUE NM 87102
MAGEE WILLIAM J	8 ESCENA DR	TIJERAS NM 87059-7622
RODRIGUEZ AZUCENA S & ANAYA	1213 6TH ST NW	ALBUQUERQUE NM 87102-1337
EMERALD BUILDING DEVELOPMENT	4509 ALAMEDA BLVD NE S	ALBUQUERQUE NM 87113-1705
RESCINO RONALD DECEDENTS TR	PO BOX 91028	ALBUQUERQUE NM 87199-1028
MONTOYA MICHAEL F & ELAINE	5906 EL PARDO RD NW	ALBUQUERQUE NM 87107
SENA ERNEST & LORRAINE	1307 5TH ST NW	ALBUQUERQUE NM 87102
KING NOEL & KING ASHLEE B POW	1223 6TH ST NW	ALBUQUERQUE NM 87102-1337
WILYER ARIEL R	511 SUMMER AVE NW	ALBUQUERQUE NM 87102
FAWVER STEHEN J	11461 MONTCLAIR CT	GARDEN GROVE CA 92841
BABIC NIKOLA & STRENG SARAH B	1605 KIT CARSON AVE SW	ALBUQUERQUE NM 87104-1018
MARROQUIN SANTOS AURELIO AY	1306 6TH ST NW	ALBUQUERQUE NM 87102-1340
WELCH THOMAS R	1201 6TH ST NW	ALBUQUERQUE NM 87102
ALIRE-GARCIA DAVID P	4217 SAN MATEO BLVD NE	ALBUQUERQUE NM 87110-1235
LUJAN EVA G & GUEVARA LISA M	807 SAN ANDRES AVE NW	ALBUQUERQUE NM 87107-3856
MONTOYA MICHAEL F & ABEYTA E	5906 EL PRADO RD NW	LOS RANCHOS DE ALBUQUERQUE NM 87107-6314
FAY CORINNE	1310 6TH ST NW	ALBUQUERQUE NM 87102-1340
MOORE GEORGE M	1205 6TH ST NW	ALBUQUERQUE NM 87102-1337
GONZALES GILBERT A & ESTER M	613 1/2 ROSEMONT AVE N	ALBUQUERQUE NM 87102
ROMERO ANTONIO & GERI	1302 6TH ST NW	ALBUQUERQUE NM 87102-1340
FIRST CALIFORNIA INVESTMENTS	104 TIBURON BLVD SUITE :	MILL VALLEY CA 94941
LLAVES INVESTMENT LLC	P O BOX 93925	ALBUQUERQUE NM 87199-3925
MONARCHY INVESTMENTS INC	1220 5TH ST NW	ALBUQUERQUE NM 87102-1330
RIO GRANDE CREDIT UNION	1401 SAN PEDRO DR NE	ALBUQUERQUE NM 87110-6729
ESQUIVEL JENNIE	1121 6TH ST NW	ALBUQUERQUE NM 87102-1336
BREWSTER DOUGLAS R & MARTIN	633 KENWYN RD	OAKLAND CA 94610-3714
QUINTEROS JENNIFER MARIE	1310 5TH ST NW	ALBUQUERQUE NM 87102-1332

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<input type="checkbox"/> Adult Signature Required		\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery		\$0.00
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.75

Total Postage and Fee \$4.45

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& TENLEY M RUTH 1306 6TH ST NW
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Insurance (up to \$500)	\$0.00
Additional Insurance (\$500-\$999)	\$4.00
Additional Insurance (\$1,000-\$3,999)	\$10.00
Additional Insurance (\$4,000-\$9,999)	\$17.00
Additional Insurance (\$10,000-\$49,999)	\$26.00
Additional Insurance (\$50,000-\$99,999)	\$35.00
Additional Insurance (\$100,000-\$499,999)	\$44.00
Additional Insurance (\$500,000-\$999,999)	\$53.00
Additional Insurance (\$1,000,000-\$4,999,999)	\$62.00
Additional Insurance (\$5,000,000-\$9,999,999)	\$71.00
Additional Insurance (\$10,000,000-\$49,999,999)	\$80.00
Additional Insurance (\$50,000,000-\$99,999,999)	\$89.00
Additional Insurance (\$100,000,000-\$499,999,999)	\$98.00
Additional Insurance (\$500,000,000-\$999,999,999)	\$107.00
Additional Insurance (\$1,000,000,000-\$4,999,999,999)	\$116.00
Additional Insurance (\$5,000,000,000-\$9,999,999,999)	\$125.00
Additional Insurance (\$10,000,000,000-\$49,999,999,999)	\$134.00
Additional Insurance (\$50,000,000,000-\$99,999,999,999)	\$143.00
Additional Insurance (\$100,000,000,000-\$499,999,999,999)	\$152.00
Additional Insurance (\$500,000,000,000-\$999,999,999,999)	\$161.00
Additional Insurance (\$1,000,000,000,000-\$4,999,999,999,999)	\$170.00
Additional Insurance (\$5,000,000,000,000-\$9,999,999,999,999)	\$179.00
Additional Insurance (\$10,000,000,000,000-\$49,999,999,999,999)	\$188.00
Additional Insurance (\$50,000,000,000,000-\$99,999,999,999,999)	\$197.00
Additional Insurance (\$100,000,000,000,000-\$499,999,999,999,999)	\$206.00
Additional Insurance (\$500,000,000,000,000-\$999,999,999,999,999)	\$215.00
Additional Insurance (\$1,000,000,000,000,000-\$4,999,999,999,999,999)	\$224.00
Additional Insurance (\$5,000,000,000,000,000-\$9,999,999,999,999,999)	\$233.00
Additional Insurance (\$10,000,000,000,000,000-\$49,999,999,999,999,999)	\$242.00
Additional Insurance (\$50,000,000,000,000,000-\$99,999,999,999,999,999)	\$251.00
Additional Insurance (\$100,000,000,000,000,000-\$499,999,999,999,999,999)	\$260.00
Additional Insurance (\$500,000,000,000,000,000-\$999,999,999,999,999,999)	\$269.00
Additional Insurance (\$1,000,000,000,000,000,000-\$4,999,999,999,999,999,999)	\$278.00
Additional Insurance (\$5,000,000,000,000,000,000-\$9,999,999,999,999,999,999)	\$287.00
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Additional Insurance (\$500,000,000,000,000,000,000-\$999,999,999,999,999,999,999)	\$323.00
Additional Insurance (\$1,000,000,000,000,000,000,000-\$4,999,999,999,999,999,999,999)	\$332.00
Additional Insurance (\$5,000,000,000,000,000,000,000-\$9,999,999,999,999,999,999,999)	\$341.00
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Additional Insurance (\$1,000,000,000,000,000,000,000,000-\$4,999,999,999,999,999,999,999,999)	\$386.00
Additional Insurance (\$5,000,000,000,000,000,000,000,000-\$9,999,999,999,999,999,999,999,999)	\$395.00
Additional Insurance (\$10,000,000,000,000,000,000,000,000-\$49,999,999,999,999,999,999,999,999)	\$404.00
Additional Insurance (\$50,000,000,000,000,000,000,000,000-\$99,999,999,999,999,999,999,999,999)	\$413.00
Additional Insurance (\$100,000,000,000,000,000,000,000,000-\$499,999,999,999,999,999,999,999,999)	\$422.00
Additional Insurance (\$500,000,000,000,000,000,000,000,000-\$999,999,999,999,999,999,999,999,999)	\$431.00
Additional Insurance (\$1,000,000,000,000,000,000,000,000,000-\$4,999,999,999,999,999,999,999,999,999)	\$440.00
Additional Insurance (\$5,000,000,000,000,000,000,000,000,000-\$9,999,999,999,999,999,999,999,999,999)	\$449.00
Additional Insurance (\$10,000,000,000,000,000,000,000,000,000-\$49,999,999,999,999,999,999,999,999,999)	\$458.00
Additional Insurance (\$50,000,000,000,000,000,000,000,000,000-\$99,999,999,999,999,999,999,999,999,999)	\$467.00
Additional Insurance (\$100,000,000,000,000,000,000,00	

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Certified Mail Restricted Delivery	\$ 0.00
Adult Signature Required	\$ 0.00
Adult Signature Restricted Delivery	\$ 0.00
Postage	\$0.78
Total Postage	

Send To
**WILFRED ARIEL R 511 SUMMIT AVE NW
 ALBUQUERQUE NM 87102**

Street and Apt
 City, State, Zip

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Additional Services & Fees (check box, add fee for each service)	\$7.05
Return Receipt (hardcopy)	
Return Receipt (electronic)	\$0.00
Certified Mail Restricted	\$0.00
Adult Signature Required	\$0.00
Adult Signature Restricted Delivery &	\$0.00
Postage	\$0.78
Total Postage and Fees	\$7.83

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RODRIGUEZ AZUCENA S & ANAYA
REBECCA C 1213 6TH ST NW
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☒ Return Receipt (hardcopy) \$0.00

☒ Certified Mail Restricted (electronic) \$0.00

☒ Return Mail Restricted (electronic) \$0.00

☒ Adult Signature Restricted Delivery \$6.00

Postage \$0.78

Total Postage \$

FAY CORINNE 1310 6TH ST NW
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☐ Return Receipt (Electronic) \$0.00
☒ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.75

Total Postage and \$0.00

Sent to VALDEZ CHRISTINE A 608 SUMMER

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<input type="checkbox"/> Return Receipt (hardcopy)	\$3.75
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage \$0.78

Sent to Street and Apt. City, State, ZIP

WELCH THOMAS R 1201 6TH ST NW
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9505 1330 0000 4539 4111

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Albuquerque, NM 87102	
Certified Mail Fee \$3.75	0105
Extra Services & Fees (attach box to this receipt) <input type="checkbox"/> Return Receipt (hardcopy) <input type="checkbox"/> Return Receipt (electronic) <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery	\$4.00 \$0.00 \$0.00 \$0.00
Postage \$0.78	05/05/2022 MAY -5 2022
Total Postage and Fees Due \$4.53	05/05/2022 MAY -5 2022
Sent To ESQUIVEL JENNIE 1121 6TH ST NW ALBUQUERQUE NM 87102-1336	05/05/2022 MAY -5 2022

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- ☐ Return Receipt (hardcopy) \$3.05
- ☐ Return Receipt (electronic) \$0.00
- ☒ Certified Mail Restricted Delivery \$0.00
- ☐ Adult Signature Required \$0.00
- ☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

**Total Postage and
Fees to be Paid**

\$7.53

Sent To **BOMERO ANTONIO & GERI 1302
ST NEW ALBUQUERQUE NM 87101**

Street and Apt. No.
City, State ZIP+4®

Postmark: ALBUQUERQUE, NM MAY 19 2008

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Albuquerque NM 87101

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Certified Mail Fee \$3.75

Postage and Fees (check box, add fee if applicable)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Restricted	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Total Postage and Fees \$0.78

Sent To

Street and Apt. No.
 P.O. Box 25424

ALBUQUERQUE NM 87101

MAY 14 2012

5 P.M. 1015

05

QUINTEROS JENNIFER MARIE

ST NW ALBUQUERQUE NM 87101

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Extra Services & Fees (check box, fee in dollars and cents)

<input type="checkbox"/> Return Receipt (hardcopy)	\$	47.00
<input type="checkbox"/> Return Receipt (electronic)	\$	0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	0.00
<input type="checkbox"/> Adult Signature Required	\$	0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	0.00

Postage \$0.78

Total Postage a \$0.78

KING, NOEL & KING ASHLEE BPO
 1223 6TH ST NW ALBUQUERQUE
 (Street and Apt.) 87102-1337

MAY - 5 2006
 PHOTOCOPY
 ALBUQUERQUE, NM

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Albuquerque, NM 87107

Carried Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)	\$7.05
<input type="checkbox"/> Return Receipt for Merchandise	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and	\$0.78
Sent To	LUJAN EVA G & GUEVARA LIS
Street and Apt. No.	SAN ANDRES AVE NW ALBUQU
City, State and Zip+4	NM 87107-3856

PSN: 5504-710-100

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ZIP Code 87059	
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Certified Mail Fee	\$3.75
Extra Services & Fees (check one, add fee)	\$7.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$2.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
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MAGEE WILLIAM J 8 ESCÑA	
Sent To	TUERAS NM 87059-7622
Street and Apt./No.	
City, State, ZIP+4®	

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Postage and Fees \$12.00

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Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage at \$0.78

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 ALBUQUERQUE NM 87102

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OFFICIAL USE	
Certified Mail Fee \$3.75	\$7.05
Extra Services & Fees (check box, add fee for each extra service)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage \$0.75	\$0.75
Total Postage and Fees	\$7.80
Sent To EL PARD RD NW ALBUQUERQUE NM	05/05/2012 08 5 ALBUQUERQUE, NM

121 0360 0000 4539 3923

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Extra Services & Fees (check box, add fee to total)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage \$

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05/05/2011
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Additional Services & Fees (check box, add fee for each)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.30
<input type="checkbox"/> Return Receipt (electronic)	\$0.30
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.30
<input type="checkbox"/> Adult Signature Required	\$0.30
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.30

Postage \$0.78

Total Postage \$4.53

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SENA, ERNEST & LORRAINE
NW ALBUQUERQUE, NM 87102

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Albuquerque, NM 87103

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\$ Extra Services & Fees (check box, add fee as appropriate)	\$2.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage **\$1.75**

Total Postage and

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☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78

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Extra Services & Fees (please box, add fee for each)

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

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Postage \$0.78

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RIO GRANDE CREDIT UNION 1401 SAN PEDRO DR NE ALBUQUERQUE NM

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Extra Services & Fees (check box, and fee in dollars)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Albuquerque, NM 87107

Albuquerque, NM Post Office

MAY 5 2009

Albuquerque, NM 87107

05704920

albuquerque.nm.usps.gov'. The tracking number '9500 8539 4144' is printed vertically on the left. The 'OFFICIAL' stamp is partially visible. The return address is 'Albuquerque, NM 87109'. The postage meter stamp shows a base rate of \$3.75 and a total of \$9.78, which includes extra services and fees."/>

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Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee to postage)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
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Postage \$0.78

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<input type="checkbox"/> Return Receipt (electronic)	\$ 0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 0.00
<input type="checkbox"/> Adult Signature Required	\$ 0.00
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Postage **\$0.78**

INSTRUCTIONS

PS Form 3800, April 2015 PSN 7530-02-000-9001

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0105

NOV - 5 2012

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From: [Avery Frank](#)
To: ["a.louisa.carson@gmail.com"](#); ["aboard111@gmail.com"](#); ["aludi2wo@yahoo.com"](#); ["aludi415@gmail.com"](#); ["andersonbonnie505@gmail.com"](#); ["annes@swcp.com"](#); ["anyanews@aol.com"](#); ["apna87110@gmail.com"](#); ["bacadeanna@gmail.com"](#); ["bacajoaquin9@gmail.com"](#); ["bakieaikin@comcast.net"](#); ["bardean12@comcast.net"](#); ["bartj505@gmail.com"](#); ["bidniels@msn.com"](#); ["boyster2018@gmail.com"](#); ["britt@chipotlebutterfly.com"](#); ["brt25@pm.me"](#); ["cefisher.67@gmail.com"](#); ["chair@abqdna.com"](#); ["cmexal@gmail.com"](#); ["danielle.e.boardman@outlook.com"](#); ["david@edoabq.com"](#); ["dbodinem@gmail.com"](#); ["deadanimaldesign@hmnh.org"](#); ["debzallen@ymail.com"](#); ["dina.afek@gmail.com"](#); ["direganabq@gmail.com"](#); ["dmc793@gmail.com"](#); ["donaldlove08@comcast.net"](#); ["donna.vetter3@gmail.com"](#); ["doreenmcknightnm@gmail.com"](#); ["e_molinadodge@yahoo.com"](#); ["ekhaley@comcast.net"](#); ["eoman505@gmail.com"](#); ["ericshirley@comcast.net"](#); ["flops2@juno.com"](#); ["fourofseven@comcast.net"](#); ["fparmijo@gmail.com"](#); ["fpawlak@cgres.com"](#); ["gillingworth@hoamco.com"](#); ["griegocruz@comcast.net"](#); ["grumpyeh46@comcast.net"](#); ["haederle@yahoo.com"](#); ["hcbuchalter@gmail.com"](#); ["heidimarchan@gmail.com"](#); ["historicaltown@gmail.com"](#); ["info@srmna.org"](#); ["info@willsonstudio.com"](#); ["ja.montalbano@gmail.com"](#); ["jackiecooke@comcast.net"](#); ["jaime.leanos@gmail.com"](#); ["jamesonlr@outlook.com"](#); ["jamesouter@msn.com"](#); ["jaubele1012@comcast.net"](#); ["jeffh@dnabq.org"](#); ["jennie.crews@gmail.com"](#); ["jfedwards66@gmail.com"](#); ["jim@vmnet.us"](#); ["joel.c.wooldridge@gmail.com"](#); ["johnwhalen78@gmail.com"](#); ["joniu1111@gmail.com"](#); ["joshmtz@gmail.com"](#); ["jpate@molzencorbin.com"](#); ["jrcochr@gmail.com"](#); ["jsabatini423@gmail.com"](#); ["jv1089@gmail.com"](#); ["jvigil56@outlook.com"](#); ["kande0@yahoo.com"](#); ["keenecafe@aol.com"](#); ["klove726@gmail.com"](#); ["kris042898@live.com"](#); ["laurasmigi@aol.com"](#); ["laurelwoodna@gmail.com"](#); ["lea@thecasapino.com"](#); ["liberty.c.bell@icloud.com"](#); ["lilog2002@yahoo.com"](#); ["lisa@swop.net"](#); ["litafarlo@yahoo.com"](#); ["lnjalopez@msn.com"](#); ["ltcaudill@comcast.net"](#); ["malloryabq@msn.com"](#); ["mandy@theremedayspa.com"](#); ["maryasena1@gmail.com"](#); ["mawsdf@comcast.net"](#); ["melanie@bluedoorhomes.net"](#); ["meyster1@me.com"](#); ["mg411@q.com"](#); ["mgriffie@noreste.org"](#); ["mp1646@gmail.com"](#); ["mstrube@greer-stafford.com"](#); ["nearnorthvalleyyna@gmail.com"](#); ["nelsondag@aol.com"](#); ["newmexmba@aol.com"](#); ["pdmondragon@msn.com"](#); ["peggyvorton@yahoo.com"](#); ["pmbdoc@yahoo.com"](#); ["r.griego04@comcast.net"](#); ["randm196@gmail.com"](#); ["raynoldsneighborhood@gmail.com"](#); ["richard@vigliano.net"](#); ["rickrennie@comcast.net"](#); ["rinconadapoint@aol.com"](#); ["rosalimartinez06@gmail.com"](#); ["sally@srmna.org"](#); ["sam@bluedoorhomes.net"](#); ["sarakoplik@hotmail.com"](#); ["saramills@comcast.net"](#); ["secretary@trna.org"](#); ["shirleylockyer@gmail.com"](#); ["sinase@gmail.com"](#); ["srandall52@comcast.net"](#); ["sricdon@earthlink.net"](#); ["t0m2pat@yahoo.com"](#); ["tdavisnm@gmail.com"](#); ["teravintage@hotmail.com"](#); ["theresa.illgen@aps.edu"](#); ["tiffany.hb10@gmail.com"](#); ["treasurer@abqdna.com"](#); ["tyler.richter@gmail.com"](#); ["valarid@gmail.com"](#); ["vistadelnorte@me.com"](#); ["wgannon@unm.edu"](#); ["white1ink@aol.com"](#); ["wordsongLLC@gmail.com"](#); ["wvcjulie@gmail.com"](#); ["wvcondos@comcast.net"](#); ["yemaya@swcp.com"](#)
Cc: [Jim Strozier](#)
Subject: Zone Map Amendment
Date: Thursday, May 5, 2022 10:32:00 AM
Attachments: [Parks Project Neighborhood Contacts.docx](#)
[CABO-Official public notice form-2019.pdf](#)
[neighborhood association emailed notice.pdf](#)
[CABO Parks Proposed Zone Map Amendment Meeting Report .pdf](#)
[3333 Truman.pdf](#)
[Genevias Arroyo.pdf](#)
[Kapnison Property.pdf](#)
[Santa Barbra Park.pdf](#)
[Todos Santos.pdf](#)
[Walker Property.pdf](#)

Dear Neighbors,

This email is a notification that Consensus Planning has submitted six Zoning Map Amendment – EPC applications on behalf of the City of Albuquerque for parks properties. These applications will change the zoning for these sites (see attached zone atlas pages) to NR-PO-A (Non-residential City-Owned Parks and Open Space). Also attached are meeting notes from the pre-application neighborhood meeting that was held to discuss these changes.

These applications will be considered by the EPC at the June 16, 2022, at 8:30 AM via Zoom. You may join the Zoom meeting using the following information:

Join Zoom Meeting: <https://cabq.zoom.us/j/2269592859>

To call in: (301) 715-8592

Meeting ID: 226 959 2859

Additional information, including a copy of the staff report and meeting agenda will be available on the EPC webpage approximately one week before the hearing:

<https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission/epc-agendas-reports-minutes>

If you have any questions or need additional information please reach out to Jim Strozier at cp@consensusplanning.com or myself at frank@consensusplanning.com. We can be reached by phone at (505) 764-9801.

Sincerely,

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

[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*: 5/5/22

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 attached

Mailing Address*: See attached

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

1. Subject Property Address* See attached
Location Description _____
2. Property Owner* City of Albuquerque
3. Agent/Applicant* [if applicable] 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 Map Amendment to NR-PO-A (City Owned or Managed Public Park)

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*: EPC Hearing June 16th @ 8:30 am

Location*²: <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 Please see attached
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:

Please see attached

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] _____
 2. IDO Zone District _____
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____
-

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://tinyurl.com/idozoningmap>

**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: Zoning Map Amendment

Decision-making Body: EPC

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No 4/27/22

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

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

PART II – DETAILS OF REQUEST

Address of property listed in application: Please see attached

Name of property owner: City of Albuquerque

Name of applicant:

Date, time, and place of public meeting or hearing, if applicable:

EPC Hearing June 16th @ 8:30 am <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

☒ Zone Atlas page indicating subject property.

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

☒ Summary of pre-submittal neighborhood meeting, if applicable.

☒ 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.

Jim Strozier

(Applicant signature) 5/5/22 (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.

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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.