



## ***Environmental Planning Commission***

***Agenda Number: 3  
Project #: PR-2022-007162  
Case #: RZ-2022-00036  
Hearing Date: July 21, 2022***

### ***Staff Report***

<b><i>Agent</i></b>	Consensus Planning Inc.
<b><i>Applicant</i></b>	City of Albuquerque
<b><i>Request</i></b>	<b>Zoning Map Amendment – EPC</b>
<b><i>Legal Description</i></b>	Tract A, Plat of Tract A Block 63 & Lippett Park, Bel-Air Subdivision (A Replat of Block 63, Lippett Park & Adjacent VAC Manzano St. NE)
<b><i>Location</i></b>	between Headingly Ave. and Cherokee Rd., southwest of the intersection of Comanche Rd. NE and San Mateo Blvd. NE, between San Mateo Blvd. NE and Monroe St. NE (3333 Truman St. NE)
<b><i>Size</i></b>	Approximately 1.2-acres
<b><i>Existing Zoning</i></b>	R-1B
<b><i>Proposed Zoning</i></b>	NR-PO-A

### ***Staff Recommendation***

***APPROVAL of RZ-2022-00036, based on the Findings beginning on p.20.***

***STAFF PLANNER  
Sergio Lozoya, Planner***

### ***Summary of Analysis***

The request is for a Zoning Map Amendment for an approximately 1.2-acre site (3333 Truman St. NE).

The subject site is zoned R-1B. The applicant is requesting a zone change to NR-PO-A to reflect ownership by the City.

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 the applicant's policy-based response satisfactorily demonstrates that the request would clearly reinforce and strengthen the established character of the surrounding area and does not present any significant conflicts with the Comprehensive Plan

The subject site is in an Area of Consistency and is located within 660 ft of San Mateo Blvd NE, which is a Major Transit Corridor as designated by the Comprehensive Plan.

The subject site is not located within any Centers.

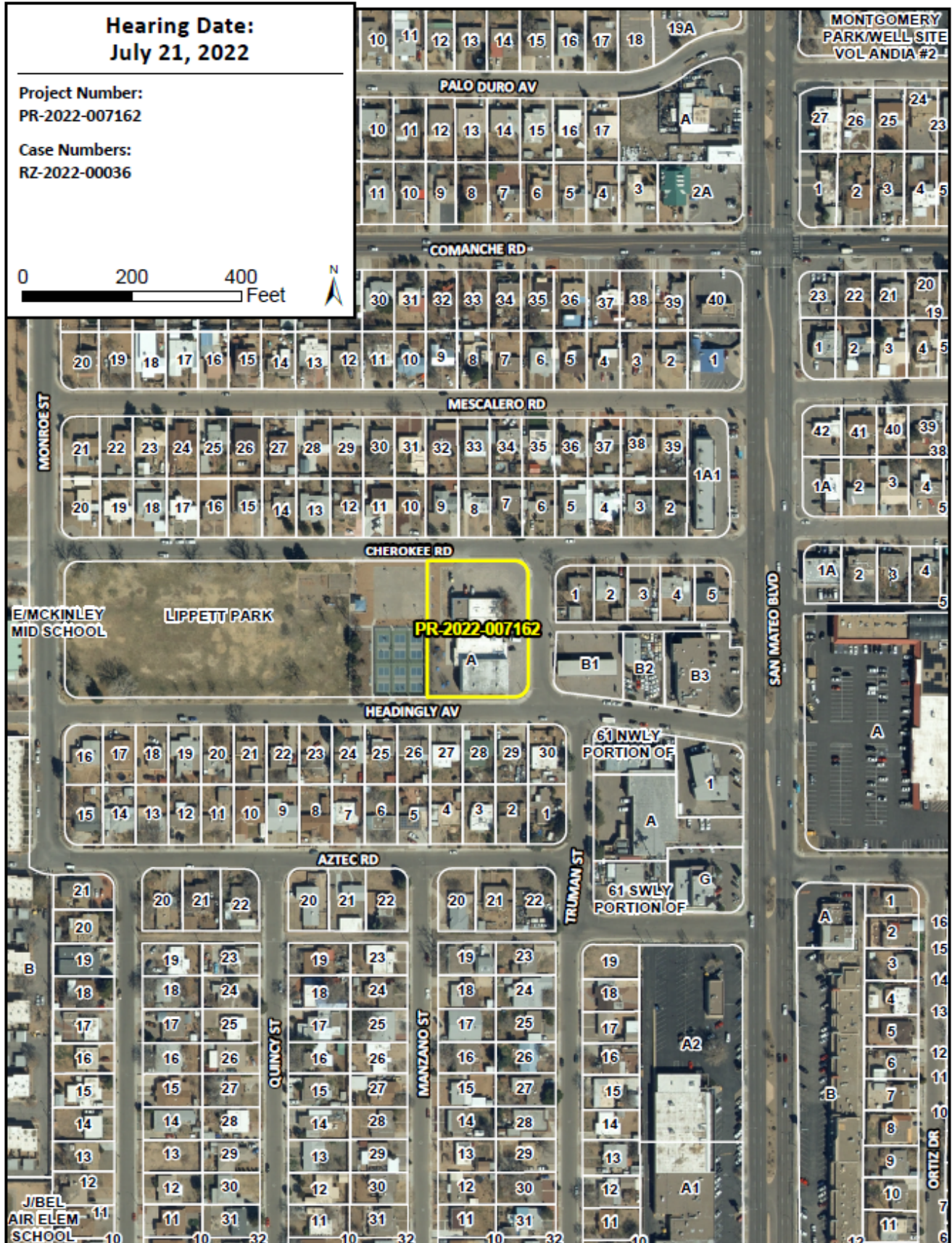
The affected neighborhood organizations and property owners within 100 feet of the subject site were notified as required.

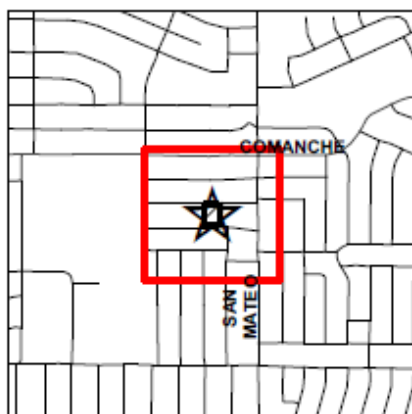
As of this writing, Staff has not been contacted and there is no known opposition.

Staff recommends approval.









# IDO ZONING MAP

Note: Gray shading indicates County.



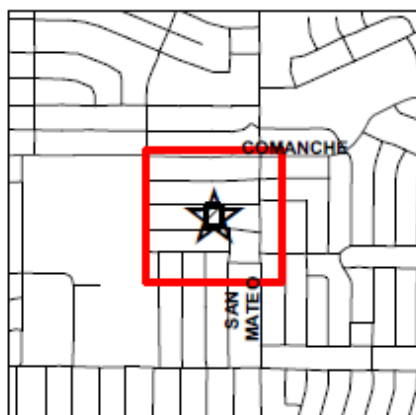
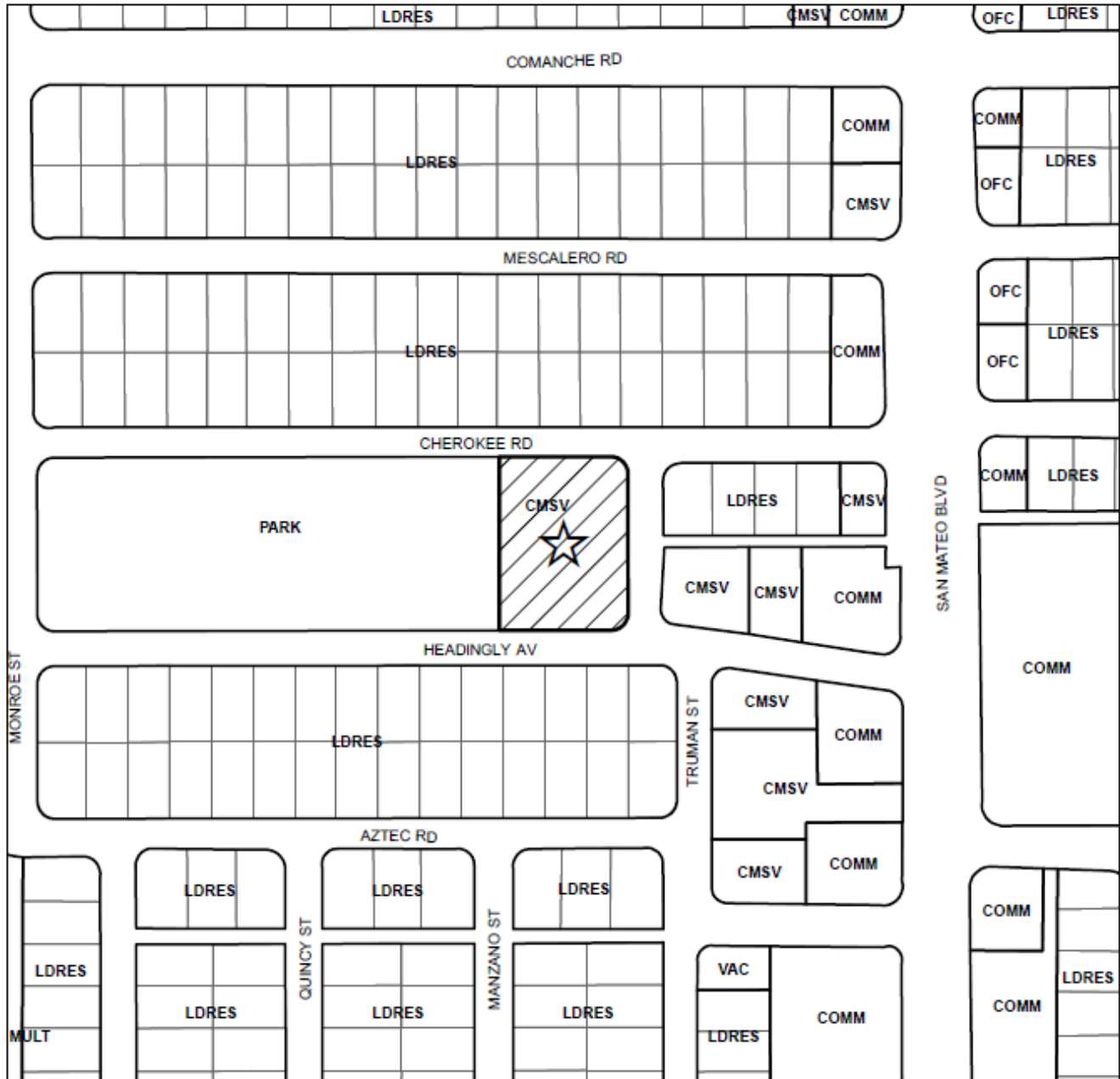
1 inch = 200 feet

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 = 200 feet

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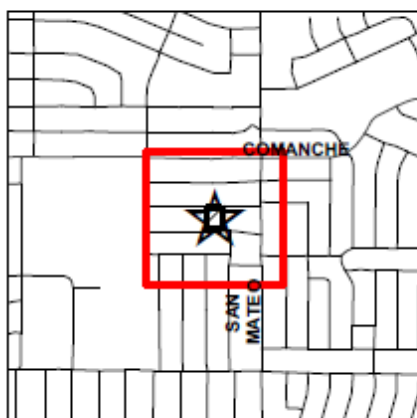
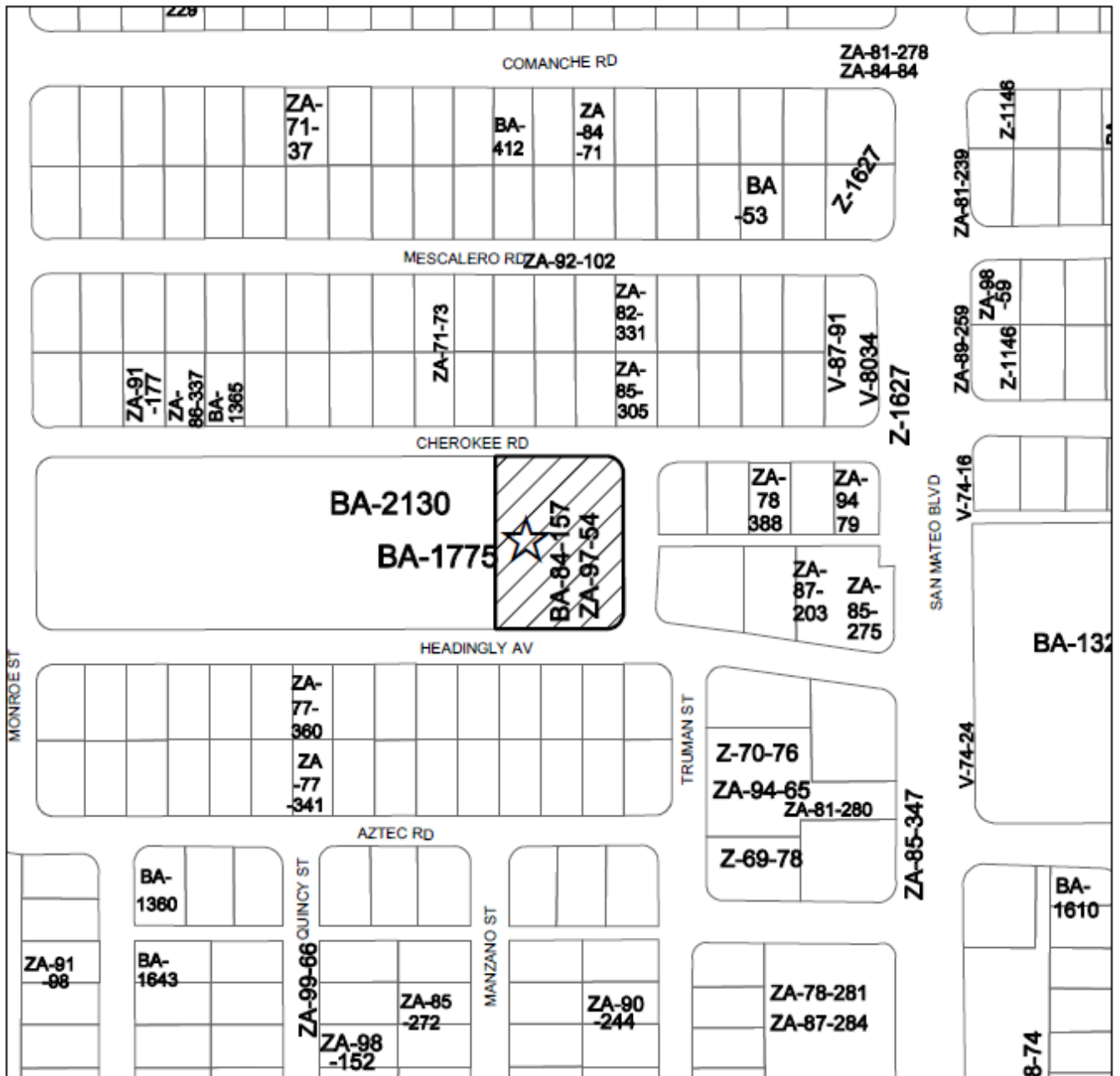
Case Numbers:

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## HISTORY MAP

Note: Gray shading indicates County.



1 inch = 200 feet

Hearing Date:

7/21/2022

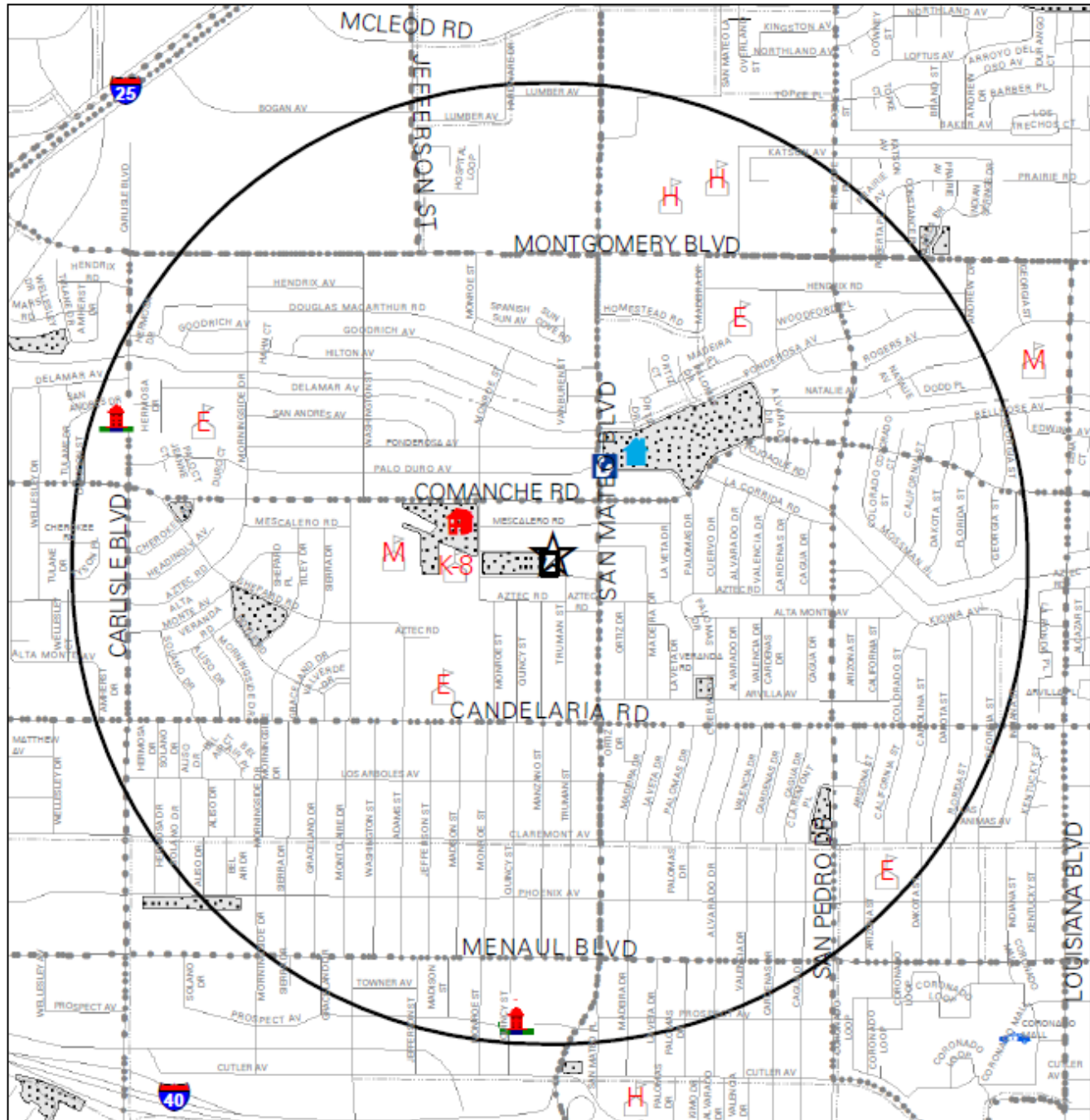
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**Public Facilities Map with One-Mile Buffer**

- |                      |             |                          |                             |
|----------------------|-------------|--------------------------|-----------------------------|
| 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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***Attachments***

- 2-Photographs – Existing Conditions
- 3-History
- 4-Zoning
- 5-Applicant Information
- 6-Staff Information
- 7-Notification



## ***I. INTRODUCTION***

### ***Surrounding zoning, plan designations, and land uses:***

	<b><i>Zoning</i></b>	<b><i>Comprehensive Plan Area</i></b>	<b><i>Land Use</i></b>
<b><i>Site</i></b>	R-1B	Area of Consistency	Commercial Services, Club or Event Facility
<b><i>North</i></b>	R-1B, R-1C	Area of Consistency	Low-density Residential, Commercial Retail
<b><i>South</i></b>	R1-B, MX-M, R-MH	Area of Consistency	Low-density and Multi-Family Residential, Commercial Services
<b><i>East</i></b>	R-1B, MX-L, MX-M	Area of Change/Consistency	Commercial, Low-density Residential
<b><i>West</i></b>	R-1C, R-1D, R-MH, NR-PO-A	Area of Consistency	Low-density and Multi-Family Residential, Parks and Open Space, Educational

### ***Request***

The request is for a Zoning Map Amendment for an approximately 1.2-acre site, located at 3333 Truman St. NE, between Headingley Ave. and Cherokee Rd., southwest of the intersection of Comanche Rd. NE and San Mateo Blvd. NE, between San Mateo Blvd. NE and Monroe St. NE (the “subject site”).

The subject site is zoned R-1B (Residential – Single Family Zone District). The applicant is requesting a zone change to NR-PO-A to reflect ownership by the City (Non-residential – Park and Open Space, Sub-zone A: City-owned or Managed Parks Zone District).

### ***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 approximately 1.2-acre site is located at 3333 Truman St. NE, between Headingley Ave NE and Cherokee Rd NE. The subject site is currently occupied by the Boys and Girls Club of Central New Mexico.

There are various land uses in the area, though it is mostly residential with some commercial uses. The subject site is bound by varying types of residential development to the north, east and south. The western boundary of the subject site directly abuts Villela, which is a City owned park. Beyond Villela park is McKinley Middle School. East of the subject site is San Mateo Blvd NE, which designated as a Major Transit Corridor by the Comprehensive Plan.

### ***History***

The subject site was annexed into the City in 1950 (Ordinance dated 1-31-1950) as part of the larger Bel-Air Subdivision. In May 1984, a conditional use was approved to allow expansion of the existing community center and a variance to the rear yard setback (BA-84-157). There was also a ZHE case in 1997, but records could not be located (ZA-97-54).

### ***Roadway System***

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

The LRRS map classifies San Mateo Blvd NE as a Community Principal Arterial, and classifies Cherokee Rd NE and Headingly Ave NE as local streets.

### ***Comprehensive Plan Designations***

The subject site is not located within any Centers as designated by the Comprehensive Plan. The subject is located along San Mateo Blvd NE, a designated Major Transit Corridor by the Comprehensive Plan.

The subject site is located within an Area of Consistency.

The subject site is part of the Mid Heights Community Planning Area. The Near Heights CPA is Made up of many 1950s suburbs, this area includes major arroyos that form linear parks with multi-use trails. Uptown Urban Center, a regional shopping mecca, is its focal point. (Comprehensive Plan, 4-26).

### ***Overlay Zones***

The subject site not located within the boundaries of any Overlay Zones.

### ***Trails/Bikeways***

The Long-Range Bikeway System (LRBS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO) identifies existing and proposed routes and trails.

The nearest bike lane is northeast of the subject site and begins at the intersection of Comanche Rd NE and San Mateo Blvd NE. This bike lane connects to Paseo del Noreste trail, which is an existing dedicated, paved trail. The Paseo del Noreste trail runs east/west and is part of an extensive bike lane network.

### ***Transit***

The subject site is served by ABQ Ride Route 140/141 (San Mate Blvd NE), which operates seven days a week. The route has a peak frequency of 30-minutes, with service beginning at 6:04 am and ending at 10:14 pm on weekdays. The route has a similar schedule on Saturdays, with service beginning at 6:31 am and ending at 10:04 pm at a frequency of 30 minutes. The service for Route 140/141 slows down on Sundays to a frequency of 40 minutes.

### ***Public Facilities/Community Services***

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

## ***II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES***

### ***Integrated Development Ordinance (IDO)***

#### ***Definitions***

Adjacent: Those properties that are abutting or separated only by a street, alley, trail, or utility easement, whether public or private.

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,

### ***Zoning***

The subject site is currently zoned R-1B (Residential – Single Family Zone District). The purpose of the R-1 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.

The request is to change the subject site's zoning into NR-PO-A (Non-Residential – City-owned or Managed Parks, Zone District). The purpose of the NR-PO-A 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.

There are key differences between the R-1B and the NR-PO-A zone districts. The R-1B zone district allows for a variety of residential uses, while NR-PO-A does not. The subject site is occupied by the Boys and Girls Club of Central New Mexico, which is considered a club or event facility. The requested zone brings the subject site into compliance as the R-1 zone does not include club or event facilities as a permissive use, while the NR-PO-A zone does.

For a discussion of specific uses that would become permissive if the request is approved, please refer to the discussion of zone change criterion 14-16-6-7(G)(3)(d) in this report.

### ***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. Areas of Consistency are used to apply policies limiting new development to an intensity and scale consistent with places that are highly valued for their existing character

In this case, the Goals and policies below were included by the applicant in the justification letter. Applicable Goals and policies are listed below. Staff analysis follows in bold italic text.

#### ***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 request would help the City grow as a community of strong Centers connected by a multi-modal network of corridors because the subject site is located within 660 ft of San Mateo Blvd NE, a designated Major Transit Corridor. The request supports uses along the designated Major Transit Corridor by ensuring that the subject site continues to serve the community as a City owned public***



*park, with the Boys and Girls Club of Central New Mexico, and promotes walkability along the Corridor. The request furthers Goal 5.1 – Centers and Corridors.*

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

*The request would create a walkable place that provides opportunities to live, work, learn, shop, and play because the subject site is located along San Mateo Blvd NE, a designated Major Transit Corridor by the Comprehensive Plan. The subject site is located adjacent to a mix of land uses including commercial, single-family, and multi-family development. The request would support the existing Villela Park and helps to provide the surrounding neighborhood with a mix of uses. The request furthers Sub-policy 5.1.1(a) Desired Growth.*

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

*The request would foster corridors that prioritize high-frequency transit service with pedestrian oriented development because it supports the existing Major Transit Corridor and ensures that Villela Park continues to serve the neighborhood. Villela park is conveniently accessible from the surrounding neighborhood, and provides a use that is walkable and helps promote pedestrian-oriented development. The generally request furthers Policy 5.1.10 –Major Transit Corridors.*

Sub-policy 5.1.10 (b): Minimize negative impacts on nearby neighborhoods by providing transitions between development along Transit Corridors and abutting single-family residential areas.

*The request would minimize negative impacts on the nearby neighborhood by providing transitions between development along San Mateo Blvd NE (a designated Major Transit Corridor by the Comprehensive Plan) because the subject site provides a buffer between the adjacent commercial development and the existing, established neighborhood. The request generally furthers Sub-policy 5.1.10(b) – Major Transit Corridors.*

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

*The request would foster communities where residents can live, work, learn, shop, and play together because the subject site is immediately adjacent to multi-family and low-density residential development, and is nearby a variety of land uses and zone districts. The addition of a City owned park would contribute to the development of a complete community. 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 request would contribute to creating a healthy and sustainable community with a mix of uses because it would facilitate development of a City owned park, and would be conveniently accessible by the surrounding established neighborhoods. The request furthers Policy 5.2.1- Land Uses.*

Sub-policy 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 encourages development and redevelopment that brings an amenity within walking distance of neighborhoods and promotes good access for all residents because it will support the existing Vilella Park and the Boys and Girls Club of Central New Mexico. The subject site is located adjacent to single-family, and multi-family development, and is easily accessible by the surrounding neighborhood. The subject site's location along a Major Transit Corridor also promotes good access for all residents. The request furthers Sub-policy 5.2.1(a) – Land Uses.*

Sub-policy 5.2.1(c): Create healthy, sustainable communities with a mix of uses that are conveniently accessible from surrounding neighborhoods

*The request would contribute to creating a healthy and sustainable community with a mix of uses because it would facilitate development of a City owned park, and would be conveniently accessible by the surrounding established neighborhoods. The request furthers Sub-policy 5.2.1(c)- Land Uses.*

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

*The subject site is within an Area of Consistency as designated by the Comprehensive Plan. The request would reinforce the character and intensity of the surrounding area by providing a City owned, public park for the surrounding multi-family and single-family developments. The request generally furthers Goal 5.6 – City Development Areas.*

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 subject site is adjacent to an established single-family neighborhood, outside of a Center as designated by the Comprehensive Plan. The request would protect and enhance the character of the neighborhood by facilitating the classification of the subject site as a City Owned, public park. The NR-PO-A would limit the types of development allowed on the subject site and would provide a transition between the neighboring residential area and the San Mate Blvd NE Major Transit Corridor. The request generally furthers Policy 5.6.3 – Areas of Consistency.*

Sub-policy 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 request is located in an area with predominantly single-family uses and would support a zone change that help align the appropriate zone with existing land uses because the subject site currently houses the Boys and Girls Club of Central New Mexico, which is considered to be a Club or Event Facility by the IDO. Club or event facilities are not permissive in the R-1 zone district; however, the use is allowed in the NR-PO-A zone district. Therefore, the rezone to NR-PO-A would help align the subject site with the existing land use. The request furthers Sub-policy 5.6.2(d) Areas of Consistency.*

## 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 would support the existing Vilella Park and New Mexico Boys and Girls Club of Central New Mexico, which is located adjacent to multi and single-family development. The existing use promotes and increases walkability and promotes pedestrian oriented development in an urban context. The request ensures that the existing park and club or event facility continue to operate and*

*support the surrounding neighborhood. The request generally furthers 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 would ensure adequate facilities and access to them by facilitating the development of a City Owned Park within an established neighborhood. The request would ensure that there are parks and recreation facilities that meet the needs of residents by preserving the subject site as a City owned public park within the NR-PO-A zone district. 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.

*The request would improve the community's access to recreational opportunities by facilitating the designation and continued use of the subject site as a City Owned Park, within the established neighborhood. The subject site is located directly adjacent to varying densities of residential development, the request would improve the community's access to recreational opportunities, and would balance the City Park system with the built environment. The request furthers Policy 10.1.1- Distribution.*

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

*The request facilitates the protection and maintenance of a high-quality, accessible system of recreation facilities by designating the subject site as a City Owned public park. The City owned park would be easily accessible because the subject site is located within an established single and multi-family neighborhood. The request furthers Sub-Policy (a) 10.1.1- Distribution.*

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

*The request to NR-PO-A is categorized as a City-owned Park or Managed Park. The request would enhance the quality of life for residents within the surrounding neighborhood, and provides opportunities for outdoor education, and recreation. The request furthers Goal 10.2- Parks.*

#### *Chapter 13: Resilience & Sustainability*

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

*The request would protect and maintain safe healthy environments where people can thrive by adding additional acreage to the City's public park system. The subject site's location near varying densities of residential development contribute to community health, and accessibility The request generally furthers Policy 13.5 Community Health.*

#### *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.
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 Comprehensive Plan or other, applicable City plans.

#### Justification & Analysis

The zone changes justification letter analyzed here, received on July 5, 2022, is a response to Staff's request for a revised justification (see attachment). The subject site is currently zoned R-1B (Residential – Single Family Zone District). The requested zoning is NR-PO-A (Non-Residential –Park and Open Space, Zone District) with Sub-zone A: City owned or Managed Parks. The reason for the request is to reflect the current ownership and management of the properties by the City of Albuquerque. 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. Criterion 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: 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.*

Staff: Consistency with the City's health, safety, and general welfare is shown by demonstrating that the request furthers applicable Comprehensive Plan Goals and policies and does not significantly conflict with them.

Applicable citations: Goal 5.2 Complete Communities; Policy 5.2.1 Land Uses, Sub-policy 5.2.1 (a), Sub-policy 5.2.1(e), Goal 5.6 City Development Areas; Policy 5.6.3 Areas of Consistency; Goal 7.2 Pedestrian-Accessible Design, Goal 10.1 Facilities & Access; Policy 10.1.1 Distribution, Goal 10.2 Parks; Policy 10.2.1 Park Types and Policy 13.5 Community Health.

The applicant's policy-based response satisfactorily demonstrates that the request furthers a preponderance of applicable Goals and policies regarding, complete communities, land uses, , city development areas, parks and open space and community health and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, and general welfare. The response to Criterion A is sufficient.

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

1. There was typographical or clerical error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site 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: 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 parcels are 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 surrounding community.*

Staff: The subject site is located in an Area of Consistency. The applicant's policy-based analysis (see response to Criterion A) demonstrates that the request would clearly reinforce and strengthen the established character of the surrounding Area of Consistency.

The request also meets criteria 3 because a different zone district would be more advantageous to the community as articulated by the applicant's policy-based analysis discussed in Criterion A.

The response to Criterion B is sufficient.

C. Criterion 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 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.*

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. Criterion 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 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, race track, or sports field could not be established on the subject property due to the size of the parcel, development standards set forth by the IDO, and other realistic constraints that would make its construction impossible.*

*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/B/D, NR-LM, NR-PO-C*

*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-1B	NR-PO-A
Elementary or Middle School*	C	P
High School*	C	P
Museum		P
Parks and Open Space	P	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
Geothermal Energy Generation	A	A
Major Utility	P	A
Wind Energy Generation		A
Automated Teller Machine		T
Mobile Vending Cart		A

Staff: The applicant compared allowable uses in the existing R-1B zone district and the proposed NR-PO-A zone district. Uses that would be allowed such as event facility, stadium, high school, race track, and sports field would be unachievable due to the small size of the parcels and development standards required by the IDO. Furthermore, the uses allowed in the NR-PO-A are consistent with the established character of the area and would not be harmful to the surrounding neighborhood.

The response to Criterion D is sufficient.

E. Criterion 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 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 (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. The site has adequate existing infrastructure consisting of parking and sidewalks.*

Staff: The subject site is adequately served by existing infrastructure (requirement 1) and has adequate capacity for the purposes of this request to serve as a Park or Open Space in the future. The response to Criterion E is sufficient.

F. Criterion 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 property's location on a major street.*

Staff: The subject site is located within 660 ft of San Mateo Blvd NE, a designated Major Transit Corridor by the Comprehensive Plan. However, the justification is not based on the location but based on the public recreation, use, and enjoyment it will provide the community. The response to Criterion F is sufficient.

G. Criterion 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.*

Staff: The request is not based on the cost of land or economic consideration. Rather, the applicant has adequately demonstrated that the request clearly reinforces the established character of the area, and is more advantageous to the community as articulated by Comprehensive Plan Goals and policies.

The response to Criterion G is sufficient.

H. Criterion 6-7(G)(3)(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 requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:

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

*Applicant 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.*

Staff: The zone change does not apply a zone district different from the surrounding zone districts to one small area or one premise (i.e. "create a spot zone") The nearest property zoned NR-PO-A is directly adjacent to the west of the subject site.

The applicant's policy-based analysis (see response to Criterion A) demonstrates that the request would clearly reinforce and strengthen the established character of the surrounding Area of Consistency.

The response to Criterion H is sufficient.

### **III. AGENCY & NEIGHBORHOOD CONCERNS**

#### ***Reviewing Agencies***

City departments and other agencies reviewed this application. Few Agency Comments were received and there were no objections to the proposed ZMA. Standard comments were offered by Solid Waste

and PNM, which will become more important as future site plans are reviewed. Agency comments begin on p.26.

#### ***Neighborhood/Public***

Notification requirements are found in 14-16-6, in the Procedures Table 6-1-1 and are further explained in 14-16-6-4(K), Public Notice. The affected, registered neighborhood organizations are the Mossman NA, Hodgins NA, McKinley NA, BelAir NA, District 4 Coalition of Neighborhood Associations, District 7 Coalition of Neighborhood Associations, Del Norte NA, Lafayette Place Condominium Association, Mossman South NA, ABQ Park NA, Alvarado Park NA, Classic Uptown NA, Inez NA, Jerry Cline Park NA, Mark Twain NA, Quigley Park NA, Snow Heights NA, Winrock South NA, and Winrock Villas Condo Association, which were notified as required. Property owners within 100 feet of the subject site were also notified as required.

A pre-application neighborhood meeting was held as A facilitated on Monday April 27, 2022 from 6:00 pm to 8:00 pm via Zoom. Questions and comments were made by neighbors regarding the request, which were answered during the meeting. There were no unresolved issues or concerns (see attached Facilitated meeting report).

As of this writing, Staff has not been contacted and is not aware of any opposition.

#### ***IV. CONCLUSION***

The request is for a Zoning Map Amendment for an approximately 1.2-acre site, located at 3333 Truman St. NE, between Headingley Ave NE and Cherokee Rd. NE, southwest of the intersection of Comanche Rd. NE and San Mateo Blvd. NE, between San Mateo Blvd. NE and Monroe St. NE (the “subject site”).

The subject site is zoned R-1B (Residential – Single Family Zone District). The applicant is requesting a zone change to NR-PO-A to reflect ownership by the City (Non-residential – Park and Open Space, Sub-zone A: City-owned or Managed Parks Zone District).

The applicant’s policy-based analysis demonstrates that the request would clearly reinforce and strengthen the established character of the surrounding Area of Consistency.

The affected neighborhood organizations were notified as required and property owners within 100 feet of the subject site were also notified as required. A neighborhood meeting was held on April 27, 2022. Staff is not aware of any support or opposition as of this writing.

Staff recommends approval.

***FINDINGS – RZ-2022-00036, July 21, 2022 – Zoning Map Amendment***

1. The request is for a Zoning Map Amendment for an approximately 1.2-acre site, located at 3333 Truman St. NE, between Headingley Ave. and Cherokee Rd., southwest of the intersection of Comanche Rd. NE and San Mateo Blvd. NE, between San Mateo Blvd. NE and Monroe St. NE (the “subject site”).
2. The subject site is zoned R-1B (Residential – Single Family Zone District) and is currently occupied by the Boys and Girls Club of Central New Mexico.
3. The applicant is requesting a zone change to NR-PO-A (Non-residential – Park and Open Space, Sub-zone A: City-owned or Managed Parks Zone District) to reflect the current ownership and management of the subject site by the City of Albuquerque.
4. The subject site is in an area that the Comprehensive Plan designated an Area of Consistency. It is located along San Mateo Blvd NE, a designated Major Transit Corridor by the Comprehensive Plan, and is not located in any Centers as designated by the Comprehensive Plan.
5. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.

6. The request furthers the following, additional goals and policies from Comprehensive Plan Chapter 5: Land Use:

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

The request would help the City grow as a community of strong Centers connected by a multi-modal network of corridors because the subject site is located within 660 ft of San Mateo Blvd NE, a designated Major Transit Corridor. The request supports uses along the designated Major Transit Corridor by ensuring that the subject site continues to serve the community as a City owned public park with the Boys and Girls Club of Central New Mexico, and promotes walkability along the Corridor.

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

The request would create a walkable place that provides opportunities to live, work, learn, shop, and play because the subject site is located along San Mateo Blvd NE, a designated Major Transit Corridor by the Comprehensive Plan. The subject site is located adjacent to a mix of land uses including commercial, single-family, and multi-family development. The request would support the existing Villela Park and helps to provide the surrounding neighborhood with a mix of uses.

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

The request would foster corridors that prioritize high-frequency transit service with pedestrian oriented development because it supports the existing Major Transit Corridor and ensures that Villela Park continues to serve the neighborhood. Villela park is conveniently accessible from



the surrounding neighborhood, and provides a use that is walkable and helps promote pedestrian-oriented development.

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

The request would foster communities where residents can live, work, learn, shop, and play together because the subject site is immediately adjacent to multi-family and low-density residential development, and is nearby a variety of land uses and zone districts. The addition of a City owned park would contribute to the development of a complete community.

- E. 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 request would contribute to creating a healthy and sustainable community with a mix of uses because it would facilitate development of a City owned park, and would be conveniently accessible by the surrounding established neighborhoods

7. The request furthers the following, additional goals and policies from Comprehensive Plan Chapter 5: Land Use

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

The subject site is within an Area of Consistency as designated by the Comprehensive Plan. The request would reinforce the character and intensity of the surrounding area by providing a City owned, public park for the surrounding multi-family and single-family developments.

- B. 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 subject site is adjacent to an established single-family neighborhood, outside of a Center or Corridor as designated by the Comprehensive Plan. The request would protect and enhance the character of the neighborhood by facilitating the development and classification of the subject site as a City Owned, public park. The NR-PO-A would limit the types of development allowed on the subject site and would relieve development pressure in the area.

- C. Sub-policy 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 request is located in an area with predominantly single-family uses and would support a zone change that help align the appropriate zone with existing land uses because the subject site currently houses the Boys and Girls Club of Central New Mexico, which is considered to be a Club or Event Facility by the IDO. Club or event facilities are not permissive in the R-1 zone district; however, the use is allowed in the NR-PO-A zone district. Therefore, the rezone to NR-PO-A would help align the subject site with the existing land use.

8. The request furthers the following, additional goals and policies from Comprehensive Plan 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 would support the existing Villela Park and New Mexico Boys and Girls Club of Central New Mexico, which is located adjacent to multi and single-family development. The existing use promotes and increases walkability and promotes pedestrian oriented development in an urban context. The request ensures that the existing park and club facility continue to operate and support the surrounding neighborhood.

9. The request furthers the following policy from Comprehensive Plan Chapter 10: Parks and Open space:

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

The request would ensure adequate facilities and access to them by facilitating the development of a City Owned Park within an established neighborhood. The request would ensure that there are parks and recreation facilities that meet the needs of residents by preserving the subject site as a City owned public park within the NR-PO-A zone district.

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

The request would improve the community's access to recreational opportunities by facilitating the designation and continued use of the subject site as a City Owned Park, within the established neighborhood. The subject site is located directly adjacent to varying densities of residential development, the request would improve the community's access to recreational opportunities, and would balance the City Park system with the built environment.

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

The request facilitates the protection and maintenance of a high-quality, accessible system of recreation facilities by designating the subject site as a City owned public park. The City owned park would be easily accessible because the subject site is located within an established single and multi-family neighborhood.

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

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

10. The request furthers the following goals and policies from comprehensive Plan Chapter 13: Resilience & Sustainability:

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

The request would protect and maintain safe healthy environments where people can thrive by adding additional acreage to the City's public park system. The subject site's location near varying densities of residential development contribute to community health, and accessibility.

11. 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: 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.

The applicant's policy-based response satisfactorily demonstrates that the request would clearly reinforce and strengthen the established character of the surrounding area based on applicable Goals and policies regarding complete communities, land uses, city development areas, parks and open space and community health and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, and general welfare.

B. Criterion B: The subject site is located in an Area of Consistency. The applicant's policy-based analysis (see response to Criterion A) demonstrates that the request would clearly reinforce and strengthen the established character of the surrounding Area of Consistency.

The request also meets criteria 3 because a different zone district would be more advantageous to the community as articulated by the applicant's policy-based analysis discussed in Criterion A.

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

D. Criterion D: The applicant compared allowable uses in the existing R-1B zone district and the proposed NR-PO-A zone district. Uses that would be allowed such as event facility, stadium, high school, race track, and sports field would be unachievable due to the small size of the parcels and development standards required by the IDO. Furthermore, the uses allowed in the NR-PO-A are consistent with the established character of the area and would not be harmful to the surrounding neighborhood.

E. Criterion E: The subject site is adequately served by existing infrastructure (requirement 1) and will have adequate capacity for the purposes of this request to serve as a Park or Open Space in the future.

F. Criterion F: The subject site is located within 660 ft of San Mateo Blvd NE, a designated Major Transit Corridor by the Comprehensive Plan. However, the justification is not based on the location but based on the applicants policy-based analysis (see response to Criterion A) demonstrates that the request would clearly reinforce and strengthen the established character of the surrounding Area

- G. Criterion G: The request is not based on the cost of land or economic consideration, but to enhance and protect the character of the neighborhood by supporting the City's park network. The applicant has adequately demonstrated that the request clearly reinforces the established character of the area, and is more advantageous to the community as articulated by Comprehensive Plan Goals and policies
- H. Criterion H: The zone change does not apply a zone district different from the surrounding zone districts to one small area or one premise (i.e. "create a spot zone") The nearest property zoned NR-PO-A is directly adjacent to the west of the subject site.

The applicant's policy-based analysis (see response to Criterion A) demonstrates that the request would clearly reinforce and strengthen the established character of the surrounding Area of Consistency.

12. The applicant's policy-based response satisfactorily demonstrates that the request would clearly reinforce and strengthen the established character of the surrounding area based on applicable Goals and policies regarding complete communities, land uses, city development areas, parks and open space and community health and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, morals, and general welfare.
13. The affected neighborhood organizations are the Mossman NA, Hodgin NA, McKinley NA, Bel Air NA, District 4 Coalition of Neighborhood Associations, District 7 Coalition of Neighborhood Associations, Del Norte NA, Lafayette Place Condominium Association, Mossman South NA, ABQ Park NA, Alvarado Park NA, Classic Uptown NA, Inez NA, Jerry Cline Park NA, Mark Twain NA, Quigley Park NA, Snow Heights NA, Winrock South NA, and Winrock Villas Condo Association, which were all notified as required. Property owners within 100 feet of the subject site were also notified as required.
14. A pre-application neighborhood meeting was held as A facilitated on Monday April 27, 2022 from 6:00 pm to 8:00 pm via Zoom. Several questions and comments were made by neighbors regarding the request, which were answered during the meeting. There was no unresolved issues or concerns.
15. As of this writing, Staff has not been contacted and is unaware of any opposition.

***RECOMMENDATION - RZ-2022-000036, July 21, 2022***

**APPROVAL of Project #: 2022-007162, Case #: RZ-2022-00036, a zone change from R-1B to NR-PO-A, for an approximately 1.2-acre site, legally described as Tract A, Plat of Tract A Block 63 & Lippett Park, Bel-Air Subdivision (A Replat of Block 63, Lippett Park & Adjacent VAC Manzano St. NE) located at 3333 Truman St. NE, between Headingly Ave. and Cherokee Rd., southwest of the intersection of Comanche Rd. NE and San Mateo Blvd. NE, between San Mateo Blvd. NE and Monroe St. NE ("the subject site"). based on the preceding Findings.**

---

*Sergio Lozoya*  
**Sergio Lozoya**

***Current Planner***

***Notice of Decision CC list:***

Consensus Planning, cp@consensusplanning.com  
Mossman NA Lori Jameson, jamesonlr@outlook.com  
Mossman NA Marya Sena, maryasena1@gmail.com  
Hodgin NA Pat Mallory, malloryabq@msn.com  
Hodgin NA Marilyn Strube, mstrube@greer-stafford.com  
McKinley NA Geraldine Griego, griegocruz@comcast.net  
McKinley NA Marjorie Padilla, mp1646@gmail.com  
BelAir NA Barb Johnson, flops2@juno.com  
BelAir NA Jay Edwards, jfedwards66@gmail.com  
District 4 Coalition of Neighborhood Associations, Daniel Regan dlreganabq@gmail.com  
District 4 Coalition of Neighborhood Associations, Mildred Griffie mgriffie@noreste.org  
District 7 Coalition of Neighborhood Associations, Darcy Bushnell dmc793@gmail.com  
District 7 Coalition of Neighborhood Associations, Tyler Richter tyler.richter@gmail.com  
Del Norte NA Mary White, whitelink@aol.com  
Del Norte NA Mary Bernard, fourofseven@comcast.net  
Lafayette Place Condominium Assoc. Incorporated Melanie McLaughlin, melanie@bluedoorhomes.net  
Lafayette Place Condominium Assoc. Incorporated Samantha Anderson, sam@bluedoorhomes.net  
Mossman South NA Sarah Couch, wordsongLLC@gmail.com  
Mossman South NA Brittany Ortiz, britt@chipotlebutterfly.com  
ABQ Park NA Shirley Lockyer, shirleylockyer@gmail.com  
ABQ Park NA Steve Randall, srandall52@comcast.net  
Alvarado Park NA Darcy Bushnell, dmc793@gmail.com  
Alvarado Park NA Robert Habiger, apna87110@gmail.com  
Classic Uptown NA Bert Davenport, brt25@pm.me  
Classic Uptown NA John Whalen, johnwhalen78@gmail.com  
Inez NA Donna Yetter, donna.yetter3@gmail.com  
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Jerry Cline Park NA Danielle Boardman, danielle.e.boardman@outlook.com  
Jerry Cline Park NA Eric Shirley, ericshirley@comcast.net  
Mark Twain NA Barbara Lohbeck, bardean12@comcast.net  
Mark Twain NA Joel Wooldridge, joel.c.wooldridge@gmail.com  
Quigley Park NA Eric Olivas, eoman505@gmail.com  
Snow Heights NA Julie Nielsen, bjdniels@msn.com  
Snow Heights NA Laura Garcia, laurasmigi@aol.com  
Winrock South NA Virginia Kinney, 7110 Constitution Avenue NE Albuquerque NM 87110 5053215432  
Winrock South NA John Kinney, 7110 Constitution Avenue NE Albuquerque NM 87110 5053215432  
Winrock Villas Condo Association, Main Office wvcondos@comcast.net  
Winrock Villas Condo Association, Julie Marr [wvcjulie@gmail.com](mailto:wvcjulie@gmail.com)  
Legal, [dking@cabq.gov](mailto:dking@cabq.gov)  
EPC file

## ***CITY OF ALBUQUERQUE AGENCY COMMENTS***

### ***PLANNING DEPARTMENT***

#### ***Zoning / Code Enforcement***

#### ***Long Range Planning***

#### ***Metropolitan Redevelopment***

#### ***Transportation Development Review Services***

### ***CITY ENGINEER***

#### ***Hydrology***

#### ***Transportation Development Services***

### ***MUNICIPAL DEVELOPMENT DEPARTMENT (DMD) TRANSPORTATION***

### ***POLICE DEPARTMENT/PLANNING***

### ***SOLID WASTE MANAGEMENT DEPARTMENT***

### ***TRANSIT DEPARTMENT***

### ***PARKS AND RECREATION***

### ***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.

### ***ALBUQUERQUE PUBLIC SCHOOLS***

- a. EPC Description: RZ-2022-00036—Zoning Map Amendment (Zone Change).
- b. Site Information: Bel-Air Subdivision, Tract A.
- c. Site Location: Located on Truman Street NE between Headingly Ave. and Cherokee Rd., southwest of the intersection of Comanche Rd. NE and San Mateo Blvd. NE, between San Mateo and Headingly.
- d. Request Description: Request for a zone change from R1-B (Residential, Single-Family Medium Lot) to NR-PO-A (Non-Residential—Parks and Open Space—Major Public Open Space, City Owned or Managed Public Park), to reflect current ownership and management of the parcels. No construction or development. This project, #2022-7162, the previous four projects #2022-7158, #2022-7159, #2022-7160, #2022-7161, and the following project, #2022-7163 are part of a multi-part application for a zone change to convert currently vacant parcels of land, owned by the City of Albuquerque, to Open Spaces and Parks. Elementary, middle, and high schools are a conditional primary and permissive use in the NR-PO zones, per City of Albuquerque Zoning codes.



- e. APS Comment: The land at issue, “Truman property,” is located directly adjacent to Desert Willow Family School and is also next to Bel-Air Elementary School and McKinley Middle School. All zone amendments with this type of geographic placement should seek prior discussion with APS.

***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)***

***COUNTY OF BERNALILLO***

***MID-REGION COUNCIL OF GOVERNMENTS (MRCOG)***

***MID-REGION METROPOLITAN PLANNING ORGANIZATION(MRMPO)***

***PUBLIC SERVICE COMPANY OF NEW MEXICO***

***NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)***

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

***PNM***

There are PNM facilities and/or easements around the entire perimeter of the site.

It is the applicant’s obligation to determine if existing utility easements or rights-of-way are located on or adjacent to the property and to abide by any conditions or terms of those easements.

Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM.

Any existing and/or new PNM easements and facilities need to be reflected on any resulting 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.

***PETROGLYPH NATIONAL MONUMENT***

***AVIATION DEPARTMENT***

***KIRTLAND AIR FORCE BASE***

**Figure 1: Standing at the eastern boundary of the subject site along Truman St NE facing west.**



**Figure 2: Standing at the northeast corner of the subject site, looking southwest.**





**Figure 3: Standing at the western boundary of the subject site, looking west.**



**Figure 4: Looking east at the amenities in the adjacent lot zoned NR-PO-A towards the western boundary of the subject site.**





**Figure 5: A panoramic view of the adjacent Villela Park and the western boundary of the subject site.**



**Figure 6: A panoramic view of the southern boundary of the subject site and adjacent amenities.**



**Figure 7: A panoramic view of the eastern boundary of the subject site, with adjacent car wash.**



## HISTORY

ZONING

Please refer to IDO Section 14-16-2-3(B) for the R1-B Zone District

&

IDO Section 14-16-2-5(F) for the NR-PO-A Zone District



## 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)
		<b>Appeals</b>
		<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): G-17	Existing Zoning: R-1B		Proposed Zoning: NR-PO-A
# of Existing Lots: 1	# of Proposed Lots: 1		Total Area of Site (acres): 1.056 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](mailto: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:

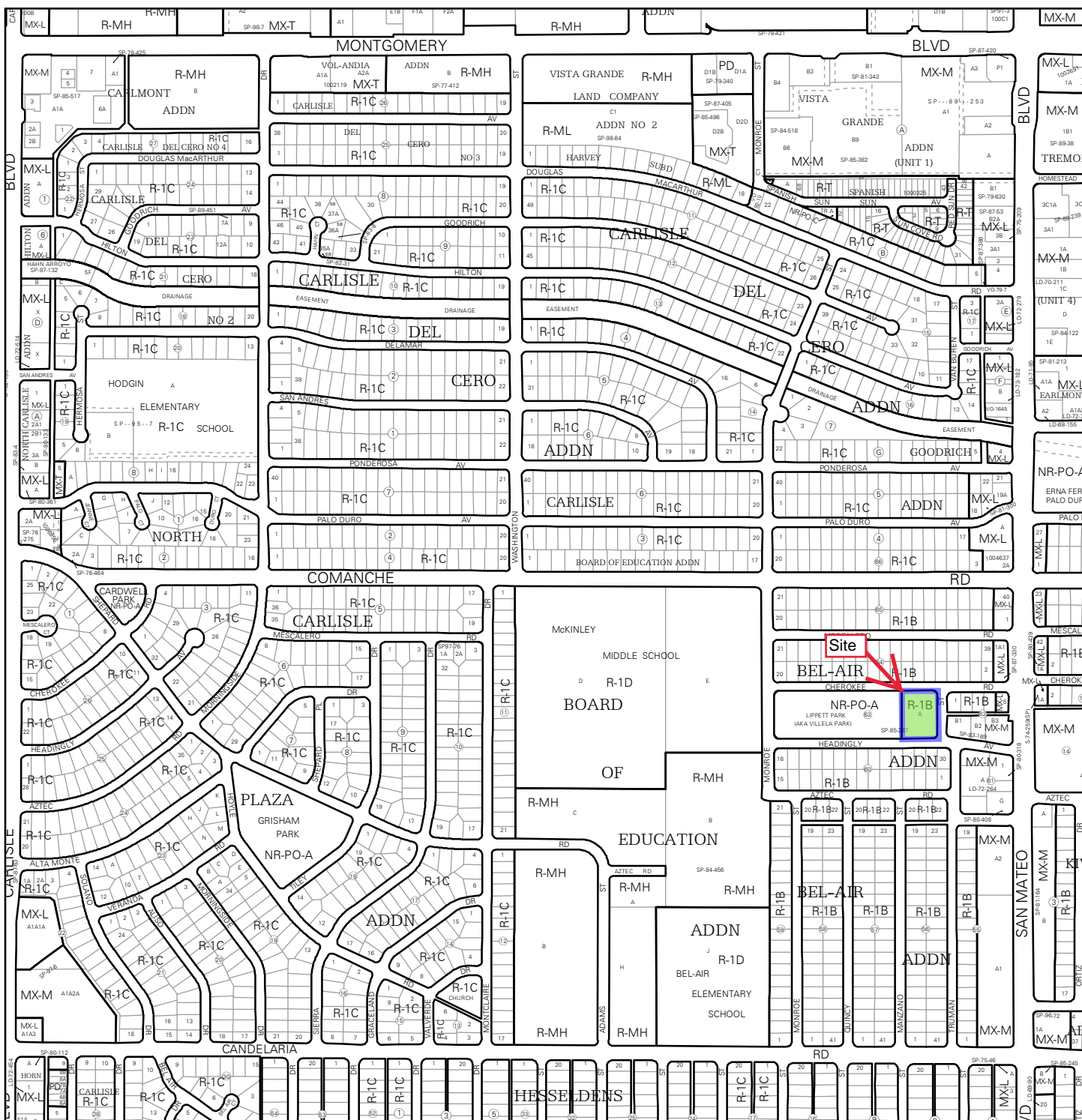
Date:



UPC List:

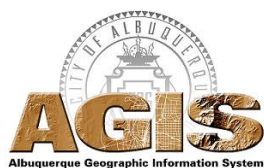
TR A PLAT OF TR A BLK 63 & LIPPETT PARK  
BEL-AIR SUBD:

101706047317740902

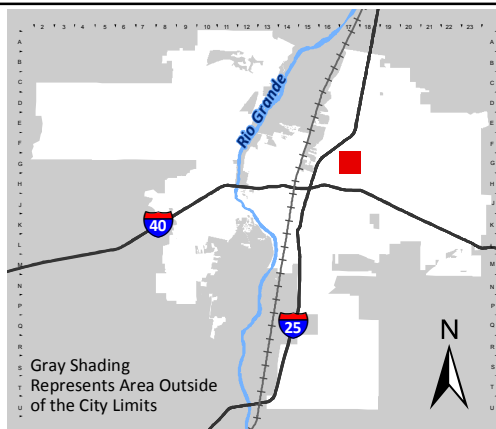


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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:  
**G-17-Z**

- Easement
  - Escarpment
  - Petroglyph National Monument
  - Areas Outside of City Limits
  - Airport Protection Overlay (APO) Zone
  - Character Protection Overlay (CPO) Zone
  - Historic Protection Overlay (HPO) Zone
  - View Protection Overlay (VPO) Zone
- Gray Shading  
Represents Area Outside  
of the City Limits
- 0 250 500 1,000 Feet

## PRE-APPLICATION MEETING NOTES

PA#: 22-043 Notes Provided (date): 2-25-22

Site Address and/or Location: 3333 Truman St Ne Albuquerque Nm 87110

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 from R1-B to NR-PO-A

### Basic Site Information

Current Use(s): Vacant Size (acreage): 1.056-acreS

Zoning: R1-B Overlay Zone(s): N/A

### Comprehensive Plan Designations

Development Area: Consistency Corridor(s): Within 660 ft of San Mateo Major Transit

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](mailto:slozoya@cabq.gov) at (505) 924-3349 to schedule a follow-up meeting.*

# CITY OF ALBUQUERQUE



March 30<sup>th</sup>, 2022

City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> St. NW  
Albuquerque, NM 87102

Re: Letter of Authorization for Zone Map Amendment

To Whom It May Concern:

Consensus Planning, Inc. is hereby authorized to represent me, the City of Albuquerque Parks and Recreation Department in all matters relating to the Zone Map Amendment from R-1A, R-1B, R-1D, NR-LM, NR-PO-C to NR-PO-A for the following properties: Truman, Santa Barbara, Walker Property, Genevas Arroyo, Kapnison Property, and Todos Santos. The properties are made up of 26 lots legally described as the following:

1. **Truman site:** 3333 Truman Street Northeast
2. **Santa Barbara Park:** 1226 Walter St NE
3. **Walker Property:** All lots within the blocks of Summer Ave NW, Rosemont NW, 6<sup>th</sup> St. NW, and 5<sup>th</sup> St. NW
4. **Genevas Arroyo:** Eastern and western portions of a strip of land between University Blvd SE and Buena Vista Blvd SE
5. **Kapnison Property:** Fraction of Lot 2 located in northeastern section Tract 11 between San Mateo Blvd. NE and Balloon Fiesta Pkwy. NE
6. **Todos Santos (Zone R-1A, PD):** 2 parcels consisting of Portion of El Rancho Atrisco De Los Santos and Tract 7-A-2 El Rancho Atrisco, Tract C Lots 1-A thru 25-A inclusive and Lots 133-A thru 145-A inclusive El Rancho Atrisco De Los Santos

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Sincerely,

City of Albuquerque Parks and Recreation Department

By:

DocuSigned by:



3A1B8403E7FE4D0...

Printed Name:

David Simon

Title:

Director



# 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:** G17 **DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_  
**Legal Description:** TR A PLAT OF TR A BLK 63 & LIPPETT PARK BEL-AIR SUBD (A REPLOF BLK 63 LIPPETT PARK & ADJ VAC  
**City Address:** MANZANO ST NE) CONT 1.0561AC M/L 3333 TRUMAN ST NE ALBUQUERQUE NM 87110

**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-1B 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

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

## Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: San Mateo Major 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](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.

TRAFFIC ENGINEER

2/28/2022

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](mailto: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.





July 5, 2022

Mr. Tim MacEachen, Chair  
Environmental Planning Commission  
City of Albuquerque Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

RE: Request for a Zoning Map Amendment

Landscape Architecture  
Urban Design  
Planning Services

302 Eighth St. NW  
Albuquerque, NM 87102

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

Dear Mr. Chairman:

The purpose of this letter is to request a Zoning Map Amendment – EPC for one parcel of land located at 3333 Truman Street Northeast totaling 1.056 acres. The property is legally described as; *Tract A Plat of Tract A Block 63 & Lippett Park Bel-Air Subdivision (a Replat of Block 63 Lippett Park & Adjacent Vacation Manzano Street NE)*

The property is currently zoned R-1B. The request is to rezone the parcel to NR-PO-A to reflect the current ownership and management of the lot by the City of Albuquerque Parks and Recreation Department. The property is located in the McKinley neighborhood. The request meets the applicability criteria in IDO section 14-16-6-7(G), therefore the request is subject to review and approval by the Environmental Planning Commission as a Zoning Map Amendment – EPC and does not require City Council approval.

### THE REQUEST

The applicant, the City of Albuquerque Parks and Recreation Department, seeks a Zone Map Amendment for approximately one acre of land consisting of one parcel located at 3333 Truman Street Northeast. The purpose of the zone map amendment is to reflect the ownership and management of the lot by the City of Albuquerque Parks Department. The request is seeking to change the current zoning from R-1B to NR-PO-A.

### SITE HISTORY

The Truman site is home to the Boys and Girls Club of Central New Mexico building with a public park adjacent to it. 1959 aerial imagery shows both the site and the adjacent park vacant and undeveloped. The site remained vacant until sometime between 1961 and 1996 when a building was constructed that now houses the Boys and Girls Club. The Boys and Girls Club serves Albuquerque youth with after-school curriculum-based programming that inspires and enables youth to reach their full potential.

### PRINCIPALS

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



## SITE OVERVIEW + LAND USE AND ZONING

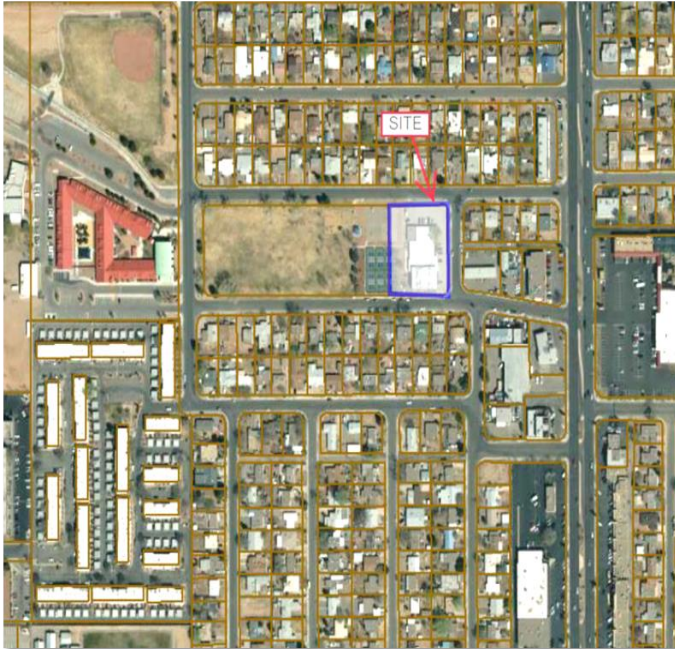

Site Overview:	Zoning and Land Use:
	
<p>Current Zone Designation: R-1B  Proposed Zone Designation: NR-PO-A  Size of Site: 1.056 acres  Current Conditions: Boy and Girls Club and associated parking lot  Surrounding Conditions: Villela Park, Desert Willow Family School, residential housing, car wash, Great China Chinese restaurant  City Development Area: Consistency  Community Planning Area: Mid Heights  Transit Corridor: San Mateo Major Transit Corridor  Boundary Streets: Cherokee Road NE, Truman Street NE, Headingly Avenue NE, Monroe Street NE</p>	<p>The Truman location is currently zoned R-1B (Single Family Residential Medium Lot), allowing detached single-family homes.</p> <p>Currently, there is a Boys and Girls Club building and parking lot on the site which is connected to a city-owned park on the west side of the property.</p> <p>The site is within 660 ft. of San Mateo Major Transit Corridor in addition to being situated near the Uptown Urban Center, American Square Activity Center, and San Mateo/ Montgomery Activity Center.</p>

TABLE 1. Truman Surrounding Zoning & Land Use			
<b>NORTH</b>	R-1B	Single-family residential	
<b>SOUTH</b>	R-1B	Single-family residential	
<b>EAST</b>	R-1B, MX-M, MX-L	Single-family residential, general retail, commercial	
<b>WEST</b>	R-1D, R-MH, NR-PO-A	Single and multi-family residential, city-owned public park, education	



## 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 an 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 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 Truman Site is within the San Mateo Major Transit 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 helps to create walkable places that provide opportunities for play and recreation because the site is within a Major Transit Corridor and contiguous to an existing park. The request would help to increase the acreage of the existing park while maintaining the walkability for nearby residents.



**Policy 5.1.10 Major transit corridors Sub Policy (b):**

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

**Applicant Response:** The Truman site is located within 660 ft of the San Mateo Major Transit Corridor. Correctly zoning this parcel to NR-PO-A to reflect the current ownership would provide a transition between development along or near the Major Transit Corridor and the surrounding single-family residential neighborhood by providing a buffer between more intense development and the surrounding housing.

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

**Applicant Response:** This request helps to foster communities where residents can live, work, shop, and play together because the subject property is contiguous to the existing Villela Park which would help to increase the acreage and provide a place 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 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.**

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

This Zone Map Amendment meets sub-criteria policy (a) by encouraging development that is consistent with the scale of the neighborhood and bringing a public amenity within walking distance to the McKinley neighborhood.

This Zone Map Amendment meets sub-criteria policy (e) because by creating a public space that increases the quality of life and overall health and wellbeing of residents and provides equitable access to an outdoor amenity it will help to create sustainable communities with a mix of uses. The McKinley neighborhood is predominately residential land uses and the increase to the acreage of the existing park the subject property is contiguous to will help to create sustainable communities by preserving land for public use.

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

Applicant Response: The Zone Map Amendment reinforces the character and intensity of the McKinley area by providing a public amenity that is consistent with the scale of the neighborhood. The parcel is contiguous to the existing Villela Park, and the addition of the land will help to grow the Villela Parks size. 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 5.6.3 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 the existing McKinley single-family neighborhood by zoning the subject property NR-PO-A which can be used for public use that is consistent with the appeal and scale of the neighborhood and facilitates the overall health and well-being of the area. The subject site is contiguous to Villela Park which offers recreation and community connection for residents. The addition of the subject property will not only enhance the existing park it will protect the character of the park and overall neighborhood.

This Zone Map Amendment meets sub-criteria policy (d) because the public park zone designation helps to align the use of the lot with the existing residential land surrounding it. Public amenities are seen as advantageous to communities and help to facilitate connected complete neighborhoods.

**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 site is located by creating a public area that is situated near housing in the surrounding neighborhoods.

**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.**

Applicant Response: This Zone Map Amendment improves community access to recreational opportunities by correctly zoning the subject property to NR-PO-A which increases public spaces in the McKinley residential neighborhood. Currently, the McKinley neighborhood has two parks, Villela Park, to the northeast, and Grisham Park to the southwest. This request helps to improve access for residents in the northeast portion of the neighborhood to a public amenity by increasing the existing size of the park.

**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 leisure 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 approximately one acre of land for uses that are geared toward the public good. The subject site is currently home to the Boys and Girls Club of America building and parking lot which has served community needs for decades in Albuquerque. The requested NR-PO-A zone helps to ensure that the subject property continues to serve community needs.

**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 quality of life 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 surrounding community.

**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 size of the parcel, development standards set forth by the IDO, and other realistic constraints that would make its construction impossible.

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-1B**

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-1B	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. The site has adequate existing infrastructure consisting of parking and sidewalks.

**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 property's location 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.

**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.**





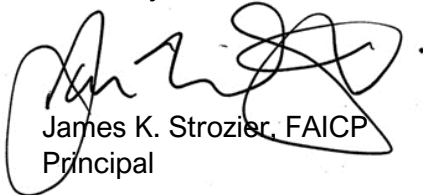
**3. The nature of structures already on the subject property makes it unsuitable for the uses allowed in any adjacent zone district.**

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. Strozio, FAICP  
Principal

## STAFF INFORMATION

June 28, 2022

TO: Jim Strozier & Avery Frank, Consensus Planning  
FROM: Sergio Lozoya, Leroy Duarte - Current Planners  
City of Albuquerque Planning Department  
TEL: (505) 924-3352  
RE: NR-PO-A Zone Changes

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We've completed a first review of the proposed zoning map amendment (zone change). We would like to discuss the request and have a few revisions to the justification letter. We're available to answer questions about the process and requirements. Please provide the following:

⇒ A revised zoning change justification letter pursuant to the zone change criteria (one PDF copy) by: **July 5, 2022.**

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

**1) Introduction:**

- A. Though We've done our best for this review, additional items may arise as the case progresses. If so, we will inform you immediately.
- B. It is our understanding that you have submitted 5 (five) separate requests for a Zone Map Amendment to 5 separate subject sites. Each of these requests will require individual justification letters, Staff Reports, and be presented separately at the EPC.
- C. This is what we have for the legal descriptions:

**Genevas (PR-2022-00007158\_ RZ-2022-00032) (Sergio Lozoya)**

- 1. Easterly Portion of Strip of Land in Southeast ¼ Continuing
- 2. Westerly Portion of Strip of Land in Southeast ¼ Albuquerque Grant

**Kapinson (PR-2022-007159\_RZ-2022-00033) (Leroy Duarte)**

- 1. Fraction of Lot 2 Located in the Northeast ¼ Northeast ¼ Section 11 Tract 11N R3E also known as, Tract F Heirs of Filiberto Gurule Tract Continuing 4.56 Acres +/-
- 2. Fraction of Lot 2 Located in the Northeast ¼ Northeast ¼ Section 11 Tract 11N R3E also known as Tract F Heirs of Filiberto Gurule Tract Continuing 4.55 Acres +/-

**Sanata Barbara (PR-2022-007160\_ RZ-2022-00034) (Leroy Duarte)**

- 1. Northernly Portion of Tract D Correction Plat of the bulk land Plat of La Cuentista Subdivision (tracts A thru E) 1 acres.

**Todos Santos (PR-2022-007161\_ RZ-2022-00035) (Leroy Duarte)**

1. Tract B Vacation & Replat Comprised of Portion of El Rancho Atrisco De Los Santos & Tract 7-A-2 El Rancho Atrisco Phase 2 to Ladera West Unit 3 Continuing 4.1236 acres
2. Tract C Plat of Tract C Lots 1-A Thru 25-A Inclusive and Lots 133-A Thru 145-A Inclusive El Rancho Atrisco De Los Santos Continuing 5.6542 Acres

**Truman (PR-2022-007162\_ RZ-2022-00035) (Sergio Lozoya)**

1. Tract A Plat of Tract A Block 63 & Lippett Park Bel-Air Subdivision 1.1 acres

2) Process:

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:  
<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. Timelines and EPC calendar: the EPC public hearing for July 21, 2022. Final staff reports will be available one week prior, on July 14, 2022.
- C. Note that, if a zone change request is denied, you cannot reapply again for one year (for the same zone district).
- D. Agency comments will be distributed as staff receives them. I will email you a copy of the comments.

3) Notification & Neighborhood Issues:

*Notification requirements for a zone change are explained in Section 14-16-6-4(K), Public Notice (IDO, p.378). The required notification consists of: i) 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. It appears that notification offering the pre-application facilitated meeting is complete.
- B. A facilitated meeting was held Via Zoom on 4-28-22 and several questions and comments were made. Is that correct?
- C. The notification to property owners appears to be complete for all sites. Thank you for providing photos of the certified mail receipts and a list of the neighbors within a 100' buffer.
- D. **The sign posting period is 15 days prior and after the EPC hearing date from Wednesday July 7, 2022 to August 4, 2022.**
- E. Have any neighborhood representatives or members of the public contacted you so far?

4) Project Letter:

- A. Each letter should demonstrate how the ZMA review and decision criteria, 6-7(G)(3) are met per each individual subject site. E.g., the policy analysis needs to be specific to each site.
- B. Please expand on the history and context of each of the subject sites provide case history if any.

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

- A. The task in a zone change justification is to choose applicable Goals and policies from the Comprehensive Plan and demonstrate how the request furthers (makes a reality) each applicable Goal and policy. **Furthering is shown by providing explanations using “because” statements and tailoring the response to match the wording of the Goal or policy.**
- B. Please revise or add goals/policies that align with zone map request pursuant to each individual site.
- C. Policies that partially further the goal will not be included in staff findings, please review goals and policies.
- D. Policy 5.1.1- Desired Growth: The request is for a zone map amendment, nothing is being created. Instead touch on points that pertain to existing walkable paths, spaces, etc.
- E. Goal 5.6- City Development Areas: Be specific about each site and explain their own characteristics and intensities.
- F. Policy 5.2.1 Land Uses Sub Policy (n): Be specific with each site and specific as to what neighborhoods you are addressing.
- G. Policy 5.6.1 Community Green Space: Be specific as to what community green spaces you are talking about, each site has different types of communities and characteristics of green spaces.
- H. Policy 5.6.3 Areas of Consistency: Elaborate on the character you are referring to.
- I. Goal 10.1 Facilities and Access: Elaborate as to how this zone map amendment meets this goal criteria. These parks exist and already exist, maybe elaborate on the change from private to public meets this goal. If there are future plans for the site(s) explain if not then I would leave out the last sentence that describes parcels being developed to meet the needs of residents.
- J. Policy 10.1.1 Distribution: Elaborate why this would protect and maintain the network of green space; i.e. *by keeping the space vacant this would reinforce the character and connection of open networks....*
- K. Goal 10.2 Parks: Explain how this goal will be achieved and how the quality of life will be achieved.
- L. 10.2.1 Park Types: Please be specific as to how and what types of parks will be meet the needs, i.e. for Balloon Fiesta Park elaborate on that subject and use that for Goal 13.5 Community Health as well.
- M. 6-7(G)(3)(b): Explain what cultural reasons you are referring to for each site (if applicable)
- N. 6-7(G)(3)(d): Discuss downzones and include harmful uses individually.

## FACILITATED MEETING REPORT



# CITY OF ALBUQUERQUE

## LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

### City of Albuquerque: Proposed Open Space Zone Map Amendment Pre-Application Meeting

**Project:** CABQ Pre-Application for Parks Zone Map Amendment

**Property Description/Address:**

- 1) **Truman:** Nearest Streets: Monroe St NE, Cherokee Rd NE, Truman St NE, and Headingly Ave NE.
- 2) **Santa Barbara:** Nearest Streets: Edith Blvd NE and Walter St NE.
- 3) **Walker:** Nearest Streets: Summer Ave NW, 5<sup>TH</sup> St NW, Rosemont Ave NW, and 6<sup>th</sup> St NW.
- 4) **Genevas:** Nearest Streets: University Blvd SE and Buena Vista Dr SE
- 5) **Kapnison:** Nearest Streets: San Mateo Blvd. NE and Balloon Fiesta Parkway NE
- 6) **Todos Santos:** Nearest Streets: Todos Santos St NW, San Benito St NW, Vista Alegre NW, Ouray Rd NW.

**Date Submitted:** April 29, 2022

**Submitted By:** Kathleen Oweegon

**Meeting Date/Time:** April 27, 2022, 6:00-8:00 pm

**Meeting Location:** Via Zoom

**Facilitator:** Kathleen Oweegon

**Co-facilitator:** none

**Applicant:** City of Albuquerque (City) through Council Services

**Agent:** Consensus Planning

**Neighborhood Associations/Interested Parties:** Various Neighborhood Associations (NA)

#### **Background Summary:**

This was a Pre-Application meeting for an EPC zone change, which allows property owners to request a different zone from the one currently assigned. The Zone Map Amendments seek to change the current zoning of several properties to reflect the current ownership and management by the City of Albuquerque. All the affected properties are owned by the City. The city seeks to change the zoning to NR-PO-A (City-Owned or Managed Public Park). This action will allow greater transparency by having the zoning match the ownership and use.

Five of the six subject areas (Truman, Santa Barbara, Walker, Genevas, and Todos Santos) are situated in or adjacent to existing residential neighborhoods. The remaining site, Kapnison is not adjacent to existing residential neighborhoods but is situated near the Balloon Fiesta Park which if approved would help increase the size of the park.<sup>1</sup>

The proposed Zone Map Amendment has several advantages for the community including but not limited to the placemaking initiatives, water and natural resource conservation, community green space, efficient development patterns, preserving areas of consistency, equitable distribution of amenities, walkability, and improving quality of life.

#### **Outcomes:**

1) **Areas of Agreement:**

- a) No opposition for the contemplated EPC zone changes to City Park was voiced.

2) **Unresolved Issues & Concerns**

- a) None noted

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<sup>1</sup> See attached Agents' Parks Proposed Zone Map Amendments PPT presentation

# CITY OF ALBUQUERQUE

## LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

### City of Albuquerque: Proposed Open Space Zone Map Amendment Pre-Application Meeting

#### Meeting Specifics:

##### 1) Agent's Presentation

- a) The city zoning code is now called the Integrated Development ordinance (aka IDO). One of the key things that it includes is the process that any property owner, including in this case the City of Albuquerque has to go through in order to change the zoning on a specific piece of property and there are specific criteria that that you have to meet in order to justify a change in zoning. Participants received notification of this meeting because their neighborhood association is within a certain distance of the subject properties.
- b) This is for 6 properties that the city owns and has acquired that are specifically identified to be neighborhood. They total approximately 24 acres, so they're not huge properties. We are proposing to change them from whatever zoning they are today mostly residential. To NR-PO-A (City Owned or Managed Public Park) to reflect the current ownership and management of the properties. As you might imagine, many of these properties are located within a neighborhood. One of the main reasons that the City has asked us to help them do this is that right now when you look at the city zoning map or the city's online version of that zoning now, you would not know that these properties were designated to be a park. They currently are shown as being zoned R-1 for single family homes. And yet they're not. So part of the purpose of this effort is to make sure that when someone looks at that zoning map that they can actually see that this is a park. There's other ways to figure that out if you're good at using the system but this will be much easier for people to see right away.

##### c) Truman

- ♦ Current Zone: R-1B (Residential Single-Family Medium Lot)
- ♦ Size of Site: 1.056 acres (1 parcel)
- ♦ Current Conditions: Boys and Girls Club and parking lot
- ♦ Nearest Streets: Monroe St NE, Cherokee Rd NE, Truman St NE, and Headingly Ave NE.
- ♦ Development Patterns: Area of Consistency\*  
*\* land uses are limited in an attempt to preserve the character of the existing neighborhood*

The Truman property is also one parcel just over an acre in size. It's actually a parcel that is immediately adjacent to an existing City park property so the property to the west is zoned NR-PO-A. This property is zoned R-1-B. It is surrounded by other R-1 properties and there are a lot of houses in this area. This zone amendment will basically just expand that existing park by a little over an acre.

##### d) Santa Barbara

- ♦ Current Zone: NR-PO-C (Non-City Parks and Open Space)
- ♦ Size of Site: 0.7059 acres (1 parcel)
- ♦ Current Conditions: Santa Barbara Park
- ♦ Nearest Streets: Edith Blvd NE and Walter St NE.
- ♦ Development Patterns: Area of Consistency\*  
*\* land uses are limited in an attempt to preserve the character of the existing neighborhood*

The Santa Barbara parcel is just under an acre to the east. It's a small parcel, what I would probably describe as a future pocket park. It's in an interesting little area, because it's a higher intensity zoning – MXM is a mixed-use zone; MXT is mixed-use transitional. Albuquerque High School is right there.

##### e) Walker

- ♦ Current Zone: R-1A (Residential Single-Family Small Lot)
- ♦ Size of Site: 2.1613 acres (all lots within the block)
- ♦ Current Conditions: Vacant lots surrounded by single and multi-family residential and mixed uses.
- ♦ Nearest Streets: Summer Ave NW, 5<sup>TH</sup> St NW, Rosemont Ave NW, and 6<sup>th</sup> St NW.
- ♦ Development Patterns: Area of Consistency\*  
*\* land uses are limited in an attempt to preserve the character of the existing neighborhood*

# CITY OF ALBUQUERQUE

## LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

### City of Albuquerque: Proposed Open Space Zone Map Amendment Pre-Application Meeting

The Walker property is in the north end of downtown, and that consists of 18 different residential lots that the City acquired, and it is an entire block. Those blocks downtown are relatively small, so it's just a little over 2 acres, but it's an entire block and is just north of the Wells Park. Wells Park Community Center is located just to the south of that and is already zoned NR-PO-A. There is a little bit of open space in the park area. I believe there's a basketball court, and some grass areas as part of that park. I think this is in the Wells Park neighborhood and the City is working with that neighborhood to come up with a plan as to what that park is actually going to look like. But once again very centrally located in that neighborhood. A lot of houses surround that, especially as you go west of 6th Street.

#### f) Genevas

- ♦ Current Zone: R-1D (Residential Single-Family Large Lot)
- ♦ Size of Site: 4.811 acres (2 parcels)
- ♦ Current Conditions: Vacant lots surrounded by single and multi-family residential and mixed uses.
- ♦ Nearest Streets: University Blvd SE and Buena Vista Dr SE
- ♦ Development Patterns: Area of Consistency\*

*\* land uses are limited in an attempt to preserve the character of the existing neighborhood*

The Genevas property is 2 parcels, and that is down in the south part of the city. It's a linear parcel, this is this is the royal. There is a drainage ditch. I would anticipate that this could become a trail corridor through this neighborhood. There's a mobile home park; there's some residences around it. This is off of University Blvd. SE and Buena Vista SE. It's N. of Gibson Blvd., so in an older part of town. It's pretty big piece; it's almost 5 acres, but it's a long skinny piece.

#### g) Kapnison

- ♦ Current Zone: NR-LM (Non-Residential Light Manufacturing)
- ♦ Size of Site: 9.11 acres (2 parcels)
- ♦ Current Conditions: Vacant lots surrounded by public parks and light manufacturing.
- ♦ Nearest Streets: San Mateo Blvd. NE and Balloon Fiesta Parkway NE.
- ♦ Development Patterns: Area of Consistency\*

*\* land uses are limited in an attempt to preserve the character of the existing neighborhood*

The Kapnison property is the 2<sup>nd</sup> largest of these properties. It includes 2 parcels, is slightly over 9 acres of land, and it's in the very north end of the city just west of I-25. It is immediately adjacent to Balloon Fiesta Park. The City has been acquiring additional properties around Balloon Fiesta Park. And so this is basically at the north end of the park. And one of the key things about this piece is that does provide a connection to that and the dead end of San Mateo. This is in an industrial area. Besides the Balloon Fiesta Park everything around this, to the north and east, over to I-25, and to the south is all zoned industrial, but it'll be part of Balloon Fiesta Park.

#### h) Todos Santos

- ♦ Current Zone: R-1A & PD (Residential Single-Family Small Lot & Planned Development)
- ♦ Size of Site: 9.77 acres (2 parcels)
- ♦ Current Conditions: The site is a utility easement surrounded by residential uses
- ♦ Nearest Streets: Todos Santos St NW, San Benito St NW, Vista Alegre NW, Ouray Rd NW.
- ♦ Development Patterns: Area of Change\*

*\* land uses are limited in an attempt to preserve the character of the existing neighborhood*

The Todos Santos property is the property on the west side of Albuquerque. It's basically a wide utility corridor that goes right through the middle of a neighborhood. This has actually got 2 different zones on it: R-1, which is single family residential and PD – Planned Development. It's basically a large wide utility easement that runs between the middle of this neighborhood. There are power lines in there, and most likely this will become some sort of linear park, probably with the trail, and hopefully, some other amenities that the city can develop in this area.

# CITY OF ALBUQUERQUE

## LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

### City of Albuquerque: Proposed Open Space Zone Map Amendment Pre-Application Meeting

- i) When I mentioned that the IDO has criteria for changing the zoning, Basically, what that means is that we need to put together a justification letter. One of the key aspects of that justification letter is to look at the city's comprehensive plan and look at how this fits in to some of those goals and policies that the city has put in place with that comprehensive plan. Creating healthy, walkable communities is a big part of our comprehensive plan, enhancing the character of existing single-family neighborhoods, improving community access to these types of facilities, and in general providing relief from urbanization and providing more green and open space within the communities.
- 2) **Neighbors' Response** *Neighbor questions and comments are in Italics. Q = Question; C = Comment*
- a) *Q: Is there any information as to when those purchases happened that could be shared with everybody after the meeting?*
- A: We can. I think we can get that information My understanding is that all of these properties have been purchased or acquired in some manner by the city since the IDO was adopted in 2018, so sometime in the last 4 years these properties were acquired.
- b) **Genevas**
- i) *C: That parcel is so narrow, and somebody said there's an arroyo there. It's next to Lowell Elementary.*
- A: That's AMAFCA (Albuquerque Metropolitan Arroyo Flood Control) drainage. Water might run underneath the roadway and the parcels via buried pipes.
- ii) *Q: Is the empty property to the east of Lowell Elementary privately owned or is that publicly owned?*
- A: That's the recreational field associated with the school.
- iii) *Q: In the information that you sent out for this meeting, there was some mention of some of the properties we would be considering were private parks?*
- A: Santa Barbara Park was owned privately, so it's zoned R-PO-C, which is the zone designation for privately owned park. The city has purchased that, and now going to be a public park.
- Q: So, nothing that we're considering is in the hands of private citizens at this point?*
- A: No, it's all owned by the City.
- c) **Todos Santos**
- i) *Q: Any idea what they plan on doing with it?*
- A: Rincondada Park is very close by. I don't really know the answer, but the City has several linear parks like this and I would guess that it's going to include a trail and could include what they call a "park course", which is little exercise stations along trail. It could have a little pocket area with some play equipment, or something like that, but probably won't be a traditional park. That'd be my guess.
- ii) *C: The area that moves to the east at the southeast of the bottom of the park area – that almost looks like It's got some arroyo-like characteristics.*
- A: That's a drainage ditch which feeds into the Ladera Golf Course.
- As a point of clarification, when we say the city purchased these properties, probably a better word to use is that they somehow acquired them. It could be that this was owned by an HOA and given to the city. In the case of the open space properties that we talked about on Monday night, I'm pretty sure that all of those were purchased by the City. The City has sought them out, and they prioritizes acquiring them, and they've gone out, and they've bought them. In the case of some of these park properties like Santa Barbara, it could be that the church and the neighborhood association realized that they couldn't take care of them anymore, or didn't have the resources, and probably approached the city and said, "Would you take this over?"
- C: I appreciate that clarification.*

# CITY OF ALBUQUERQUE

## LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

### City of Albuquerque: Proposed Open Space Zone Map Amendment Pre-Application Meeting

#### d) Kapnison

- i) *C: It looks like there's either a walking trail or some type of ditch that goes through it.*

A: Yes, I think so. This is an old dirt road that goes through there. And, as we all know, if we go to the Balloon Fiesta, they're constantly dealing with issues of parking and staging and that is just a constant part of doing what they do. I don't know what they plan to do with this particular property, but I'm going to guess, since it's not really connected to the park portion of the Balloon Fiesta, that this could be additional parking or staging area would be my guess.

#### e) Truman

Agent comment: There's a park there's a community center to the west. There's an existing neighborhood park immediately adjacent to this. So, once again, I bet the Boys and Girls Club either worked out some sort of deal with the city. There are some kind of courts already there – I'm guessing pickle-ball courts.

#### f) Walker

- i) *Q: Is the Walker parcel the one where Rosemont Street separates the new acquired property from the existing park? I wonder if they're considering, removing Rosemont Street to create one large park without a road running through?*

A: I don't know the answer to that. They certainly could do that. That would involve a separate process to actually vacate that street. Compared to a private developer, for instance, the existing street is already owned by the City, and the City owns the land to the north and to the south of the street, so they probably have a little more flexibility as to what they do with that street ultimately as part of their master planning.

*C: I would suggest that would be a nice idea, and they could take out paving and add green space; that would be wonderful.*

A: It probably has utilities in it. We can certainly share that with the with the City Parks folks.

- ii) *Q: They have a lot of homeless people in this area. I'm wondering how a park in this area is going to be protected from homeless people camping out there like they do at Coronado Park. Do you take that into consideration?*

A: I am sure that has been very much front and center with the conversations that they have had.

#### Neighbors' Requests of the City Regarding Process

- a) *Q/C: Is it possible that going forward a part of the purchasing of property or reception of property given to the city that a part of that process is that they have to get the zone change for the deal to be finalized? I understand we've got a new IDO 4 years ago, and everybody's trying to figure out where they need to fit so that life can go on, and things can be built, but it seems like there's a better way to do this*

- i) *126 people were notified by email of this meeting, 10 registered, 3 showed up. I don't know that this can be called a real public meeting at which issues were discussed.*

**Neighbor recommendation to the City:** *Going forward from this point, as the City either purchases, or a acquires in some form, property that they will cause to become park property, part of the process of purchasing or acquiring is that at that time they have to change the zone. That means that everybody who surrounds the property gets a notice saying the property is being acquired and re-zoned, and giving those neighbors the opportunity to give their input about it. Doing it in this more timely way may also feel more pertinent to the neighbors and they would be more interested in coming out to talk about it and be more engaged in what's happening with the properties in the area of their neighborhood.*

A: I wanted to offer a slightly different perspective about the low turnout for these meetings. I don't know about the circumstance for all of these projects, but speaking about the Walker property, I know that the Walker property has been vacant, and I believe that it was the neighborhood who worked with the City to get the City to acquire the property because it was for sale, and they have been working

# CITY OF ALBUQUERQUE

## LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

### City of Albuquerque: Proposed Open Space Zone Map Amendment Pre-Application Meeting

with that neighborhood very actively to get that property purchased. It is one property that I know that the City actually did purchase, and the neighborhood has been working with them. The City has been working with those neighbors now to come up with the master plan as to what they're going to do with the park. So I'm going to guess that no one from Wells Park signed up for this meeting, because they already know everything about that property and they've been very actively involved with the City and they know it's going to be a park. Additionally, this is a little bit different than a lot of the projects that we do, because in this case, with the existing zoning a park is allowed to be built in any zone. I don't discount your comment that maybe it would be better if the City did these one at a time as they purchased a property, and for whatever reason they didn't do that, but I think these may be some explanations of why in some of these areas the immediate neighbors did not choose to attend this meeting – because they've already been included in discussions leading up to this. I know that the City has held quite a few public meetings and gotten a lot of public input about Truman park. I think that also speaks to the community involvement in that process.

- b) **Neighbor recommendation to the Agent and the City:** *Going forward from this point, when notification of one of these meetings goes out, it will be very helpful if that includes the degree of prior conversations with the neighbors in the vicinity of the project, so that we have a sense of how much engagement has already taken place, which will help inform our decision about whether or not we need to have or attend that meeting.*

A: When sending out meeting notices, it's always a delicate balance between inundating people with too much information and making sure they have the information they need to know. I appreciate that feedback because we constantly talk about that when we're putting these notices together. So we will definitely take that to heart

- c) *C: I appreciate that the city is always looking for ways to add more green space, and I know in the Parks and Recreation Department and Solid Waste everybody is so overworked right now.*

**Neighbor recommendation to the City:** *When the city acquires more Open Space and properties to be used for parks, they need to add to their budget for the maintenance and care of those areas.*

#### Action Items:

- a) Agent will provide neighbors with information about the dates the City acquired these properties.
- b) Agent will extend to the City Parks folks the neighbor's suggestion that the City vacate Rosemont Street, remove the pavement, and add green space to create one large park without a road running through.

#### Anticipated Application and Hearing timetable:

EPC Application will be filed May 5, 2022

EPC Hearing will be held June 16, 2022.

#### Names & Affiliations of Attendees

Jim Strozier	Consensus Planning – Agent
Avery Frank	Consensus Planning – Agent
Michelle Benton	Mark Twain N.A.
Dan Regan	Sandia Heights NA & District 4 Coalition
Frances Armijo	South Broadway NA



## NOTIFICATION

From: [Carmen, Delaina L.](#)  
To: [Avery Frank](#)  
Subject: 3333 Truman St. NE Neighborhood Meeting Inquiry-City Project  
Date: Monday, April 4, 2022 2:39:16 PM  
Attachments: [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
3333 Truman St.

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
Mossman NA	Lori	Jameson	jamesonlr@outlook.com	3543 Dakota Street NE			Albuquerque	NM	87110	
Mossman NA	Marya	Sena	maryasena1@gmail.com	3418 Dakota Street NE			Albuquerque	NM	87110	
Hodgin NA	Pat	Mallory	malloryabq@msn.com	3916 Douglas MacArthur Road NE			Albuquerque	NM	87110	5052211567
Hodgin NA	Marilyn	Strube	mstrube@greer-stafford.com	4721 Delamar NE		Albuquerque	NM	87110		5052504314
McKinley NA	Geraldine	Griego	griegocruz@comcast.net	3018 Solano Drive NE			Albuquerque	NM	87110	5052592517
McKinley NA	Marjorie	Padilla	mp1646@gmail.com	3616 Aztec Road NE			Albuquerque	NM	87110	
BelAir NA	Barb	Johnson	flops2@juno.com	2700 Hermosa Drive NE			Albuquerque	NM	87110	5053796187
BelAir NA	Jay	Edwards	jfedwards66@gmail.com	2742 Sierra NE		Albuquerque	NM	87110	5059184716	
Quigley Park NA	Eric	Olivas	eoman505@gmail.com	2708 Valencia Drive NE			Albuquerque	NM	87110	
District 4 Coalition of Neighborhood Associations	Daniel	Regan	dreganabq@gmail.com	4109 Chama Street NE			Albuquerque	NM	87109	5052802549
District 4 Coalition of Neighborhood Associations	Mildred	Griffiee	mgriffiee@noreset.org	PO Box 90986		Albuquerque	NM	87199	5052800082	
District 7 Coalition of Neighborhood Associations	Darcy	Bushnell	dmc793@gmail.com	2017 Alvarado Drive NE			Albuquerque	NM	87110	5053795335
District 7 Coalition of Neighborhood Associations	Tyler	Richter	tyler.richter@gmail.com	801 Madison NE		Albuquerque	NM	87110	5052392903	
Del Norte NA	Mary	White	white.link@aol.com	4913 Overland Street NE			Albuquerque	NM	87109	5056201353
Del Norte NA	Mary	Bernard	fourseven@comcast.net	6224 Baker Avenue NE			Albuquerque	NM	87109	5053498113
Lafayette Place Condominium Association Incorporated	Melanie	McLaughlin	melanie@bluedoorhomes.net	3791 Southern SE		Rio Rancho	NM	87124		5053894316
Lafayette Place Condominium Association Incorporated	Samantha	Anderson	sam@bluedoorhomes.net	3791 Southern SE		Rio Rancho	NM	87124		5053894316
Mossman South NA	Sarah	Couch	wordsong.LLC@gmail.com	6224 Alta Monte NE			Albuquerque	NM	87110	
Mossman South NA	Brittany	Ortiz	britt@chipotlebutterfly.com	6213 Alta Monte NE			Albuquerque	NM	87110	
ABQ Park NA	Shirley	Lockyer	shirleylockyer@gmail.com	7501 Sky Court Circle NE		Albuquerque	NM	87110		5057107314
ABQ Park NA	Steve	Randall	srandall52@comcast.net	7424 Arvada NE		Albuquerque	NM	87110		5052648973
Alvarado Park NA	Darcy	Bushnell	dmc793@gmail.com	2017 Alvarado Drive NE		Albuquerque	NM	87110	5053795335	
Alvarado Park NA	Robert	Habiger	apna87110@gmail.com	2101 Valencia NE		Albuquerque	NM	87110	5055547965	
Classic Uptown NA	Bert	Davenport	brt25@pm.me	2921 San Pablo Street NE		Albuquerque	NM	87110	7736206636	
Classic Uptown NA	John	Whalen	johnwhalen78@gmail.com	2904 Las Cruces NE		Albuquerque	NM	87110		5052651278
Inez NA	Donna	Yetter	donna.yetter3@gmail.com	2111 Hoffman Drive NE		Albuquerque	NM	87110	5055504715	
Inez NA	Maya	Sutton	yemaya@swcp.com	7718 Cutler Avenue NE		Albuquerque	NM	87110		5052478070
Jerry Cline Park NA	Danielle	Boardman	danielle.e.boardman@outlook.com	1001 Grove Street NE		Albuquerque	NM	87110		5059805216
Jerry Cline Park NA	Shirley	ericshirley@comcast.net		900 Grove Street NE		Albuquerque	NM	87110	5052682595	
Mark Twain NA	Barbara	Lohbeck	bardean12@comcast.net	1402 California Street NE		Albuquerque	NM	87110	5052591932	5052540285
Mark Twain NA	Joel	Wooldridge	joel.c.wooldridge@gmail.com	1500 Indiana Street NE		Albuquerque	NM	87110		5053897840
Quigley Park NA	Eric	Olivas	eoman505@msn.com	2708 Valencia Drive NE		Albuquerque	NM	87110	5059344540	
Snow Heights NA	Julie	Nielsen	bjdniesl@msn.com	8020 Bellamah Avenue NE		Albuquerque	NM	87110	5053622313	5052923989
Snow Heights NA	Laura	Garcia	laurasmigi@aol.com	1404 Katie Street NE		Albuquerque	NM	87110	5052355858	
Winrock South NA	Virginia	Kinney		7110 Constitution Avenue NE		Albuquerque	NM	87110		5053215432
Winrock South NA	John	Kinney		7110 Constitution Avenue NE		Albuquerque	NM	87110		5053215432
Winrock Villas Condo Association	Main Office		wwcondos@comcast.net	1601 Pennsylvania Street NE		Albuquerque	NM	87110		5058848280
Winrock Villas Condo Association	Julie	Marr	wvcjule@gmail.com	1601 Pennsylvania Street NE	K-01	Albuquerque	NM	87110	3254514046	

**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: [deuhd@citycabq.gov](mailto:deuhd@citycabq.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](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?documents=1&outline-name=6-1%20Procedures%20Summary%20Table>



**Delaina L. Carmona**  
Senior Administrative Assistant  
Office of Neighborhood Coordination  
Council Services Department  
1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
Albuquerque, NM 87102  
505-768-3334  
[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [DNC@cabq.gov](mailto:DNC@cabq.gov)  
Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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From: [webmaster-cabq.gov@mailgun.org](mailto:webmaster-cabq.gov@mailgun.org) <[webmaster-cabq.gov@mailgun.org](mailto:webmaster-cabq.gov@mailgun.org)> **On Behalf Of** [webmaster@cabq.gov](mailto:webmaster@cabq.gov)  
Sent: Monday, April 4, 2022 8:49 AM  
To: Office of Neighborhood Coordination <[frank@consensusplanning.com](mailto:frank@consensusplanning.com)>  
Cc: Office of Neighborhood Coordination <[conc@cabq.gov](mailto:conc@cabq.gov)>  
Subject: Neighborhood Meeting Inquiry Sheet Submission

**[EXTERNAL] Forward to [phishing@cabq.gov](mailto: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](mailto:frank@consensusplanning.com)  
Company Name  
Company Address  
City  
State  
ZIP  
Legal description of the subject site for this project:  
Physical address of subject site:  
3333 Truman St. NE  
Subject site cross streets:  
Truman and Headingly  
Other subject site identifiers:

**From:** [Avery Frank](#)  
**To:** [a.louisa.carson@gmail.com](#); [aboard111@gmail.com](#); [aludi2wo@yahoo.com](#); [aludi415@gmail.com](#); [andersonbonnie505@gmail.com](#); [annes@swcp.com](#); [anvanews@aol.com](#); [apna87110@gmail.com](#); [bacadeanna@gmail.com](#); [bacaioaquin9@gmail.com](#); [bakieaikin@comcast.net](#); [bardean12@comcast.net](#); [bartj505@gmail.com](#); [bjdniels@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](#); [dlreganabq@gmail.com](#); [dmc793@gmail.com](#); [donaldlove08@comcast.net](#); [donna.yetter3@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](#); [historicoldtown@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](#); [joshmftz@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@theremedyspa.com](#); [maryasena1@gmail.com](#); [mawsdf@comcast.net](#); [melanie@bluedoorhomes.net](#); [meyster1@me.com](#); [mg411@q.com](#); [mgriffree@noreste.org](#); [mp1646@gmail.com](#); [mstrube@greer-stafford.com](#); [nearnorthvalleyna@gmail.com](#); [nelsondag@aol.com](#); [newmexmba@aol.com](#); [pdmndragon@msn.com](#); [peggynorton@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](#); [oweegon@bridgesofpeace.com](#)  
**Subject:** Notice of Zone Map Amendment  
**Date:** Wednesday, April 13, 2022 5:09:00 PM  
**Attachments:** [Parks complete package.pdf](#)

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Hello,

This email is to inform you that Consensus Planning, Inc. on behalf of the City of Albuquerque is requesting a Zone Map Amendment to City-Owned Public Park for several parcels of land located at various locations in the city. You are invited to attend a facilitated neighborhood association meeting. All the information is attached to this email including a formal notice for a neighborhood meeting along with supplemental information about the specific properties. The Zoom information is provided below as well as in the email attachments. If you have any questions or concerns prior to the meeting, please feel free to reach out. Thank you and we look forward to seeing you at the scheduled neighborhood association meeting.

### Zoom Information:

**When:** Wednesday, April 27, 2022

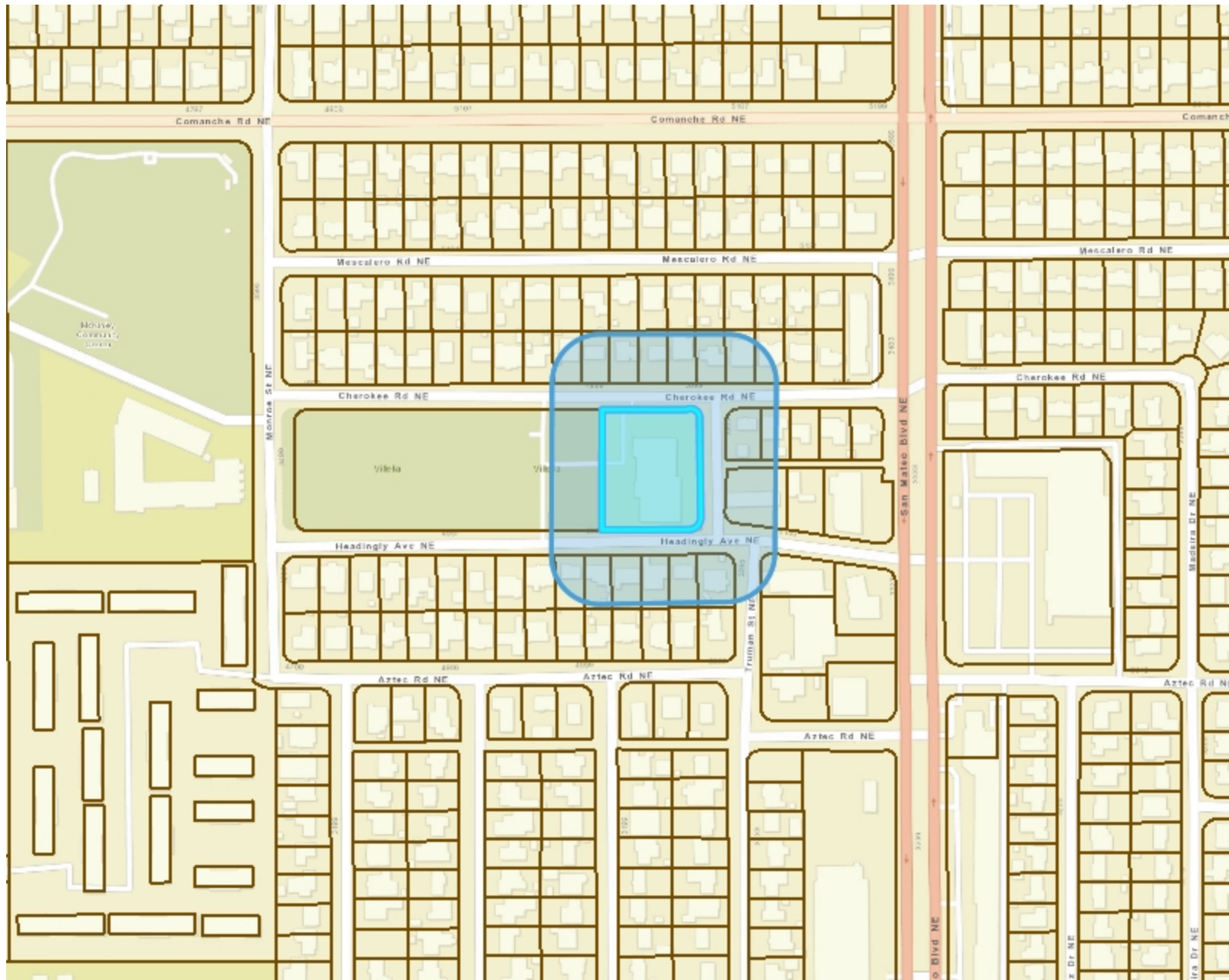
**Time:** 6:00 pm to 8:00 pm

**Place:** Zoom meeting

- **You do need to register in advance for this meeting by clicking this link: [Register for Meeting](#)**
- After registering, you will receive a confirmation email containing information about joining the meeting.



# Truman 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  
5/4/2022 © City of Albuquerque

1: 3,606

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Owner	Owner Address	Owner Address 2
SAAVEDRA ELIZABETH R	5105 CHEROKEE RD NE	ALBUQUERQUE NM 87110-1807
CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-2248
ORNELAS DAVID	6200 INDIAN SCHOOL RD NE APT 1	ALBUQUERQUE NM 87110-5338
YAZZIE BRIANNA K & RANDALL R	5001 CHEROKEE RD NE	ALBUQUERQUE NM 87110-1856
RYAN MADELINE C	5102 CHEROKEE RD NE	ALBUQUERQUE NM 87110-1808
WEITZEL KENNETH M	5013 CHEROKEE RD NE	ALBUQUERQUE NM 87110-1856
MARTIN WESLEY M & JUDY BOWY	4909 CHEROKEE RD NE	ALBUQUERQUE NM 87110-1850
CARR ROCHELLE	4918 HEADINGLY AVE NE	ALBUQUERQUE NM 87110-1836
HANNA BILLY & MARY	5009 CHEROKEE RD NE	ALBUQUERQUE NM 87110-1856
TENORIO MADELYN ANN	525 VINEYARD RD NE	ALBUQUERQUE NM 87113-1055
KAY ROGER K & ERIN	337 EUBANK BLVD NE	ALBUQUERQUE NM 87123
ROMERO RICHARD	PO BOX 35042	ALBUQUERQUE NM 87176-5042
JORGENSEN CONSULTING LLC	4501 BOGAN AVE NE SUITE A-1	ALBUQUERQUE NM 87109-2225
TORRES ISIDORO B & PHILOMENA	3211 TRUMAN ST NE	ALBUQUERQUE NM 87110-1854
DARNELL KELLY A	5002 HEADINGLY AVE NE	ALBUQUERQUE NM 87110
HOLLINGSHEAD MICKEY P & JUDIT	8709 LA BARRANCA AVE NE	ALBUQUERQUE NM 87111-2328
BOOZE TERRY L & E F ENDEAN	4913 CHEROKEE RD NE	ALBUQUERQUE NM 87110-1850
FULLERTON KEVIN	933 SAN MATEO BLVD NE SUITE 50	ALBUQUERQUE NM 87108-1470
SAIZ STEVE M	4910 HEADINGLY AVE NE	ALBUQUERQUE NM 87110-1836
GARCIA IGNACIO & CHARISSE	6004 MADRE CT NE	ALBUQUERQUE NM 87111
ABQ CAR WASH LLC	279B JARAMILLO LP	VEGUITA NM 87062-9715



7021 0350 0000 8539 3824

299C 6E59 0000 05E0 1201

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9528 000

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021. 0350 0000 A539 3A17

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P	P	P	P	P

21 0350 000

10

0350 0000 8539 3701

[illegible]

1



**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"](#); ["dreganabq@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](#)

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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](mailto:cp@consensusplanning.com) or myself at [frank@consensusplanning.com](mailto: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

**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](mailto: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.

**OFFICIAL PUBLIC NOTIFICATION FORM  
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CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



**PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY**

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

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

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

## Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed 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<sup>1</sup>\*:

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\*<sup>2</sup>: <https://cabq.zoom.us/j/2269592859>

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

<sup>2</sup> 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](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:  
Please call or email [frank@consensusplanning.com](mailto: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)\*<sup>4</sup> 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

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

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

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

### Additional Information:

From the IDO Zoning Map<sup>5</sup>:

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](mailto: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>

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<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>

**Purpose of the Facilitated Meeting is to:**

- Hear a presentation on the project from Consensus Planning, Agent.
- Have a facilitated conversation between the neighbors and the agent
- Document neighbors' feedback
- Discuss/negotiate potential resolution of any concerns
- Submit a summary report of this meeting to City of Albuquerque and all meeting participants by a neutral professional facilitator.

**Agenda:**

- Facilitator opens the meeting
- Applicant or agent presents information pertinent to application
- Facilitator will elicit feedback from the meeting attendees and create a list of related concerns (if any).
- Participants will have the opportunity to clarify and elaborate on each listed concern, with applicant having the opportunity to respond.
- Negotiations, if viable at this time, will be facilitated.

For questions about the meeting or reporting process, please contact: Kathleen Oweegon, contract facilitator: [oweegon@bridgesofpeace.com](mailto:oweegon@bridgesofpeace.com) or (505) 501-7000.

For questions about the application, contact: [frank@consensusplanning.com](mailto:frank@consensusplanning.com), Consensus Planning, Agent: Avery Frank

***Avery M Frank***

**Consensus Planning, Inc.**

302 8th Street NW

Albuquerque, NM 87102

Phone (505) 764-9801



## SIGN POSTING

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

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

#### 1. LOCATION

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

#### 2. NUMBER

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

#### 3. PHYSICAL POSTING

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

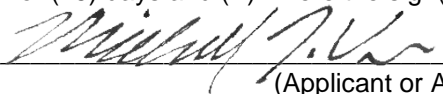
#### 4. TIME

Signs must be posted from June 1, 2022 To July 1, 2022

#### 5. REMOVAL

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

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

  
(Applicant or Agent)

5/5/22  
(Date)

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

**PROJECT NUMBER:** \_\_\_\_\_