



Environmental Planning Commission

Agenda Number: 4
Project #: PR-2022-007159
Case #: RZ-2022-00033
Hearing Date: July 21, 2022

Staff Report

<i>Agent</i>	Consensus Planning Inc.
<i>Applicant</i>	City of Albuquerque
<i>Request</i>	Zoning Map Amendment – EPC
<i>Legal Description</i>	A Fraction of Lot 2 located in NE 1/4 NE ¼ Section 11 Town 11 North Range 3 East aka Tract F & Tract G Heirs of Filiberto Gurule Tract.
<i>Location</i>	between the North Camino Diversion Channel and San Mateo Blvd. NE.
<i>Size</i>	Approximately 9.5 acres
<i>Existing Zoning</i>	NR-LM
<i>Proposed Zoning</i>	NR-PO-A

Staff Recommendation

APPROVAL of RZ-2022-00033, based on the Findings beginning on p.20.

STAFF PLANNER
Leroy Duarte, Planner

Summary of Analysis

The request is for a Zoning Map Amendment from NR-LM to NR-PO-A for an approximately 9.5-acre site.

The subject site is vacant and surrounded by NR-PO-A (Balloon Fiesta Park), the North Camino Diversion Channel and vacant land zoned NR-LM. The site would be managed by the City of Albuquerque.

The applicant has adequately justified the request pursuant to the IDO zone change criteria in 14-16-6-7(G)(3). The proposed zoning would be more advantageous to the community overall because it furthers a preponderance of applicable Comprehensive Plan Goals and policies and there are no major conflicts.

The subject site is in an Area of Consistency and is not located on a Major Transit Corridor or in an Activity Center.

The affected neighborhood organizations are the North Valley Coalition, North Valley Coalition, District 4 Coalition of Neighborhood Associations, Alameda North Valley Association, North Edith Commercial Corridor Association, Vista Del Norte Alliance, and Wildflower Area Neighborhood Association which were notified. Property owners within 100 feet of the subject site were also notified as required. As of this writing, Staff has not been contacted and there is no known opposition.

Staff recommends approval.



Table of Contents

I. Introduction.....8

II. Analysis of Applicable Ordinances, Plans, and Policies.....11

III. Agency and Neighborhood Concerns.....18

IV. Conclusion.....18

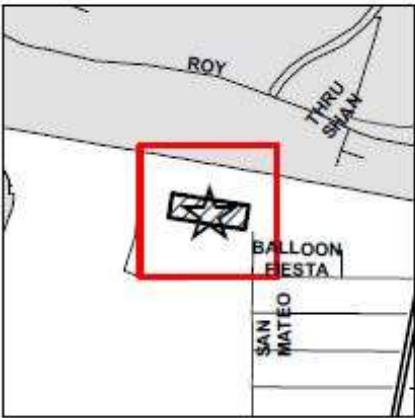
Findings and Recommendation.....20

Agency Comments.....25

Attachments

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





IDO ZONING MAP

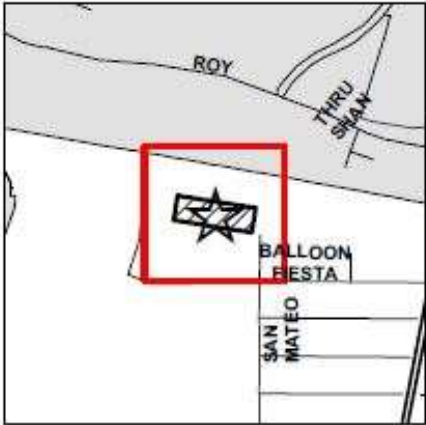
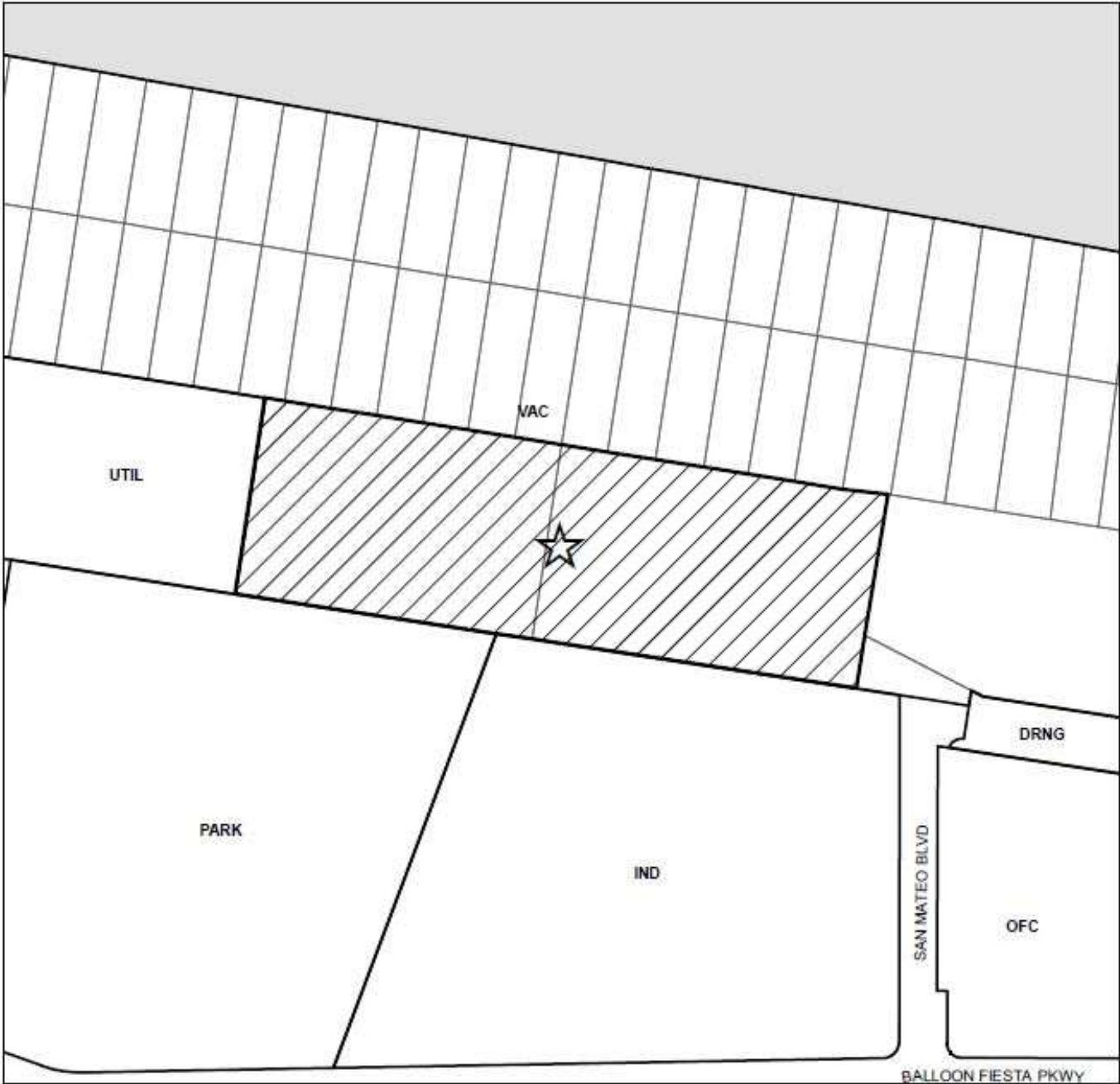
Note: Gray shading
indicates County.



1 inch = 250 feet

Hearing Date:
7/21/2022
Project Number:
PR-2022-007159
Case Numbers:
RZ-2022-00033

Zone Atlas Page:
B-17



LAND USE MAP

Note: Gray shading
Indicates County.

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



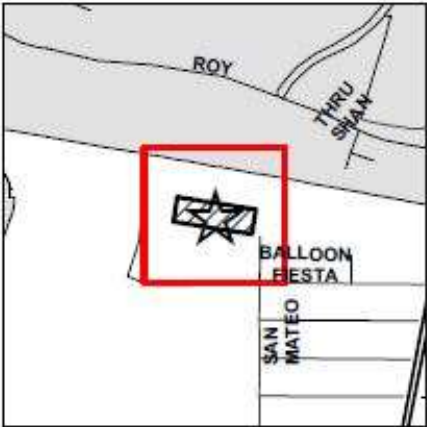
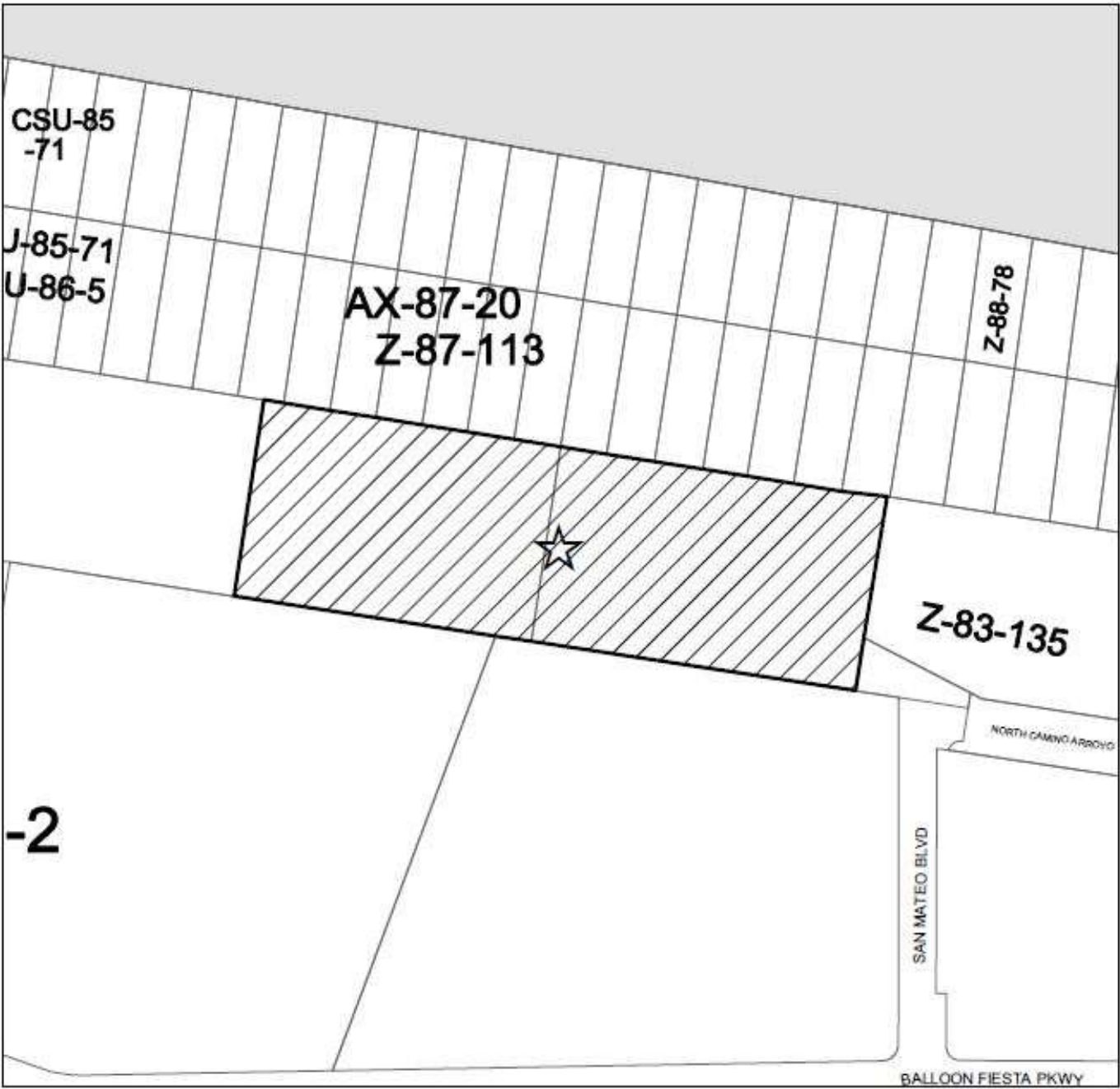
1 inch = 250 feet

Hearing Date:
7/21/2022

Project Number:
PR-2022-007159

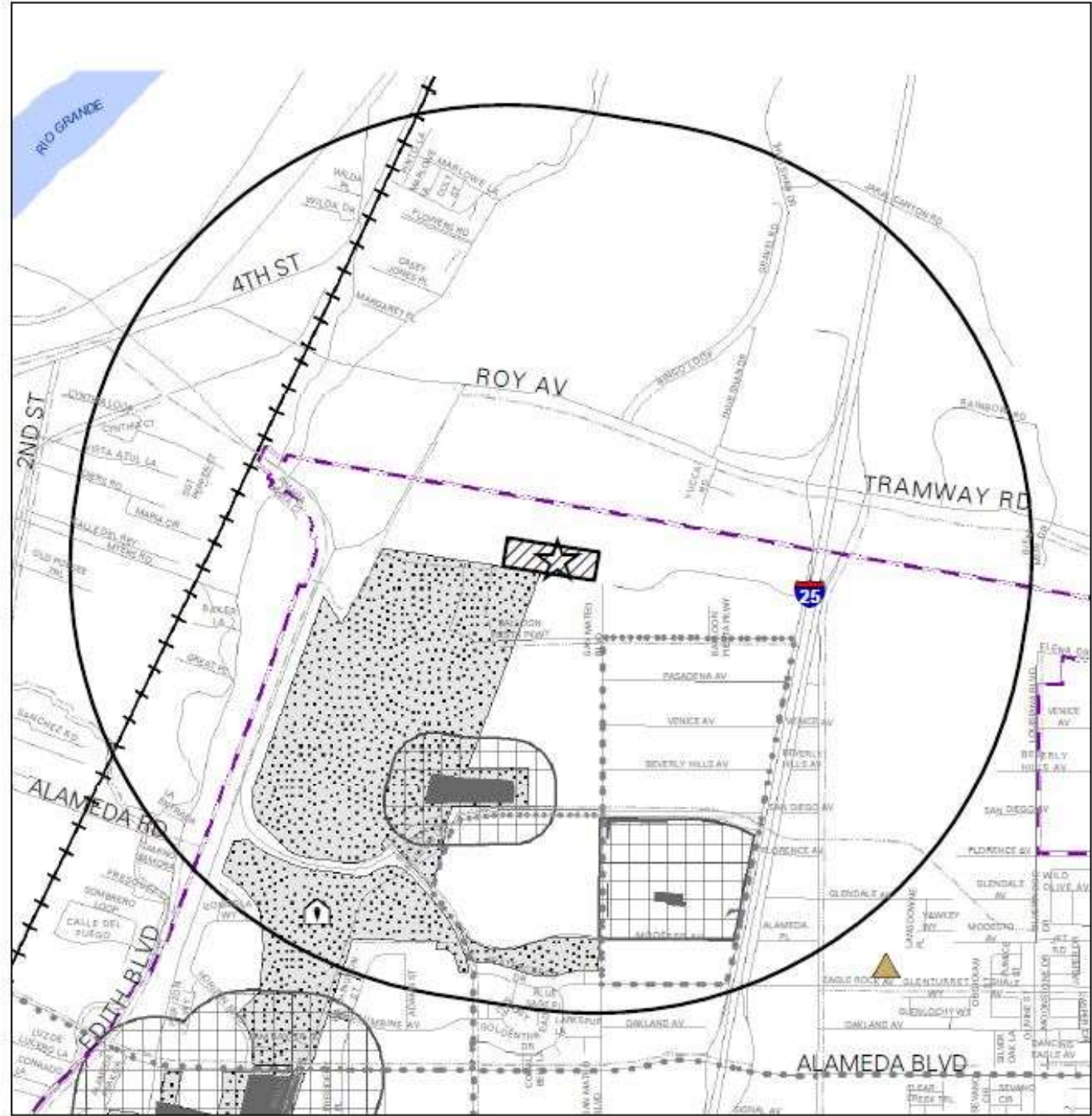
Case Numbers:
RZ-2022-00033

Zone Atlas Page:
B-17



HISTORY MAP
Note: Gray shading indicates County.


1 inch = 250 feet
Hearing Date: 7/21/2022
Project Number: PR-2022-007159
Case Numbers: RZ-2022-00033
Zone Atlas Page: B-17



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 |

I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	NR-LM	Area of Consistency	Vacant Land
<i>North</i>	NR-LM	Area of Consistency	Vacant Land
<i>South</i>	NR-LM/NR-PO-A	Area of Consistency	Parks and Open Space/ Industrial
<i>East</i>	NR-LM	Area of Consistency	Vacant Land/ Utilities
<i>West</i>	MX-L	Area of Consistency	Vacant Land

Request

The request is for a Zoning Map Amendment for an approximately 9.5-acre site legally described as A Fraction of Lot 2 located in NE 1/4 NE ¼ Section 11 Town 11 North Range 3 East aka Tract F & Tract G Heirs of Filiberto Gurule Tract, located between the North Camino Diversion Channel and San Mateo Blvd. NE. (“the subject site”).

The subject site is currently zoned NR-LM (Non-residential Light Manufacturing). The applicant requests a Zoning Map Amendment from NR-LM to NR-PO-A (Non-residential – Park and Open Space, Sub-zone A: City-owned or Managed Parks Zone District). The subject site would be managed by the city of Albuquerque.

EPC Role

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

Context

The subject site is currently vacant and bounded by vacant land, the North Camino Diversion Channel, and the Balloon Fiesta Park. The approximately 9.5-acre site is located between the North Camino Diversion Channel and the San Mateo Blvd. NE.

The subject site is surrounded by vacant land to the north and east. South of the site lies Balloon Fiesta Park, and west of the site lies the North Camino Diversion Channel.

History

The subject site was part of the North I-25 Sector Development Plan adopted by the City of Albuquerque in 1986. The Sector Development Plan was then revised with new boundaries- Paseo Del Norte and San Bernardino Avenue to the south, Louisiana Boulevard to east, The North Camino Diversion Channel and Edith to Boulevard to the west and Sandia Indian Reservation sovereign line on the north.

The North 1-25 Sector Plan provides the framework for guiding the development of 2,800 acres in northern Albuquerque. The area covered by this Sector Plan serves as an important asset to the City functioning as a northern gateway and as an emergent employment center for the region. The purpose of the Plan is to achieve the City's vision for the area by guiding the future development of the area as a regional employment center and to buffer the residential development along its eastern boundary. The North 1-25 Sector Plan is a Rank 3 plan, the most detailed level of the City's planning program, intended to be implemented and enforced through policy, regulation, and capital improvements funding. The North I-25 Sector Development Plan was rescinded in November 2017 upon the adoption of the IDO.

The Balloon Fiesta Master Plan was adopted in 1998 and was updated on November 8, 2012. The Balloon Fiesta Park is located on City of Albuquerque property, between the North Diversion Channel on the west, San Mateo Boulevard on the east, and north and south of Alameda Boulevard and covers approximately 358 acres. The City of Albuquerque acquired the old Los Angeles Landfill for the Balloon Fiesta in 1985. The 77-acre property was used almost exclusively for the Balloon Fiesta. With the acquisition of the "Alameda Site," the City established a new home for the Albuquerque International Balloon Fiesta and an urban regional park. Combined with the old 77-acre Balloon Fiesta Park south of Alameda Boulevard, the new Balloon Fiesta Park became the City's largest regional park at approximately 358 acres.

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 Major Street. Balloon Fiesta Parkway is classified as a Major Collector Street.

Comprehensive Plan Designations

The subject site is not located within any Centers or along any Corridors as designated by the Comprehensive Plan.

The subject site is part of the North I-25 Community Planning Area (CPA). The North I-25 is between the railroad tracks to the west and I-25 to the east, this area is characterized by business and industrial parks and semi-rural neighborhoods. The Balloon Fiesta Park and Museum host millions of visitors per year.

Overlay Zones

The subject site is within the boundaries of the North I-25 Area Character Protection Overlay Zone, CPO-10, and Building Height Sub-area 2 (14-16-3-4(K)).

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

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.

San Mateo Blvd NE. currently has no bike route. According to the Long-Range Bikeway System a bike lane to run along San Mateo Blvd NE has been proposed.

Transit

Commuter route 140 San Mateo and Jefferson serves the area Monday through Friday with a peak frequency of 30 minutes and an off-peak frequency of 30 minutes. There is no service on the weekends. The San Mateo line southbound begins service at 6:04 am and discontinues service at 7:04 pm. The San Mateo line northbound begins service at 5:40 am and discontinues service at 5:47 pm.

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.

Non-residential Zone District: Any zone district categorized as Non-residential in Part 14-16-2 of this IDO.

Open Space: In lowercase letters, a generic term for any outdoor space or amenity intended to retain access to open air and sunlight, regardless of location, ownership, or management responsibility. Open space is required through various means in order to provide a psychological and physical respite from development densities. Open space is intended to create healthy places that balance density vs. openness and urban vs. natural environments. For City-owned open space, see Open Space Definitions for Major Public Open Space.

Zoning

The subject site is currently zoned NR-LM (Non-residential Light Manufacturing), IDO 14-16-2-5(C) which was assigned upon the adoption of the IDO. The purpose of the NR-LM zone district is to accommodate moderate-intensity commercial, light assembly, fabrication, and light manufacturing uses, while buffering adjacent lower-intensity, Residential and Mixed-use zone districts from the traffic, noise, and other impacts of those uses. Allowable uses are shown in Table 4-2-1.

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 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.

NR-LM acts as a buffer with light manufacturing uses between residential and lower intensity zone districts whereas NR-PO-A protects designated parks and open spaces for recreational use and enjoyment.

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 Change. Areas of Change allow for a mix of uses and development of higher density and intensity in areas where growth is desired and can be supported by multi-modal transportation.

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

Chapter 5: Land Use

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

The subject site is currently surrounded by vacant land, and lies south of the Balloon Fiesta Park and Museum (NR-PO-A). Designating it as a City- Owned Park or Managed Parks zone (NR-PO-A) would complement the existing NR-PO-A zone and provide the community a place where residents can live, learn and play together. 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 create a healthy, sustainable amenity to the nearby Wildflower Area that would add acreage to the existing Balloon Fiesta Park (NR-PO-A) and would become conveniently accessible to the surrounding neighborhoods west of the site. The request furthers Policy 5.2.1- 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 request would allow the subject site to become part of the City's network of Parks- Balloon Fiesta Park. The request would expand to the Balloon Fiesta Park reinforcing the character and intensity in an Area of Consistency. The request furthers Goal 5.6 – City Development Areas.

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

The request would provide visual relief from potential Light Manufacturing development that would be allowed within the NR-LM zone. The request would become part of the parks network connecting to the Balloon Fiesta Park, North Camino Diversion Channel trail and the Bosque Trail and would provide opportunities for biking and walkability. The request furthers Policy 5.6.1 – Community Green Space.

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

The request would protect and enhance the character of the surrounding area by removing uses that are permissive-Light Manufacturing and also enhancing the acreage of the Balloon Fiesta

Park, keeping this area outside of a center consistent to its surroundings. The request furthers Policy 5.6.3 – Areas of Consistency.

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 subject site is adjacent to the Balloon Fiesta Park. The request would add to the existing park and open space and potentially add connectivity access to the both North Camino Diversion Channel and Bosque Trails. The request would meet the needs of all residents and promote responsible use of natural resources. 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 adding additional acreage to the Balloon Fiesta Park and create connectivity to the North Camino Diversion Channel Trail, creating a balance between parks an open space and the Non-Residential Light manufacturing zone it abuts. 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 would protect and add an additional acreage to the existing recreation facilities and site-Balloon Fiesta Park which serves the public. 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 nearby neighborhood, by preserving the natural landscape and provide opportunities for outdoor education, recreation, and cultural activities within the Balloon Fiesta Park. The request furthers Goal 10.2- Parks.

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

The request would implement a system of parks and connectivity to the internationally recognized Balloon Fiesta Park and a natural node such as the North Camino Diversion Channel. The park would meet a range of needs at different park scales. The Balloon Fiesta Park serves the needs on a regional and international scale whereas the North Camino Diversion Channel would meet the needs of the small neighborhood. The request furthers Policy 10.2.1- Park Types.

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 Balloon Fiesta Park, preserve the natural landscape, removing light manufacturing uses from the site and promoting connectivity between existing parks and trails. The request 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 NR-LM (Non-residential Light Manufacturing). 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 these 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: The proposed Zoning Map Amendment furthers criteria 6-7(G)(3)(a) by maintaining the health, safety, and general welfare of the City, which is demonstrated by the request's consistency with the following Comprehensive Plan goals and policies:

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; Goal 5.6 City Development; Policy 5.6.1 Community Green Space; Policy 5.6.3 Areas of Consistency; Goal 10.1 Facilities & Access; Policy 10.1.1 Distribution; Sub-policy (a) 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 land uses, parks and open spaces and resilience and sustainability 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 communities..

Staff: The subject site is located in an Area of Consistency. The applicant has demonstrated that the new zone would clearly reinforce and strengthen the established character of the surrounding area by maintaining its use and strengthening the established character by adding more acreage to the already existing Balloon Fiesta Park.

The applicant's policy-based analysis (see response to Criterion A) demonstrates that the request would further a preponderance of applicable Comprehensive Plan Goals and policies and therefore would be more advantageous to the community than the current zoning. 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: Both parcels are 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

<i>Allowable Uses</i>	<i>NR-LM</i>	<i>NR-PO-A</i>
<i>Community Center/Library</i>	<i>C</i>	<i>P</i>
<i>Elementary or Middle School</i>		<i>P</i>
<i>High School</i>	<i>C</i>	<i>P</i>
<i>Museum</i>	<i>P</i>	<i>P</i>
<i>Parks and Open Space</i>	<i>C</i>	<i>P</i>
<i>Community Garden</i>	<i>C</i>	<i>A</i>
<i>Nursery</i>	<i>P</i>	<i>A</i>
<i>Paid Parking Lot</i>	<i>P</i>	<i>A</i>
<i>Amphitheater</i>		<i>P</i>
<i>Balloon Fiesta Park Events/Activities</i>		<i>P</i>
<i>Stadium or Racetrack</i>		<i>P</i>
<i>Farmers Market</i>	<i>CV</i>	<i>P</i>
<i>Park-and-Ride Lot</i>	<i>C</i>	<i>A</i>
<i>Drainage Facility</i>	<i>P</i>	<i>A</i>
<i>Electric Facility</i>	<i>P</i>	<i>A</i>
<i>Geothermal Energy Generation</i>	<i>P</i>	<i>A</i>
<i>Major Utility</i>	<i>P</i>	<i>A</i>
<i>Automated Teller Machine</i>	<i>A</i>	<i>T</i>
<i>Fair, Festival, Theatrical Performance</i>		<i>T</i>

Staff: The applicant compared allowable uses in the existing NR-LM 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. 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: Both parcels will be served by existing city infrastructure including streets, sidewalks, and applicable parking. There are no plans for the development of the two parcels; therefore, the existing infrastructure is adequate for the Zone Map Amendment.

Staff: The subject sites do not have access to Water Authority Infrastructure. Applicant would have to fulfill its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement (IIA). Applicant has stated there are no plans for development, therefore exiting infrastructure such as streets and trails do have adequate capacity to serve. 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 its location on a major street.

Staff: The subject site is not located on a major street. The justification is 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 of each lot.

Staff: The request is not based on the cost of land or economic consideration, but for providing access and connectivity to an already existing Park and Open Space (Balloon Fiesta Park) for the community. 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 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 zoning for both parcels of the zone map amendment request will not create a spot zone as the balloon fiesta park is contiguous to the subject site which will increase the current size of the NR-PO-A zone. Changing the zone to NR-PO-A allows the development of a new park, public amenity, or recreation space allowing for a transition between the surrounding NR-LM zone and the NR-PO-A zone. 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.

Staff: The subject property is different from surrounding land because it can function and add as a transition between zone districts NR-LM and NR-PO-A. South of the subject site lies the Balloon Fiesta Park zoned NR-PO-A the request would not create a spot but add more acreage to the existing NR-PO-A zone, which would not create a spot zone but become part of the NR-PO-A zone district. 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. Agency comments begin on p.25.

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. 9. The affected, registered neighborhood organizations are the North Valley Coalition, North Valley Coalition, District 4 Coalition of Neighborhood Associations, Alameda North Valley Association, North Edith Commercial Corridor Association, Vista Del Norte Alliance, and Wildflower Area Neighborhood Association 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 was 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 9.5-acre site legally described as A Fraction of Lot 2 located in NE 1/4 NE ¼ Section 11 Town 11 North Range 3 East aka Tract F & Tract G Heirs of Filiberto Gurule Tract, located between the North Camino Diversion Channel and San Mateo Blvd. NE. (“the subject site”).

The subject site is currently zoned NR-LM (Non-residential Light Manufacturing) bounded by vacant land, the North Camino Diversion Channel, and adjacent to the Balloon Fiesta Park..

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 these properties by the City of Albuquerque.

The applicant has adequately justified the request based upon the proposed zoning being more advantageous to the community than the current zoning because it would further a preponderance of applicable Goals and policies.

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-2022-00033, July 21, 2022 – Zoning Map Amendment

1. The request is for a Zoning Map Amendment for an approximately 9.5-acre site legally described as A Fraction of Lot 2 located in NE 1/4 NE ¼ Section 11 Town 11 North Range 3 East aka Tract F & Tract G Heirs of Filiberto Gurule Tract, located between the North Camino Diversion Channel and San Mateo Blvd. NE. (“the subject site”).
2. The subject site is currently vacant and bounded by vacant land, the North Camino Diversion Channel, and the Balloon Fiesta Park. It is zoned NR-LM (Non-Residential Light Manufacturing).
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 these properties by the City of Albuquerque.
4. The subject site is in an area that the Comprehensive Plan designated an Area of Consistency. It is not located along a Major Transit Corridor and is not located in a Center 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 5.2- Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

The subject site is currently surrounded by vacant land, and lies south of the Balloon Fiesta Park and Museum (NR-PO-A). Designating it as a City- Owned Park or Managed Parks zone (NR-PO-A) would complement the existing NR-PO-A zone and provide the community a place where residents can live, learn and play together.

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

The request would create a healthy, sustainable amenity to the nearby Wildflower Area that would add acreage to the existing Balloon Fiesta Park (NR-PO-A) and would become conveniently accessible to the surrounding neighborhoods west of the site.

- C. 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 request would allow the subject site to become part of the City’s network of Parks-Balloon Fiesta Park. The request would expand to the Balloon Fiesta Park reinforcing the character and intensity in an Area of Consistency.

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

The request would provide visual relief from potential Light Manufacturing development that would be allowed within the NR-LM zone. The request would become part of the parks network connecting to the Balloon Fiesta Park, North Camino Diversion Channel trail and the Bosque Trail and would provide opportunities for biking and walkability.

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

The request would protect and enhance the character of the surrounding area by removing uses that are permissive-Light Manufacturing and also enhancing the acreage of the Balloon Fiesta Park, keeping this area outside of a center consistent to its surroundings.

7. 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 subject site is adjacent to the Balloon Fiesta Park. The request would add to the existing park and open space and potentially add connectivity access to the both North Camino Diversion Channel and Bosque Trails. The request would meet the needs of all residents and natural resources.

- 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 adding additional acreage to the Balloon Fiesta Park and create connectivity to the North Camino Diversion Channel Trail, creating a balance between parks an open space and the Non-Residential Light manufacturing zone it abuts.

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

The request would protect and add an additional acreage to the existing recreation facilities and site-Balloon Fiesta Park which serves the public.

- 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, recreation, and cultural activities within the Balloon Fiesta Park.

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

The request would implement a system of parks and connectivity to the internationally recognized Balloon Fiesta Park and a natural node such as the North Camino Diversion Channel. The park would meet a range of needs at different park scales. The Balloon Fiesta Park serves the needs on a regional and international scale whereas the North Camino Diversion Channel would meet the needs of the small neighborhood.

8. 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 Balloon Fiesta Park, preserve the natural landscape, remove light manufacturing uses from the site and promoting connectivity between existing parks and trails.

9. 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, 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; Goal 5.6 City Development; Policy 5.6.1 Community Green Space; Policy 5.6.3 Areas of Consistency; Goal 10.1 Facilities & Access; Policy 10.1.1 Distribution; Sub-policy (a) 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 character, identity, complete communities, land uses, efficient development patterns, infill development, city development areas and compatibility 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.

4. B. Criterion B: The subject site is located in an Area of Consistency. The applicant has demonstrated that the new zone would clearly reinforce and strengthen the established character of the surrounding area by maintaining its use and strengthening the established character by adding more acreage to the already existing Balloon Fiesta Park.

The applicant's policy-based analysis (see response to Criterion A) demonstrates that the request would further a preponderance of applicable Comprehensive Plan Goals and policies and therefore would be more advantageous to the community than the current zoning.

- 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 NR-LM 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.
 - E. Criterion E: The subject sites do not have access to Water Authority Infrastructure. Applicant would have to fulfill its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement (IIA). Applicant has stated there are no plans for development, therefore existing infrastructure such as streets and trails do have adequate capacity to serve.
 - F. Criterion F: The subject site is not located on a major street. The justification is based on the public recreation, use, and enjoyment it will provide the community. The response to Criterion F is sufficient.
 - G. Criterion G: The request is not based on the cost of land or economic consideration, but for providing access and connectivity to an already existing Park and Open Space (Balloon Fiesta Park) for the community. 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.
 - H. Criterion H: The request would not create a spot because there is NO-PO-A zoning adjacent to the subject site, which the request would add to.
- 10. The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable Goals and policies regarding Land Use, Parks & Open Space, and Resilience & Sustainability 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.
 - 11. The affected neighborhood organizations are the North Valley Coalition, North Valley Coalition, District 4 Coalition of Neighborhood Associations, Alameda North Valley Association, North Edith Commercial Corridor Association, Vista Del Norte Alliance, and Wildflower Area Neighborhood Association, which were notified as required. Property owners within 100 feet of the subject site were also notified as required.
 - 12. 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 unesolved issues or concerns.
 - 13. As of this writing, Staff has not been contacted and is unaware of any opposition.

RECOMMENDATION - RZ-2022-000033, July 21, 2022

APPROVAL of Project #: 2021-007159, Case #: RZ-2022-00033, a zone change from NR-LM to NR-PO-A, A Fraction of Lot 2 located in NE 1/4 NE ¼ Section 11 Town 11 North Range 3 East aka Tract F & Tract G Heirs of Filiberto Gurule Tract located between the North Camino Diversion Channel and San Mateo Blvd. NE. ("the subject site"). based on the preceding Findings.

Leroy Duarte

**Leroy Duarte
Current Planner**

Notice of Decision CC list:

North Valley Coalition, Doyle Kimbrough, newmexmba@aol.com

North Valley Coalition, Peggy Norton, peggynorton@yahoo.com

District 4 Coalition of Neighborhood Associations, Daniel Regan, dlreganabq@gmail.com

District 4 Coalition of Neighborhood Associations, Mildred Griffiee, mgriffiee@noreste.org

Alameda North Valley Association, Steve Wentworth, anvanews@aol.com

North Edith Commercial Corridor Association, Evelyn Harris, grumpyeh46@comcast.net

North Edith Commercial Corridor Association, Michael Haederle, haederle@yahoo.com

Vista Del Norte Alliance, James Souter, jamessouter@msn.com

Vista Del Norte Alliance, Janelle Johnson, vistadelnorte@me.com

Wildflower Area NA, Larry Caudill, ltcaudill@comcast.net

Wildflower Area NA, Charles Bates, cefisher.67@gmail.com

Legal, dking@cabq.gov

EPC file

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning / Code Enforcement

No adverse comments

Long Range Planning

Metropolitan Redevelopment

No adverse comments

Transportation Development Review Services

No adverse comments.

CITY ENGINEER

Hydrology

Transportation Development Services

No adverse comments

MUNICIPAL DEVELOPMENT DEPARTMENT (DMD) TRANSPORTATION

The Transportation has no objection to the Zoning Map Amendment for this item.

POLICE DEPARTMENT/PLANNING

No adverse comments

SOLID WASTE MANAGEMENT DEPARTMENT

Project # PR-2022-007159 RZ-2022-00033– Zoning Map Amendment (Zone Change)

No comment at this time.

TRANSIT DEPARTMENT

The site is very remote from current ABQ RIDE services.

PARKS AND RECREATION

ABC WATER UTILITY AUTHORITY (ABCWUA)

RP-2022-007159 / RZ-2022-00033

1. RZ-2022-0033
 - a. No adverse comment to the proposed zone changes
 - b. For information only:
 - i. The sites do not have access to Water Authority Infrastructure.
 - ii. 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

1. Project #2022-007159

- a. EPC Description: RZ-2022-00033—Zoning Map Amendment (Zone Change).
- b. Site Information: Heirs of Filiberto Gurule Addition Lot 2 located in NE 1/4 NE ¼ Section 11 T11N R3E aka Tract F & Tract G.
- c. Site Location: Located North of Balloon Fiesta Park, east of the North Diversion channel, and west of San Mateo Blvd.
- d. Request Description: Request for a zone change from NR-LM (Non-Residential – Light Manufacturing) 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. Property will become part of Balloon Fiesta Park. This project, #2022-7159, the previous project #2022-7158, and the following four projects, #2022-7160, #2022-7161, #2022-7162, and #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.
- e. No comments.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)

No adverse comments.

COUNTY OF BERNALILLO

No adverse comments.

MID-REGION COUNCIL OF GOVERNMENTS (MRCOG)

PR-2022-007159

MRMPO has no adverse comment. For informational purposes:

MID-REGION METROPOLITAN PLANNING ORGANIZATION(MRMPO)

MRMPO has no adverse comments.

PUBLIC SERVICE COMPANY OF NEW MEXICO

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PNM COMPANY

There are PNM facilities abutting and/or in easements around the perimeters of both the lot and tract of this 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: Sign posting looking north from San Mateo Blvd. to the subject site.



Figure 2: Looking north within subject site



Figure 3: Looking south within subject site.



Figure 4: Looking east within subject site.



Figure 5: Looking west within subject site.

HISTORY

EXISTING ZONING

Please refer to IDO Section 14-16-2-5(C) for the NR-LM Zone District

PROPOSED ZONING

Please refer to 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)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

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

BRIEF DESCRIPTION OF REQUEST

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

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

Lot or Tract No.: Please see attached	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): B-17	Existing Zoning: NR-LM	Proposed Zoning: NR-PO-A
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (acres): 9.11 acres

LOCATION OF PROPERTY BY STREETS

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

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

Signature:	Date: 5/5/22
Printed Name: Jim Strozier	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

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

Form Z: Policy Decisions

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

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

☒ **INFORMATION REQUIRED FOR ALL POLICY DECISIONS (Except where noted)**

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

☐ **ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN**

☐ **ADOPTION OR AMENDMENT OF FACILITY PLAN**

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

☐ **AMENDMENT TO IDO TEXT**

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

☒ **ZONING MAP AMENDMENT – EPC**

☐ **ZONING MAP AMENDMENT – COUNCIL**

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

☐ **ANNEXATION OF LAND**

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

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

Signature:

Date:

Printed Name:

☐ Applicant or ☐ Agent

FOR OFFICIAL USE ONLY

Project Number:

Case Numbers

Staff Signature:

Date:



UPC List:

FRACTION LT 2 LOCATED IN NE 1/4 NE 1/4
SEC 11 T11N R3E AKA TR F HEIRS OF
FILIBERTO GURULE TR CONT 4.56 AC MORE
OR LESS:

101706543447010110

FRACTION LT 2 LOCATED IN NE 1/4 NE 1/4
SEC 11 T11N R3E AKA TR G HEIRS OF
FILIBERTO GURULE TR CONT 4.55 AC MORE
OR LESS:

101706549046410111

PRE-APPLICATION MEETING NOTES

PA#: 22-040

Notes Provided (date): 2-23-22

Site Address and/or Location:

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:

Basic Site Information

Current Use(s): Vacant/Balloon Fiesta Park

Size (acreage): 9.11

Zoning: NR-LM

Overlay Zone(s): North I-25 Area – CPO-10, Building

Height Sub-area 2

Comprehensive Plan Designations

Development Area: Consistency

Corridor(s): N/A

Center N/A

Near Major Public Open Space (MPOS)?: No

Integrated Development Ordinance (IDO)

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

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

Use Specific Standards: _____

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

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

Notice

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

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

Process

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

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

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

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

Handouts Provided

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

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



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: COA_ZMA_Park **Building Permit #:** _____ **Hydrology File #:** _____
Zone Atlas Page: B17 **DRB#:** _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: FRACTION LT 2 LOCATED IN NE 1/4 NE 1/4 SEC 11 T11N R3E AKA TR G HEIRS OF FILIBERTO GURULE TR
City Address: CONT 4.55 AC MORE OR LESS FRACTION LT 2 LOCATED IN NE 1/4 NE 1/4 SEC 11 T11N R3E AKA TR F
HEIRS OF FILIBERTO GURULE TR CONT 4.56 AC MORE OR LESS
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 NR-LM 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:

<u>Street Name</u>	<u>Posted Speed</u>
<u>Street Name</u>	<u>Posted Speed</u>

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

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: n/a
(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?: no

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

Current/Proposed Sidewalk Infrastructure: n/a

Relevant Web-sites for Filling out Roadway Information:

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

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

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

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

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

TIS Determination

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

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

Thresholds Met? Yes [] No ☒

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

Notes:



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 . 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 2nd Street NW
Albuquerque, NM 87102

RE: Request for a Zoning Map Amendment

Dear Mr. Chairman:

The purpose of this letter is to request a Zoning Map Amendment – EPC for 2 parcels of land totaling approximately 9.11 acres. The parcels are legally described as;

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 More or Less.
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 More or Less.

The parcels are currently zoned NR-LM. The request is to rezone the parcels to NR-PO-A to reflect the current ownership and management of the property by the City of Albuquerque Parks and Recreation Department. This 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 9 acres of land consisting of two parcels described as a fraction of Lot 2 AKA Tract F and G Heirs of Filiberto Gurule. The parcels are located in the Wildflower Area neighborhood. The purpose of the zone map amendment is to reflect the correct ownership and management of the lot by the City of Albuquerque Parks and Recreation Department. The request is to change the zoning from NR-LM to NR-PO-A.

SITE HISTORY

Both parcels of land at the Kapnison Property have historically and currently remained vacant and undeveloped. Aerial imagery shows the area surrounding the parcels became developed with nonresidential light manufacturing uses sometime between 1961 and 1996. Light manufacturing uses have increased over the subsequent years.

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

PRINCIPALS

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

SITE OVERVIEW + LAND USE AND ZONING

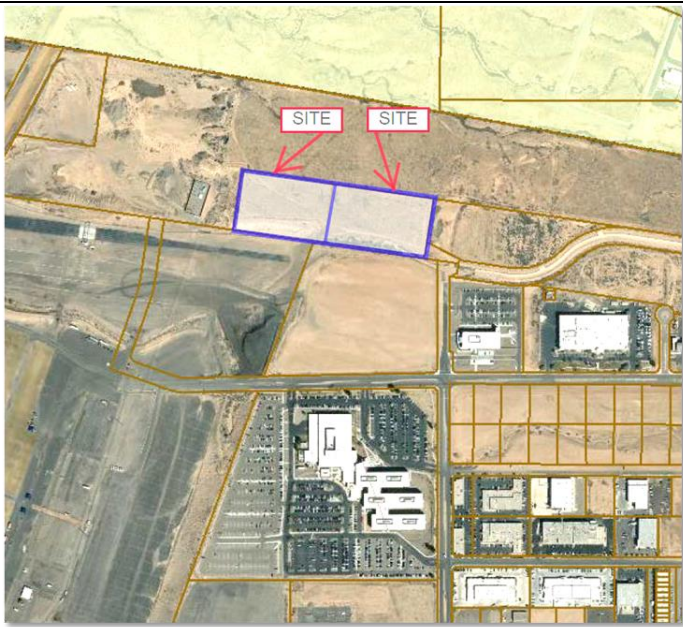

Site Overview:	Zoning and Land Use:
	
<p>Current Zone Designation: NR-LM Proposed Zone Designation: NR-PO-A Size of Site: 9.11 acres Current Conditions: Vacant lot Surrounding Conditions: Balloon Fiesta Park, Presbyterian medical care, New Mexico Mutual, various light industrial businesses City Development Area: Consistency Community Planning Area: North I-25 Boundary Streets: Near Balloon Fiesta Parkway NE, San Mateo Boulevard NE</p>	<p>The Kapnison location is currently zoned NR-LM, (Non-Residential Light Manufacturing) which allows for nonresidential light manufacturing uses.</p> <p>The land bordering the northern edge of the site is designated unincorporated territory.</p> <p>Currently, the site is vacant with the Balloon Fiesta Park adjacent on the southwesterly edge. The site is near the North I-25 Employment Center.</p>

TABLE 5. Kapnison Property Surrounding Zoning & Land Use

NORTH	NR-LM	Vacant land, unincorporated area
SOUTH	NR-LM, NR-PO-A	Industrial, City-owned or managed public park
EAST	NR-LM	Office, manufacturing, vacant land
WEST	NR-LM, NR-PO-A	Balloon Fiesta Park, vacant land



INTEGRATED DEVELOPMENT ORDINANCE JUSTIFICATION CRITERIA

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

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

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

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

ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN

This request is aligned with the scale, character, and current land uses of the 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 5.2 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 addition of the NR-PO-A zone to the Wildflower Area Neighborhood, which features several apartment complexes and single-family housing, can provide a public amenity where residents can play together and take part in outdoor recreation or leisure activities. Public amenities including parks and green spaces are a key element to creating complete communities that provide residents with increased health, wellness, and quality of life benefits through the walkable accessible outdoor spaces.

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

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

Applicant Response: This Zone Map Amendment creates healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods by creating a public amenity that is centered around

quality of life and community. The subject site is contiguous to the existing Balloon Fiesta Park and would effectively increase the acreage of the park. This request helps to add to the distinct character of the Wildflower Area which is predominately nonresidential but does feature some residential land uses and the addition of the NR-PO-A zone designation would add to the public access for the existing residents.

This Zone Map Amendment meets sub-criteria policy (n) because by requesting NR-PO-A and encouraging new public uses of the Kapnison Property the vacant undeveloped site can be improved in the future with a public amenity. The Balloon Fiesta Park is a cultural amenity and increasing the acreage is a productive land use that adds to the cultural characteristics of the area.

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 two parcels are located in an Area of Consistency. The Zone Map Amendment reinforces the character and intensity of the area by providing a public amenity that is consistent with the scale of the Wildflower Area neighborhood. The Wildflower Area is predominantly non-residential land uses and is home to the Balloon Fiesta Park but does feature some housing in the southern portion of the area. This request helps to reinforce the cultural characteristics of the area by adding to the size of the existing Balloon Fiesta Park which is a treasured cultural amenity. The Zone Map Amendment limits the density and development of new uses in Areas of Consistency by seeking to zone approximately 9 acres of land as public space which then encourages new infill development into Areas of Change.

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

Applicant Response: This Zone Map Amendment provides visual relief from urbanization and offers opportunities for recreation and cultural activities by zoning approximately 9 acres of land contiguous to the existing Balloon Fiesta Park to NR-PO-A which is specifically designed for public parks. The southern portion of the Balloon Fiesta Park is serviced by the North Diversion Channel paved multi-use trail. The North Diversion Channel trail also connects to the paved Bosque multi-use trail making an over 20-mile loop. This multi-modal connection to the site provides increased access for residents at various points of the city.

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.



Applicant Response: This Zone Map Amendment helps to protect and enhance the character of areas outside of Centers and Corridors by zoning land contiguous to the Balloon Fiesta Park to NR-PO-A for public use that is consistent with the appeal and scale of the surrounding area and facilitates the overall health and well-being of the area. The majority of the Wildflower Area is recognized as an Area of Consistency and there is a single-family neighborhood to the southern portion of the neighborhood abutting Alameda. This request helps to reinforce the existing single-family neighborhood by adding to the size of the Balloon Fiesta Park.

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

Applicant Response: This zone map amendment seeks to provide parks, Open Space, and recreation facilities that meet the needs of all residents and use natural resources responsibly by attempting to zone approximately 9 acres of land for public use in an Area of Consistency. This will allow the parcels to be developed in a manner that helps to meet residents' needs in the southern portion of the Wildflower Area while using resources responsibly.

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

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

Applicant Response: This request helps to improve the community's access to recreational opportunities by adding approximately 9 acres of land to the parks system increasing the public park network and balancing green space with the built environment. The subject site is contiguous to the existing Balloon Fiesta Park which is connected to the North Diversion Channel Multi-use trail. Not only does this increase access for residents in the Wildflower Area it also increases access to residents at various points in the city through the multi-use trail.

This Zone Map Amendment meets sub-criteria policy (a) as this request seeks to protect and maintain approximately 9 acres of land reserved for accessible public use by seeking to correctly zone the parcels to NR-PO-A.

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

Applicant Response: This Zone Map Amendment will provide opportunities for outdoor recreation, education, and cultural activities that meet community needs, enhance the quality of life, and promote community involvement by increasing the network of public parks throughout the city and reserving land for uses that are geared toward the public good. The subject site is contiguous to the existing Balloon Fiesta Park which is a cultural amenity and not only treasured by the

state but also recognized internationally. This request helps to promote community involvement as many public events are held at Balloon Fiesta Park.

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

Applicant Response: This Zone Map Amendment helps to implement a system of parks that meet a range of different scales by increasing the size of the regional and internationally used Balloon Fiesta Park with the addition of the Kapnison parcels. Balloon Fiesta Park hosts numerous public events and provides a place for residents to connect with the New Mexican culture by attending an event or visiting the museum. Increasing the acreage of this site will allow for an increase in the types of events and public activities the park can accommodate. Additionally, the park attracts international visitors which helps our area compete with other regions' tourism industries.

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

Applicant Response: This Zone Map Amendment helps to protect and maintain safe and healthy environments where people can thrive by adding approximately 9 acres of outdoor public space that can increase the health and well-being of residents by improving air quality, preserving natural resources, promoting walkability, providing relief from urbanization, and increasing tourism.

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 the NR-PO-A zone is advantageous to the community for health, environmental, and cultural reasons as outlined by the ABC Comprehensive Plan. The parcels are contiguous to the existing Balloon Fiesta Park which is a treasured cultural amenity. 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 communities.



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

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

Applicant Response: Both parcels are 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. There are no residential neighborhoods adjacent to the subject site. The nearest residential neighborhood is to the southernmost portion of the Wildflower Area. Permissive uses in the NR-PO-A zone would not be harmful to adjacent property owners as the City of Albuquerque owns the Balloon Fiesta Park to the southwest of the parcels. The other property owner adjacent to the site is the Pueblo of Sandia who did not oppose the zone change when notified through public outreach requirements.

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	NR-LM	NR-PO-A
Community Center/Library	C	P
Elementary or Middle School		P

High School	C	P
Museum	P	P
Parks and Open Space	C	P
Community Garden	C	A
Nursery	P	A
Paid Parking Lot	P	A
Amphitheater		P
Balloon Fiesta Park Events/Activities		P
Stadium or Racetrack		P
Farmers Market	CV	P
Park-and-Ride Lot	C	A
Drainage Facility	P	A
Electric Facility	P	A
Geothermal Energy Generation	P	A
Major Utility	P	A
Automated Teller Machine	A	T
Fair, Festival, Theatrical Performance		T

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: This request meets sub-criteria 1 as both parcels will be served by existing city infrastructure including streets, sidewalks, and applicable parking. There are currently no plans for the development of the two parcels.

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 its 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 proposed zone map amendment is being justified based on the advantages it provides for the community rather than the cost of land.

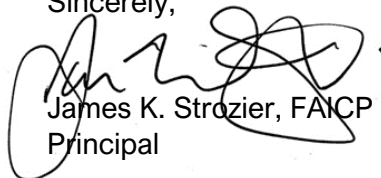
6-7(G)(3)(h) The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premise (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone") unless the requested zoning will clearly facilitate implementation 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 zoning for both parcels of the zone map amendment request will not create a spot zone as the Balloon Fiesta Park is contiguous to the subject site which will increase the current size of the NR-PO-A zone. Changing the zone to NR-PO-A allows the development of a new park, public amenity, or recreation space allowing for a transition between the surrounding NR-LM zone and the NR-PO-A zone. The zone map amendment request meets sub-criteria 1 functioning as a transition space and helping to increase walkability along the connected multi-use trail and for the residents in the southern portion of the Wildflower Area, providing visual relief from the urban environment, protecting natural resources, as well as promoting community health

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

Sincerely,



James K. Strozier, FAICP
Principal

STAFF INFORMATION

June 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

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.

O. 6-7(G)(3)(e): Explain this criterion follows Option 1 and use same language.

Q. 6-7(G)(3)(h): If no spot zones are being created do not mention spot zones.

NOTIFICATION

From: Carmona, Dalaina L.
To: Avery Frank
Subject: San Mateo and Balloon Fiesta Parkway Neighborhood Meeting Inquiry Sheet Submission
Date: Tuesday, April 5, 2022 10:02:37 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image007.png
Kaonison Prooerty.pdf

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
North Valley Coalition	Peggy	Norton	peggynorton@yahoo.com	P.O. Box 70232	Albuquerque	NM	87197	5058509293	5053459567
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW	Albuquerque	NM	87104	5052490938	5053441364
District 4 Coalition of Neighborhood Associations	Daniel	Regan	dlreganabq@gmail.com	4109 Chama Street NE	Albuquerque	NM	87109	5052802549	
District 4 Coalition of Neighborhood Associations	Mildred	Griffiee	mgriffiee@noeste.org	PO Box 90986	Albuquerque	NM	87199	5052800082	
Alameda North Valley Association	Steve	Wentworth	anvanews@aol.com	8919 Boe Lane NE	Albuquerque	NM	87113		5058973052
North Edith Commercial Corridor Association	Evelyn	Harris	grumpyeh46@comcast.net	10401 Edith Boulevard NE	Albuquerque	NM	87113	5053793693	
North Edith Commercial Corridor Association	Michael	Haederle	haederle@yahoo.com	10312 Edith Boulevard NE	Albuquerque	NM	87113	5054536072	
Vista Del Norte Alliance	James	Souter	jamesouter@msn.com	6928 Via del Cerro NE	Albuquerque	NM	87113		5052506366
Vista Del Norte Alliance	Janelle	Johnson	vistadelnorte@me.com	PO Box 6270	Albuquerque	NM	87197		5053440822
Wildflower Area NA	Larry	Caudill	ltcaudill@comcast.net	4915 Watercress Drive NE	Albuquerque	NM	87113		5058570596
Wildflower Area NA	Charles	Bates	cefisher.67@gmail.com	5000 Watercress Drive NE	Albuquerque	NM	87113	5053737998	

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: deyhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

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

Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

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

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

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



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org <webmaster=cabq.gov@mailgun.org> **On Behalf Of** webmaster@cabq.gov
Sent: Monday, April 4, 2022 8:52 AM
To: Office of Neighborhood Coordination <frank@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

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

Neighborhood Meeting Inquiry For:

Other (please specify in field below)

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

City project EPC

Contact Name

Avery Frank

Telephone Number

5057649801

Email Address

frank@consensusplanning.com

Company Name

Company Address

City

State

ZIP

Legal description of the subject site for this project:

Physical address of subject site:

Subject site cross streets:

Near San Mateo and Balloon Fiesta Parkway

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](#); [bacaioquin9@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](#)

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.

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



PART I - PROCESS

Use [Table 6-1-1](#) in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: Zoning Map Amendment

Decision-making Body: EPC

Pre-Application meeting required: ☒ Yes ☐ No

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

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

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

PART II – DETAILS OF REQUEST

Address of property listed in application: Please see attached

Name of property owner: City of Albuquerque

Name of applicant:

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

EPC Hearing June 16th @ 8:30 am <https://cabq.zoom.us/j/2269592859>

Address, phone number, or website for additional information:

Please call or email frank@consensusplanning.com 505 764 9801

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

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

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

☒ Summary of request, including explanations of deviations, variances, or waivers.

IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO [SUBSECTION 14-16-6-4\(K\)](#) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.

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

Jim Strozier

(Applicant signature) 5/5/22 (Date)

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

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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

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

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

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

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

Date of Notice*: 5/5/22

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

Property Owner within 100 feet*: See attached

Mailing Address*: See attached

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

1. Subject Property Address* See attached
Location Description _____
2. Property Owner* City of Albuquerque
3. Agent/Applicant* [if applicable] Consensus Planning
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]

☒ Zoning Map Amendment

☐ Other: _____

Summary of project/request^{1*}:

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

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

☒ Environmental Planning Commission (EPC)

☐ City Council

This application will be first reviewed and recommended by:

☐ Environmental Planning Commission (EPC)

☐ Landmarks Commission (LC)

☐ Not applicable (Zoning Map Amendment – EPC only)

Date/Time*: EPC Hearing June 16th @ 8:30 am

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

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

² Physical address or Zoom link

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

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

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

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

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

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

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

Explanation*:

n/a

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

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

Please see attached

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

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

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

Additional Information:

From the IDO Zoning Map⁵:

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

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

Useful Links

Integrated Development Ordinance (IDO):

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

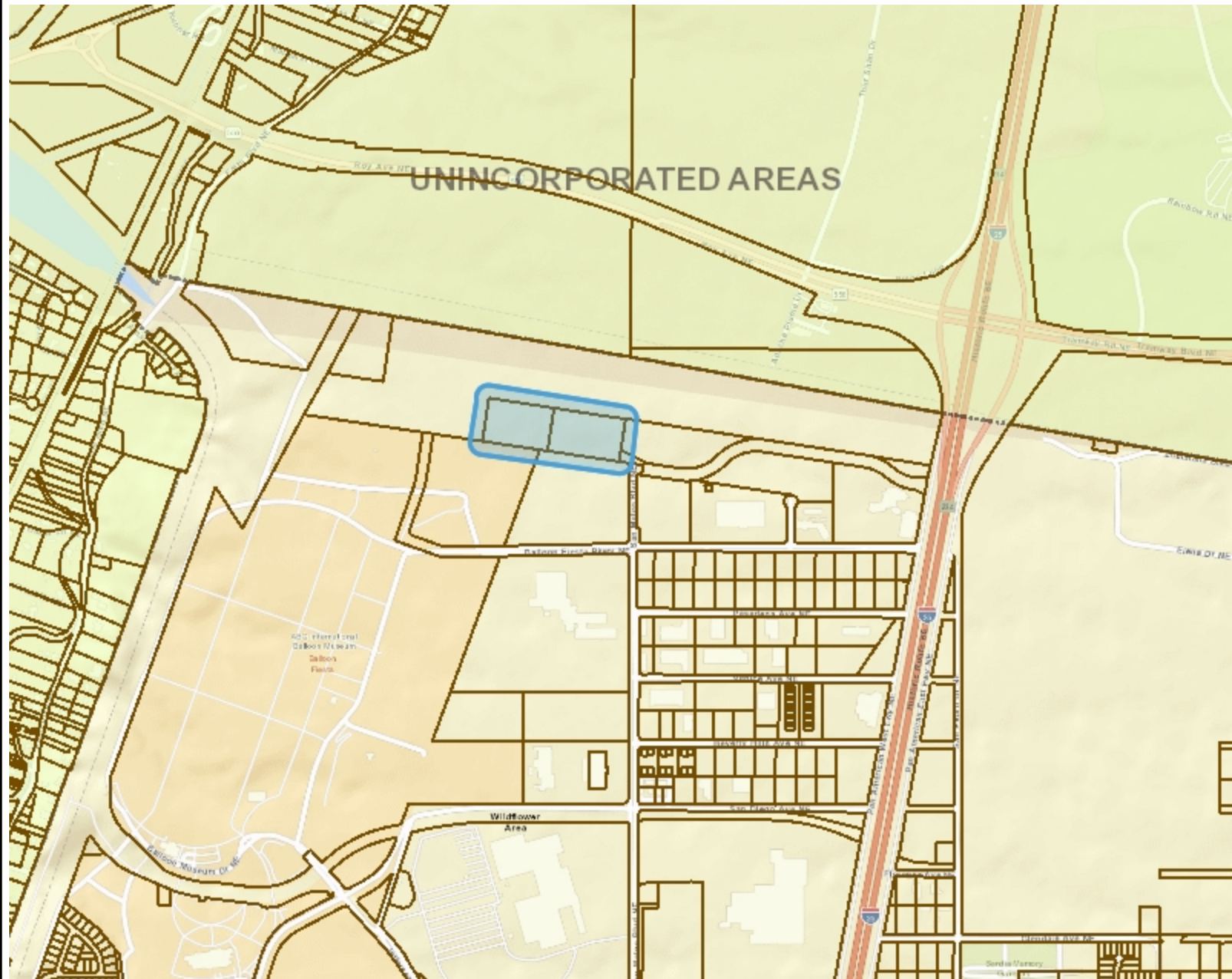
IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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



Kapnison Site Buffer



Legend

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

Notes

100' Buffer

2,404 0 1,202 2,404 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
5/4/2022 © City of Albuquerque

1: 14,423

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Owner	Owner Address	Owner Address 2
CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE NM 87103-2248
PUEBLO OF SANDIA	481 SANDIA LOOP RD	BERNALILLO NM 87004
BERNALILLO COUNTY C/O COUNTY	415 SILVER AVE SW	ALBUQUERQUE NM 87102-3225

7021 0350 0000 8539 3480

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87102

Certified Mail Fee \$3.75
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78
 Total Postage and \$7.53
 Sent To BERNALILLO COUNTY C/O COUNTY
 MANAGER
 415 SILVER AVE SW
 ALBUQUERQUE NM 87102-3225
 Street and Apt. No.,
 City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7021 0350 0000 8539 3497

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Bernalillo, NM 87004

Certified Mail Fee \$3.75
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78
 Total Postage and \$4.53
 Sent To PUEBLO OF SANDIA
 4815 SANDIA LOOP RD
 BERNALILLO NM 87004
 Street and Apt. No.,
 City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7021 0350 0000 8539 3503

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87103

Certified Mail Fee \$3.75
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.78
 Total Postage and \$4.53
 Sent To CITY OF ALBUQUERQUE
 PO BOX 2248
 ALBUQUERQUE NM 87103-2248
 Street and Apt. No.,
 City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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, 5TH St NW, Rosemont Ave NW, and 6th 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.¹

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

¹ 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, 5TH St NW, Rosemont Ave NW, and 6th 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 2nd 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