



Environmental Planning Commission

Agenda Number: 5
Project #: PR-2022-007158
Case #: RZ-2022-00032
Hearing Date: July 21, 2022

Staff Report

Agent	Consensus Planning Inc.
Applicant	City of Albuquerque
Request	Zoning Map Amendment – EPC
Legal Description	The easterly portion- strip of land, and the westerly portion- strip of land, in the SE quadrant of Section 28, Township 10 North R3E, Albuquerque
Location	North of Gibson Blvd SE, between University Blvd SE, and Buena Vista Dr SE
Size	Approximately 5-acres
Existing Zoning	R-1D
Proposed Zoning	NR-PO-A

Staff Recommendation

APPROVAL of RZ-2022-00032, based on the Findings beginning on p.20.

STAFF PLANNER
Sergio Lozoya, Planner

Summary of Analysis

The request is for a Zoning Map Amendment for an approximately 5-acre site located north of Gibson Blvd SE, between University Blvd SE, and Buena Vista Dr SE.

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

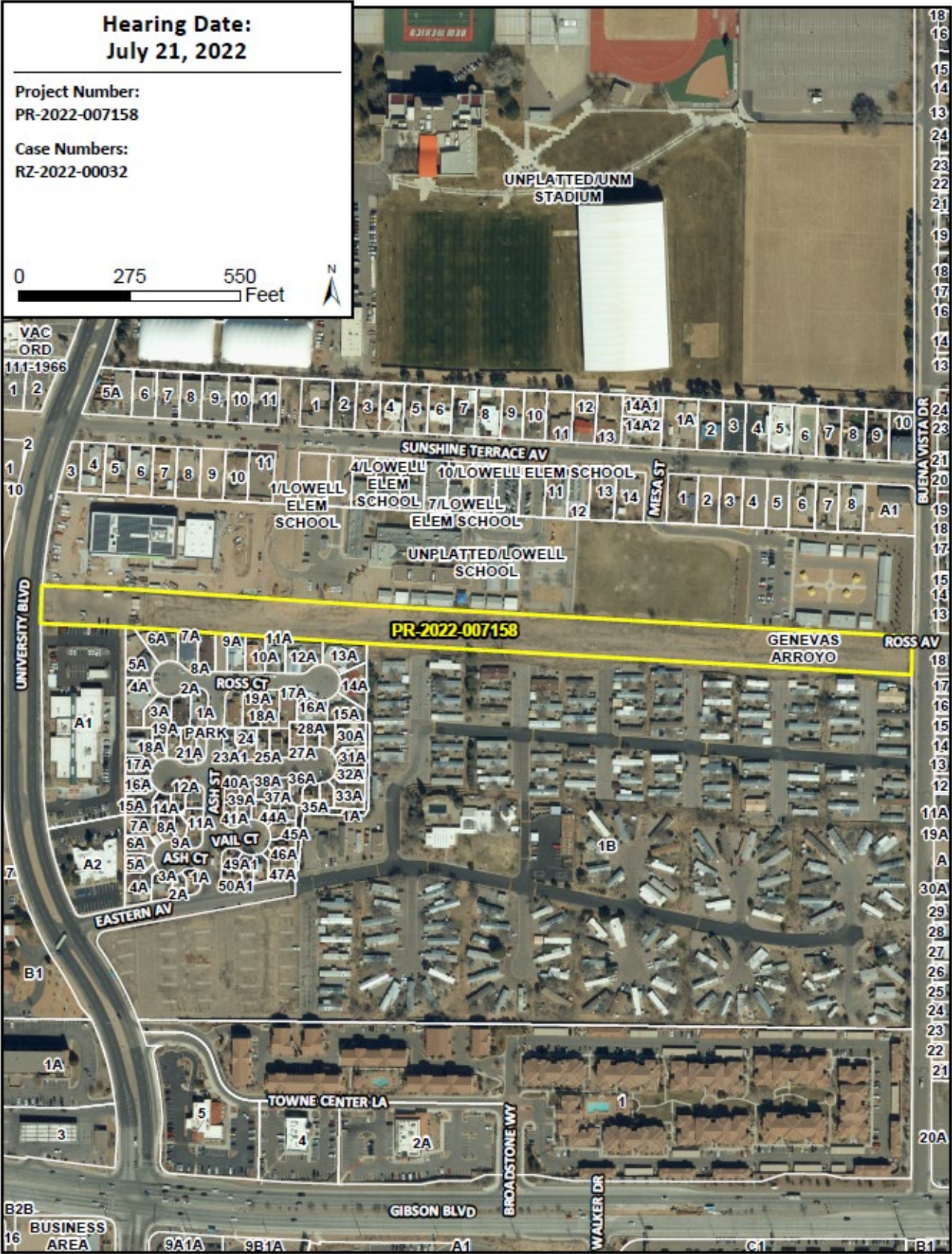
The applicant has adequately justified the request pursuant to the IDO zone change criteria in 14-16-6-7(G)(3). The proposed zoning would be more advantageous to the community overall because it furthers a preponderance of applicable Comprehensive Plan Goals and policies and there are no significant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

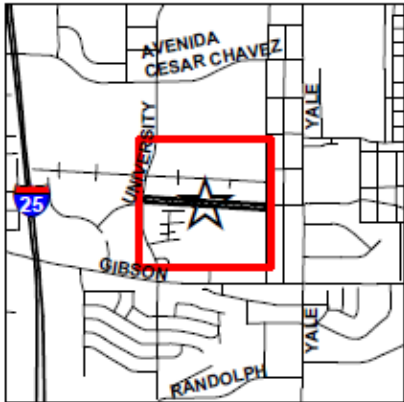
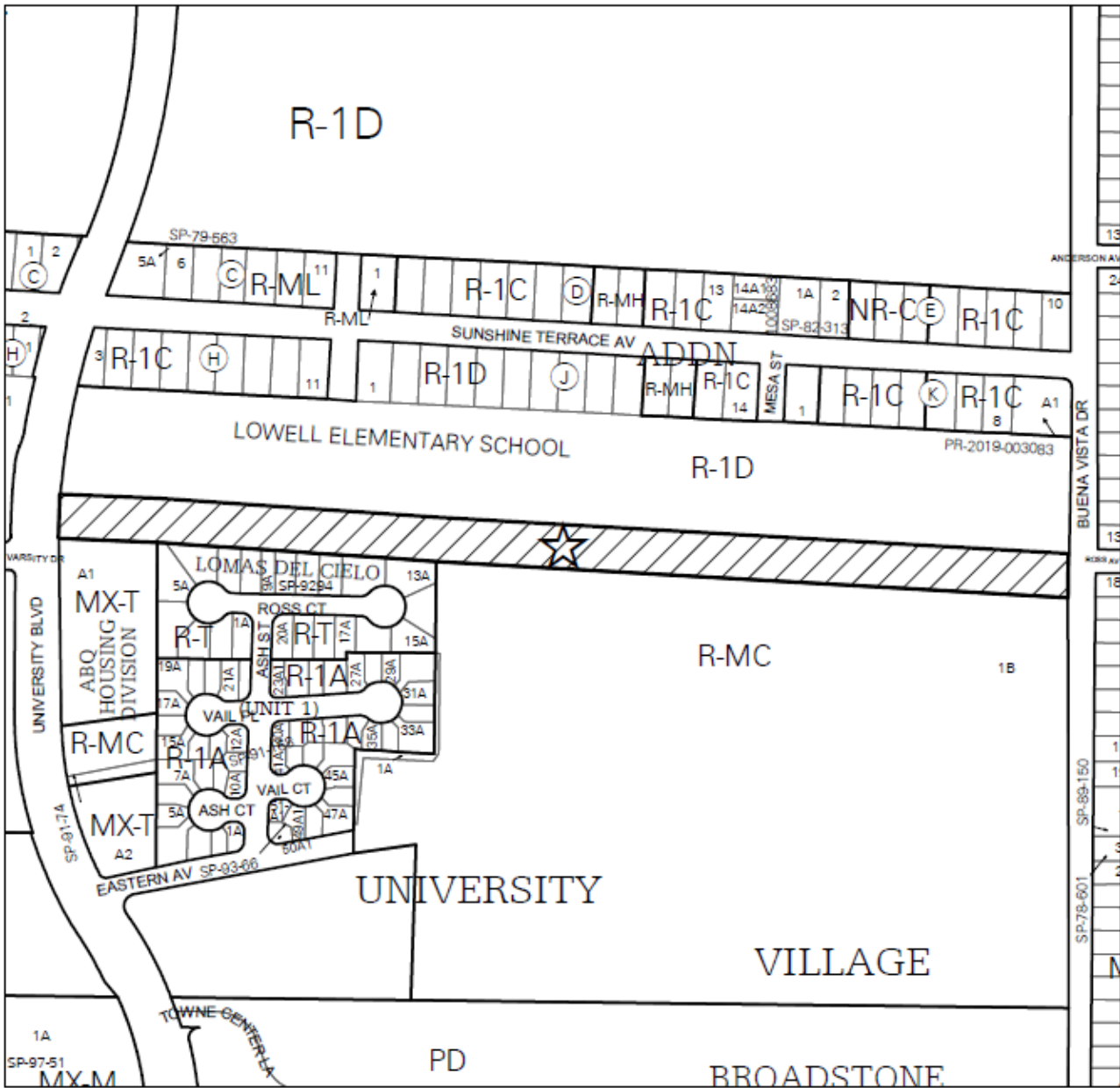
The subject site is in an Area of Consistency and is not located within any Centers or Corridors as designated by the Comprehensive Plan

The affected neighborhood organizations are the 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.







IDO ZONING MAP

Note: Gray shading indicates County.

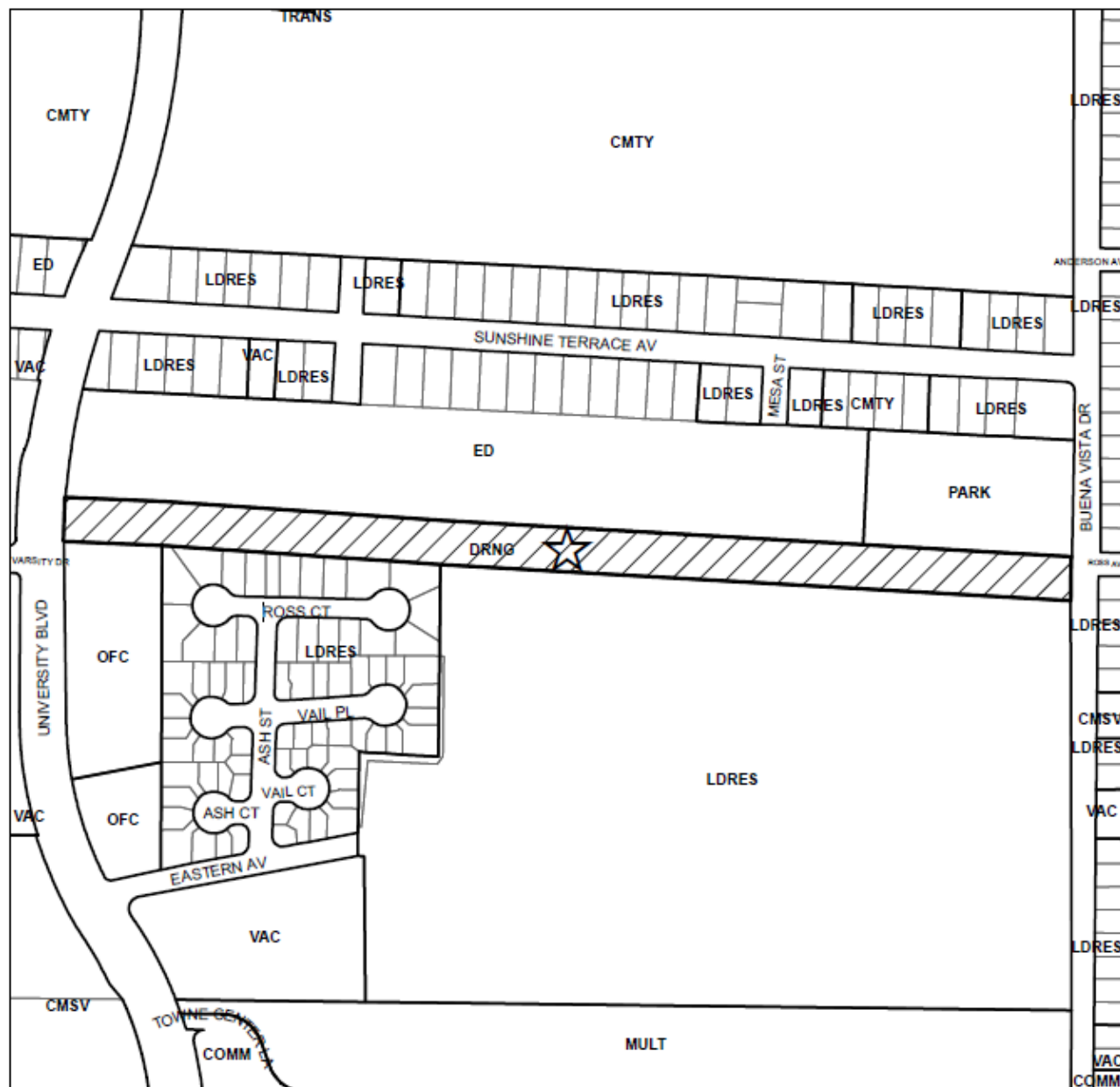


1 inch = 300 feet

Hearing Date:
7/21/2022

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LAND USE MAP

Note: Gray shading
Indicates County.

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



1 inch = 300 feet

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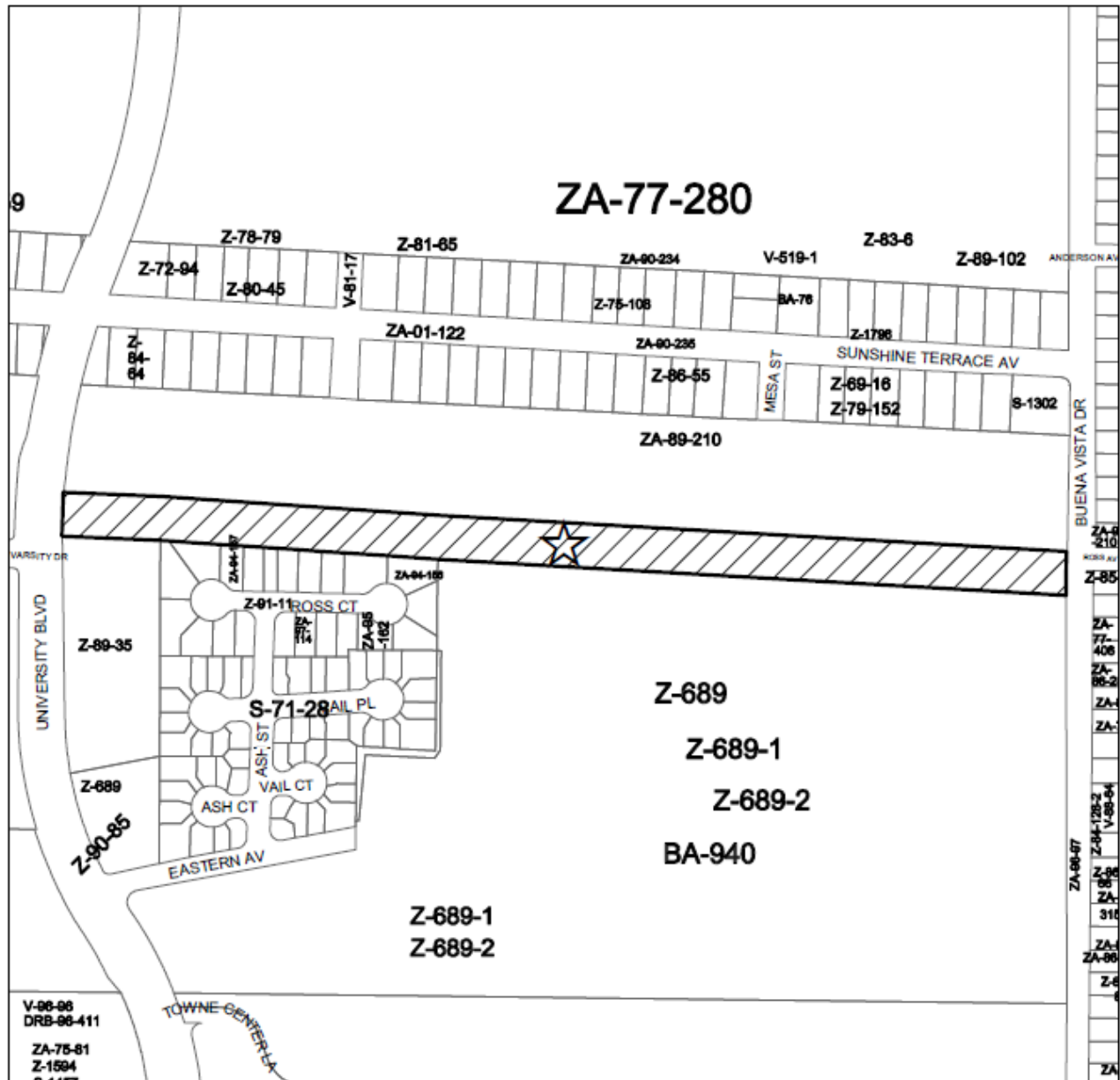
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HISTORY MAP

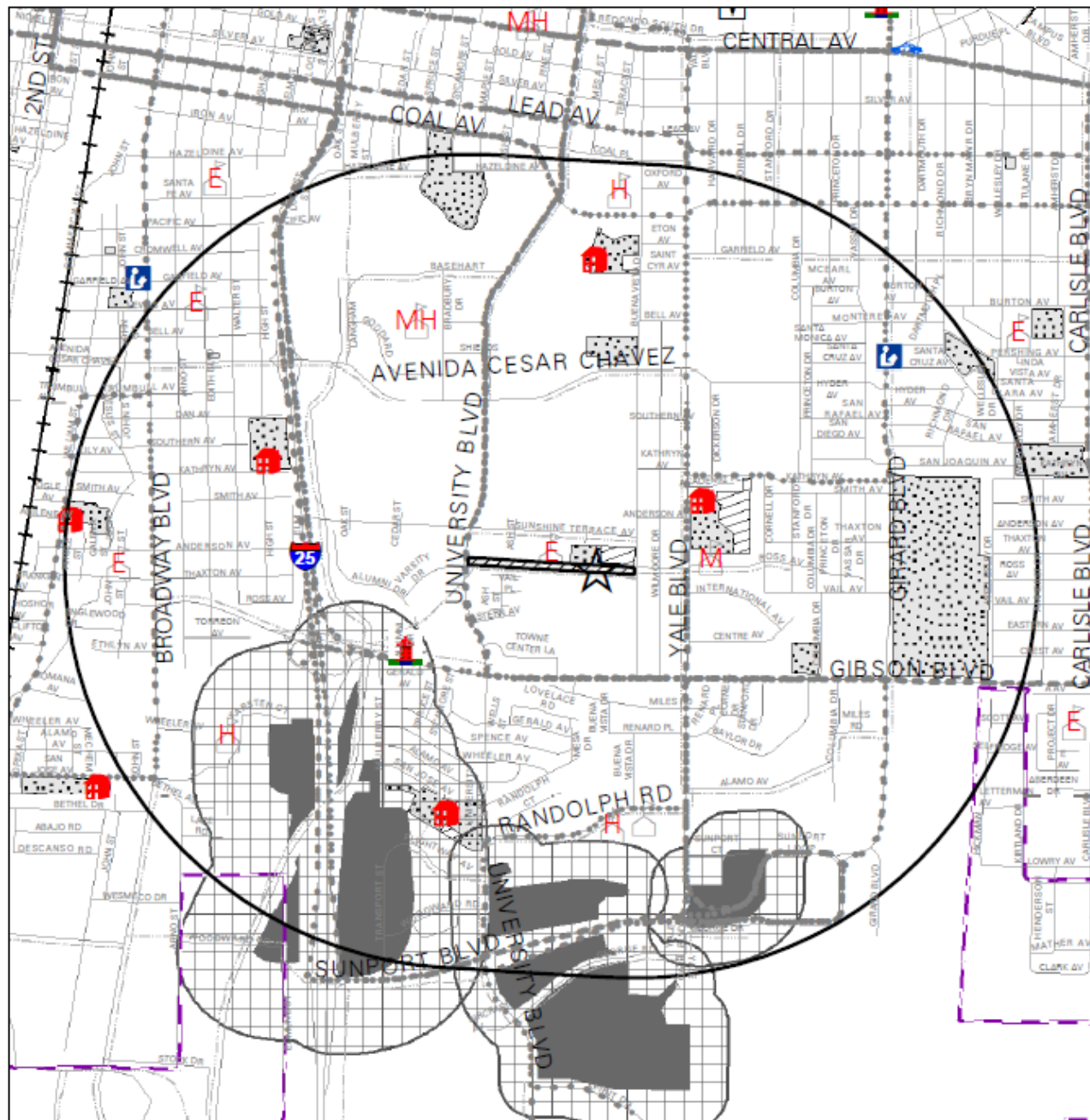
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Public Facilities Map with One-Mile Buffer

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

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I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	R-1D	Area of Consistency	Vacant Land
<i>North</i>	R-1C, R-1D, R-MH, R-ML, NR-C	Area of Change/Consistency	Elementary School, Residential
<i>South</i>	R-1A, R-MC, R-T, MX-T	Area of Change/Consistency	Residential, Office
<i>East</i>	R-1B, MX-M	Area of Change/Consistency	Commercial, Residential
<i>West</i>	R-1C, R-MH, MX-L	Area of Change/Consistency	Vacant, Commercial

Request

The request is for a Zoning Map Amendment for an approximately 5-acre site, legally described as the easterly portion- strip of land, and the westerly portion- strip of land, in the SE quadrant of Section 28, Township 10 North R3E located north of Gibson Blvd SE, between University Blvd SE, and Buena Vista Dr SE (the “subject site”).

The subject easterly portion of the subject site is vacant. The westerly portion of the subject site is being used as outdoor storage by the Albuquerque Housing Authority. The subject site is zoned R-1D (Residential – Single Family Zone District). 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 ownership by the City.

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 make then make the final decision. The request is a quasi-judicial matter.

Context

The approximately 5-acre site is comprised of two tracts and is located north of Gibson Blvd SE, between University Blvd SE, and Buena Vista Dr SE. The tracts bounding the northern portion of the site are zoned R-1C, R-1D, R-MH, R-ML, and NR-C. The tracts directly east of the subject site are zoned R-1B and MX-M. The tracts to the south of the subject site are zoned R-1A, R-MC, R-T, and MX-T. The tracts to the west of the subject site are zoned R-1C, R-MH, and MX-L.

There are various land uses in the area, though it is mostly residential with a variety of commercial uses. The subject site is bound by varying types of residential development to the north, east and south. The northern boundary of the subject site directly abuts Lowell Elementary School. There are offices directly south of the western portion of the subject site.

The subject site is less than a quarter of a mile away from the University Blvd SE and Avenida Cesar Chavez SE intersection. The intersection includes UNM's The Pit Arena, football field, and baseball field. The Albuquerque Isotopes Stadium is on the northeast corner of the intersection.

History

The subject site is part of an annexation by the City that took place in the 1920s. In more recent history, the subject site is within the boundaries of the South Yale Sector Development Plan, which was submitted to the EPC in 2008. City Council approved the South Yale Sector Development Plan (R-08-150) on February 13, 2009. The process began in 2006 with R-06-53, which called for the creation of the South Yale Sector Development Plan. This resolution included a moratorium on certain development approvals pending the development of interim design regulations for the area. There were five public meetings for the South Yale Sector Development Plan, prior to the EPC's consideration of the plan. The EPC voted to approve the Sector Development Plan and forwarded the request to City Council without recommendations, findings, or conditions (R-08-150).

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 University Blvd SE as a Minor Arterial and Gibson Blvd SE as a Regional Principal Arterial.

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 located within an Area of Consistency.

The subject site is part of the Near Heights Community Planning Area. The Near Heights CPA is Centered on the University of New Mexico and Central New Mexico Community College, its main corridor is Central/Route 66, with local shopping centered in Nob Hill. It is a gateway for Kirtland Air Force Base and is characterized by its ethnic diversity in the International District (Comprehensive Plan, 4-26).

Overlay Zones

The subject site is within the boundaries of the Airport Protection Overlay Zone (IDO Section 14-16-3-3). The purpose of the Airport Protection Overlay (APO) zone is to require that land use and development at or around public airport facilities comply with the regulations of the Federal Aviation Administration (FAA) that protect the public from noise, vibration, and hazard impacts of airport operations and that protect the safety of aircraft operators.

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.

University Blvd SE has a bike lane, which connects to a dedicated trail and bike lane along Gibson Blvd SE. These lanes connect to an overall trail network in the University area.

Transit

The subject site is served by ABQ Ride Route 16 (University Blvd SE), which operates seven days a week. The route has a peak frequency of 45-minutes, with service beginning at 6:26am and ending at 6:44pm on weekdays. Saturdays have a peak frequency of 45 minutes, with service slowing down on Sunday to a frequency of 65 minutes

Public Facilities/Community Services

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

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions

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

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

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

Zoning

The subject site is currently zoned R-1D (Residential – Single Family Zone District). The purpose of the R-1 zone district is to provide for neighborhoods of single-family homes with a variety of lot sizes and dimensions. When applied in developed areas, an additional purpose is to require that redevelopment reinforce the established character of the existing neighborhood. Primary land uses include single-family detached homes on individual lots, with limited civic and institutional uses to serve the surrounding residential area.

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

There are key differences between the R-1D and the NR-PO-A zone districts. The R-1D zone district allows for a variety of residential uses, while NR-PO-A does not.

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

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Consistency.

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 request would foster communities where residents can live, work, learn, shop, and play together because the subject site is immediately adjacent to multi-family and low-density residential development, and is nearby a variety of land uses and zone districts. The addition of a City owned park would contribute to the development of a complete community. The request furthers Goal 5.2- Complete Communities.

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

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

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

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

Policy 5.6.1- 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 subject site is located near multi-family, single family, and commercial development and is near The Pit and Isotopes Stadium. The request would facilitate the development of a City Owned Park in an area that is highly used for recreation, and cultural activities would support existing uses while providing visual relief from urbanization. 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 subject site is adjacent to an established single-family neighborhood, outside of a Center or Corridor as designated by the Comprehensive Plan. The request would protect and enhance the character of the neighborhood by facilitating the development and classification of the subject site as a City Owned, public park. The NR-PO-A would limit the types of development allowed on the

subject site and would relieve development pressure in the area. The request generally 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 request would ensure adequate facilities and access to them by facilitating the development of a City Owned Park within an established neighborhood. The subject site's connection with the Genevas Arroyo would ensure that natural resources are used responsibly by preserving the subject site as a public park. The request furthers Goal 10.1- Facilities & Access.

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

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

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

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

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

The request to NR-PO-A is categorized as a City-owned Park or Managed Park. The request would enhance the quality of life for residents within the surrounding neighborhood, by preserving the natural landscape and provide opportunities for outdoor education, and recreation. 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 facilitate the planning and implementation of a system of parks to meet a range of needs at different scales because the subject site is located near varying types and densities of residential development. The subject sites shape and size lend itself to create a linear community park. The request generally 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 City's public park system. The subject site's location near varying densities of residential development contribute to community health, and accessibility. The request generally furthers Policy 13.5 Community Health.

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

Requirements

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

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings:

1. There was an error when the existing zone district was applied to the property.
2. There has been a significant change in neighborhood or community conditions affecting the site.
3. A different zone district is more advantageous to the community as articulated by the Comprehensive Plan or other, applicable City plans.

Justification & Analysis

The zone changes justification letter analyzed here, received on July 5, 2022, is a response to Staff's request for a revised justification (see attachment). The subject site is currently zoned R-1D (Residential – Single Family Zone District). The requested zoning is NR-PO-A (Non-Residential – Park and Open Space, Zone District) with Sub-zone A: City owned or Managed Parks. The reason for the request is to reflect the current ownership and management of 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 7.2 Pedestrian-Accessible Design, 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. 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 the NR-PO-A zone is advantageous to the community for health, environmental, and increased quality of life as outlined by the ABC Comprehensive Plan. The parcels are located in an area of consistency and the addition of the NR-PO-A zone classification helps to protect and enhance the characteristics of the surrounding communities..

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

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

The response to Criterion B is sufficient.

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

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

Applicant Response: 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

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

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

The response to Criterion D is sufficient.

- E. Criterion 6-7(G)(3)(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet any of the following requirements:
1. Have adequate capacity to serve the development made possible by the change of zone.
 2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year.
 3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement (IIA).

4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City-approved Development Agreement between the City and the applicant.

Applicant Response: This request meets subcriteria 1 as the subject property will be served by existing city infrastructure including streets, sidewalks, and applicable parking. There are currently no plans for development for the subject site..

Staff: The subject site is adequately served by existing infrastructure (requirement 1) and will have adequate capacity for the purposes of this request to serve as a Park or Open Space in the future. 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 as University Blvd SE is designated as a Minor Arterial. However, the justification is not based on the location but based on the public recreation, use, and enjoyment it will provide the community. The response to Criterion F is sufficient.

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

Applicant's Response: The purposed zone map amendment is being justified based on the advantages it provides for the community rather than the cost of land.

Staff: The request is not based on the cost of land or economic consideration, but to facilitate the development of an extensive City owned park network. The applicant has adequately demonstrated that the request clearly reinforces the established character of the area, and is more advantageous to the community as articulated by Comprehensive Plan Goals and policies.

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 the two parcels of the zone map amendment request will create a differing zone from the surrounding properties but in doing so it will help to facilitate the goals of the ABC Comp Plan. In general, a zone change to NR-PO-A will usually create a spot zone as they are generally placed in residential neighborhoods to provide increased access to residents but differ from the surrounding zoning. Changing the zone to NR-PO-A allows the development of a new park, public amenity, or recreation space in the Clayton Heights Lomas Del

Cielo neighborhood. The zone map amendment request for both parcels meet criteria 1 functioning as a transition space and helping to increase walkability, providing visual relief from the urban environment, protecting natural resources, as well as promoting community healthy and complete neighborhoods..

Staff: The zone change does apply a zone district different from surrounding zone districts to one small area or one premises and therefore would be a spot zone. The proposed zone district is NR-PO-A. The nearest property zoned NR-PO-A is just under a quarter mile to the east of the subject site.

The applicant's policy-based analysis (see response to Criterion A) demonstrates that the request would clearly reinforce and strengthen the established character of the surrounding Area of Consistency. Further, the applicant justified the spot zone using requirement 1: The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts.

Properties to the north of the subject site are zoned R-1D, and properties to the south of the subject site are zoned R-T, R-MC, and MX-T. The subject site would serve as a transition between the varied zones by providing visual relief from the urban environment, and providing a green space for the established neighborhood.

The response to Criterion H is sufficient.

III. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other agencies reviewed this application. Few Agency Comments were received and there were no objections to the proposed ZMA. Standard comments were offered by Solid Waste and PNM, which will become more important as future site plans are reviewed. APS expressed concern as the subject site is adjacent to Lowell Elementary School and a park that has shared use by APS and the City. APS is currently addressing security concerns that the subject site poses to the adjacent properties. Agency comments begin on page 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 Clayton Heights Lomas del Cielo NA, District 6 Coalition of Neighborhood Associations, Kirtland Community Association, Nob Hill NA, San Jose NA, Silver Hill NA, South Broadway NA, Southeast Heights NA, Spruce Park NA, Sycamore NA, University Heights NA, Victory Hills NA, and Yale Village NA 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 5-acre site, legally described as the easterly portion- strip of land, and the westerly portion- strip of land, in the SE quadrant of Section 28, Township 10 North R3E located north of Gibson Blvd SE, between University Blvd SE, and Buena Vista Dr SE.

The subject site is vacant, and is zoned R-1D (Residential – Single Family Zone District). 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 ownership of the City.

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

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

Staff recommends approval.

FINDINGS – RZ-2022-00032, July 21, 2022 – Zoning Map Amendment

1. The request is for a Zoning Map Amendment for an approximately 5-acre site, legally described as the easterly portion- strip of land, and the westerly portion- strip of land, in the SE quadrant of Section 28, Township 10 North R3E located north of Gibson Blvd SE, between University Blvd SE, and Buena Vista Dr SE (“the subject site”).
2. The easterly portion subject site is vacant. The westerly portion of the subject site is being used as temporary storage by the Albuquerque Housing Authority. The subject site is zoned R-1D (Residential – Single Family Zone District).
3. The applicant is requesting a zone change to NR-PO-A (Non-residential – Park and Open Space, Sub-zone A: City-owned or Managed Parks Zone District) to reflect the current ownership and management of the subject site by the City of Albuquerque.
4. The subject site is in an area that the Comprehensive Plan designated an Area of Consistency. It is 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 request would foster communities where residents can live, work, learn, shop, and play together because the subject site is immediately adjacent to multi-family and low-density residential development, and is nearby a variety of land uses and zone districts. The addition of a City owned park would contribute to the development of a complete community.
 - B. Policy 5.2.1- Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request would contribute to creating a healthy and sustainable community with a mix of uses because it would facilitate development of a City owned park, and would be conveniently accessible by the surrounding established neighborhoods
 - 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 subject site is within an Area of Consistency as designated by the Comprehensive Plan. The request would reinforce the character and intensity of the surrounding area by providing a City owned, public park for the surrounding multi-family and single-family developments.
 - 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.

The subject site is located near multi-family, single family, and commercial development and is near The Pit, and Isotopes Stadium. The request would facilitate the development of a City Owned Park in an area that is highly used for recreation, and cultural activities and would support existing uses while providing visual relief from urbanization.

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

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 request would ensure adequate facilities and access to them by facilitating the development of a City owned park within an established neighborhood. The subject site's connection with the Genevas Arroyo would ensure that natural resources are used responsibly by preserving the subject site as a public park.

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

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

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

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

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

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

- 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 facilitate the planning and implementation of a system of parks to meet a range of needs at different scales because the subject site is located near varying types and densities of residential development. The subject sites shape and size lend itself to create a linear community park.

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 City's public park system. The subject site's location near varying densities of residential development contribute to community health, and accessibility.

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, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies (and other plans if applicable) and does not significantly conflict with them. The applicant's policy-based response adequately 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.
- B. Criterion B: The subject site is located in an Area of Consistency. The applicant's policy-based analysis (see response to Criterion A) demonstrates that the request would clearly reinforce and strengthen the established character of the surrounding Area of Consistency.

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

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

- D. Criterion D: The applicant compared allowable uses in the existing R-1D 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 site is adequately served by existing infrastructure (requirement 1) and will have adequate capacity for the purposes of this request to serve as a Park or Open Space in the future.
- F. Criterion F: The subject site is not located on a major street as University Blvd SE is designated as a Minor Arterial. However, the justification is not based on the location but based on the public recreation, use, and enjoyment it will provide the community.
- G. Criterion G: The request is not based on the cost of land or economic consideration, but to facilitate the development of an extensive City owned park network. The applicant has adequately demonstrated that the request clearly reinforces the established character of the area, and is more advantageous to the community as articulated by Comprehensive Plan Goals and policies.
- H. Criterion H: The applicant's policy-based analysis (see response to Criterion A) demonstrates that the request would clearly reinforce and strengthen the established character of the surrounding Area of Consistency. Further, the applicant justified the spot zone using requirement 1: The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts.

Properties to the north of the subject site are zoned R-1D, and properties to the south of the subject site are zoned R-T, R-MC, and MX-T. The subject site would serve as a transition between the varied zones by providing visual relief from the urban environment, and providing a green space for the established neighborhood.

- 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 Clayton Heights Lomas del Cielo NA, District 6 Coalition of Neighborhood Associations, Kirtland Community Association, Nob Hill NA, San Jose NA, Silver Hill NA, South Broadway NA, Southeast Heights NA, Spruce Park NA, Sycamore NA, University Heights NA, Victory Hills NA, and Yale Village NA, 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-2022-000032, July 21, 2022

APPROVAL of Project #: 2022-007158, Case #: RZ-2022-00033, a zone change from R-1D to NR-PO-A, for an approximately 5-acre site, legally described as the easterly portion- strip of land, and the westerly portion- strip of land, in the SE quadrant of Section 28, Township 10 North R3E located north of Gibson Blvd SE, between University Blvd SE, and Buena Vista Dr SE. ("the subject site"). based on the preceding Findings.

Sergio Lozoya

**Sergio Lozoya
Current Planner**

Notice of Decision CC list:

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EPC file

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning / Code Enforcement

Long Range Planning

Metropolitan Redevelopment

Transportation Development Review Services

CITY ENGINEER

Hydrology

Transportation Development Services

MUNICIPAL DEVELOPMENT DEPARTMENT (DMD) TRANSPORTATION

POLICE DEPARTMENT/PLANNING

SOLID WASTE MANAGEMENT DEPARTMENT

TRANSIT DEPARTMENT

PARKS AND RECREATION

ABC WATER UTILITY AUTHORITY (ABCWUA)

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

ALBUQUERQUE PUBLIC SCHOOLS

- a. EPC Description: RZ-2022-00032—Zoning Map Amendment (Zone Change).
- b. Site Information: Albuquerque Grant Addition, the easterly portion strip of land in the SE ¼ westerly portion of strip of land in the southeasterly 1/4.
- c. Site Location: North of Gibson Blvd. SE, between University Blvd. SE and Buena Vista Dr. SE.
- d. Request Description: Request for a zone change from R-1D (Residential – single family large lot) to NR-PO-B (Non-Residential—Parks and Open Space—Major Public Open Space, City Owned or Managed Public Park). This project, #2022-7158 and the following five projects, #2022-7159, #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. Elementary, middle, and high schools are a conditional primary and permissive use in the NR-PO zones, per City of Albuquerque Zoning codes.

- e. APS Comments: The two parcels of land at issue, “Geneva’s Arroyo,” set directly adjacent to Lowell Elementary School, and an Albuquerque Public Schools/City of Albuquerque joint-use park. The land is currently utilized as an AMAFCA drainage ditch. All such zone amendments should seek prior discussion with APS. Currently, APS is collaborating to address security and other issues associated with the proposed development of a trail corridor at this location.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)

COUNTY OF BERNALILLO

MID-REGION COUNCIL OF GOVERNMENTS (MRCOG)

MID-REGION METROPOLITAN PLANNING ORGANIZATION(MRMPO)

PUBLIC SERVICE COMPANY OF NEW MEXICO

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PNM COMPANY

There are PNM facilities abutting and/or in easements around the entire perimeter of the site and through the site along the east-west axis.

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

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

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

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

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

PETROGLYPH NATIONAL MONUMENT

AVIATION DEPARTMENT

KIRTLAND AIR FORCE BASE

Figure 1: Standing at the western boundary of the subject site along University Blvd SE facing east.



Figure 2: Standing at the eastern boundary of the subject site along Buena Vista Dr SE facing west



Figure 3: Looking at the multi-family residential development to the east of the subject site.



Figure 4: Facing south towards the mobile home community at the southern boundary of the subject site



Figure 5: Facing north towards Lowell Elementary School



Figure 6: Facing west towards University Blvd SE from the center of the subject site.



Figure 7: Facing east towards Buena Vista Dr SE Blvd SE from the center of the subject site.



HISTORY

CITY of ALBUQUERQUE

EIGHTEENTH COUNCIL

COUNCIL BILL NO. R-08-150

ENACTMENT NO. B. 2009. 014

SPONSORED BY: Isaac Benton

RESOLUTION

FOR AN AREA OF APPROXIMATELY 519 ACRES AND BORDERED
GENERALLY BY ST. CYR ON THE NORTH, COLUMBIA AND GIRARD ON THE
EAST, GIBSON ON THE SOUTH, AND UNIVERSITY ON THE WEST; ADOPTING
THE 2008 SOUTH YALE SECTOR DEVELOPMENT PLAN (ATTACHMENT A) AS
A RANK 3 PLAN; CHANGING EXISTING ZONING FROM R-1, R-T, R-G, R-2, R-3,
C-1, C-2, O-1, P-R, SU-1/TRANSIT FACILITY, SU-1/COMMUNITY CENTER AND
PARK, SU-1/TENNIS COURT, SU-1/TRAILER COURT, SU-1/HOUSING OFFICE,
SU-1/PRD, SU-1 PRD AND C-2 PERMISSIVE USES WITH EXCLUSIONS, SU-
1/PRD & COMMERCIAL (20000 SQ. FT.) & SELF-SERVE STORAGE FACILITY,
SU-1/PRD 600 DU MAX TO SU-1/CHURCH, YALE CORRIDOR COMMERCIAL
(YCC), RESIDENTIAL MULTI-FAMILY (RMF 1 and RMF 2), NEIGHBORHOOD
AND MIXED USE (NMX), PLANNED NEIGHBORHOOD RESIDENTIAL (PNR).

WHEREAS, on March 20, 2006, the City Council enacted R-06-53 which
called for the creation of a Sector Development Plan for the area
encompassing what is now referred to as the South Yale Sector Development
Plan ("SYSDP" or the "Plan"). That same resolution imposed a moratorium on
certain development approvals pending the development of interim design
regulations. Finally, that resolution funded the development of the Plan and
the interim design regulations; and

WHEREAS, the SYSDP area is approximately 519 acres and bordered
generally by St. Cyr on the north, Columbia and Girard on the east, Gibson on
the south, and University on the west (as shown in Attachment B); and

WHEREAS, on June 19, 2006 the City Council enacted R-06-81 that adopted
interim design regulations pending the completion of the SYSDP and
prohibited certain development approvals in the area if the interim design

[+ Bracketed/Underscored Material +] - New
[- Bracketed/Strikethrough Material -] - Deletion

[+ Bracketed/Underscored Material +] - New
[- Bracketed/Strikethrough-Material-] - Deletion

1 standards were not met and the Council has subsequently extended the
2 effective period for R-06-81 and amended the interim design regulations; and
3 WHEREAS, the City contracted with the professional planning firm Strata
4 Design to produce the SYSDP; and
5 WHEREAS, there were five public meetings for this Plan prior to the
6 Environmental Planning Commission's consideration of the Plan. One of those
7 meetings was an all-day design workshop (July 2007) where the community
8 formulated the desired Goals for the Plan; and
9 WHEREAS, the community-formulated Goals for the Plan area are to:
10 1. Develop South Yale into a retail/ commercial destination with local
11 identity to serve local needs.
12 2. Develop South Yale into an enjoyable entertainment and
13 hospitality destination, which is an inviting, comfortable and easy to use
14 environment for tourists and sports enthusiasts as well as residents.
15 3. Develop South Yale as a healthy neighborhood, which is safe,
16 clean, and walkable with a vibrant mixed-use economic area that promotes
17 community ownership.
18 4. Develop South Yale with a public setting that reflects New Mexico,
19 is family friendly, and an easy and attractive place to conduct business for all
20 populations; and
21 WHEREAS, an economic study was performed by Bob Gibbs and
22 Associates which gave insight to the economic picture for the area and guided
23 the development of the SYSDP; and
24 WHEREAS, the SYSDP uses a form-based approach and creates five new
25 zones. These zones regulate land uses, building form and articulation, lot
26 layout, parking, and landscaping. The new zones are applied so as to achieve
27 the community's goals; and
28 WHEREAS, there are a few large parcels within the Plan area that are not
29 within the City's zoning jurisdiction. These parcels are owned by the
30 institutions of the University of New Mexico (UNM), Central New Mexico
31 Community College (CNM) and Albuquerque Public Schools (APS). Since
32 these lands surround Yale Boulevard, they are still considered part of the Plan
33 area. While there are no formal agreements with any of these entities,

representatives from each institution have supported the Plan's development;
and

WHEREAS, the SYSDP's five new zones are the following:

1. Yale Corridor Commercial (YCC), consisting of the existing C-2
zoned properties located along Yale Boulevard from St. Cyr to Ross Avenue.
This zone encourages a mixture of uses that include retail, offices, commercial
services, residential and civic uses that are intended to create economic and
social vitality.

2. Residential Multi-Family (RMF 1), consisting of the existing multi-
family residential parcels that are scattered throughout the Clayton Heights
residential area. When these properties are redeveloped, form-based code
standards will apply to ensure that multi-family redevelopment is sensitive to
existing single-family homes.

3. Residential Multi-Family (RMF 2), consisting of the existing multi-
family residential parcels that are located on Sunshine Terrace SE and Vail SE.
When these properties are redeveloped, form-based code standards will apply
to ensure that multi-family redevelopment is sensitive to existing single-family
homes.


4. Neighborhood Mixed Use (NMX), consisting of a mix of R-2 and C-2
zoned properties at the southern end of Yale Boulevard and Gibson Avenue
extending to the west. The intent of this zone is to encourage integration of
residential and commercial uses and increase opportunities for high-quality,
mixed-use development.

5. Planned Neighborhood Residential (PNR), consisting of the existing
SU-1/PRD parcels that are located within the Plan area. This is a primarily
residential zone that allows a mix of uses to support the residential uses and
the creation of complete developments.

WHEREAS, the City's Environmental Planning Commission has held two
public hearings with respect to the adoption of the SYSDP. The Planning
Commission voted 4-4 to recommend approval of the SYSDP to the City
Council and, thus, sent the SYSDP to the City Council without
recommendations, findings, or conditions.


1 PASSED AND ADOPTED THIS 2nd DAY OF February, 2009
2 BY A VOTE OF: 7 FOR 0 AGAINST.
3

4 Excused: Cadigan, Mayer

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8 Isaac Benton, President
9 City Council

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12 APPROVED THIS 13th DAY OF February, 2009
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14

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16 Bill No. R-08-150

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18 
19 Martin J. Chavez, Mayor
20 City of Albuquerque

21
22 ATTEST:

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24 
25 City Clerk
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ZONING

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

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

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):	Existing Zoning: R-1D	Proposed Zoning: NR-PO-A
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (acres): ~4.9 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:



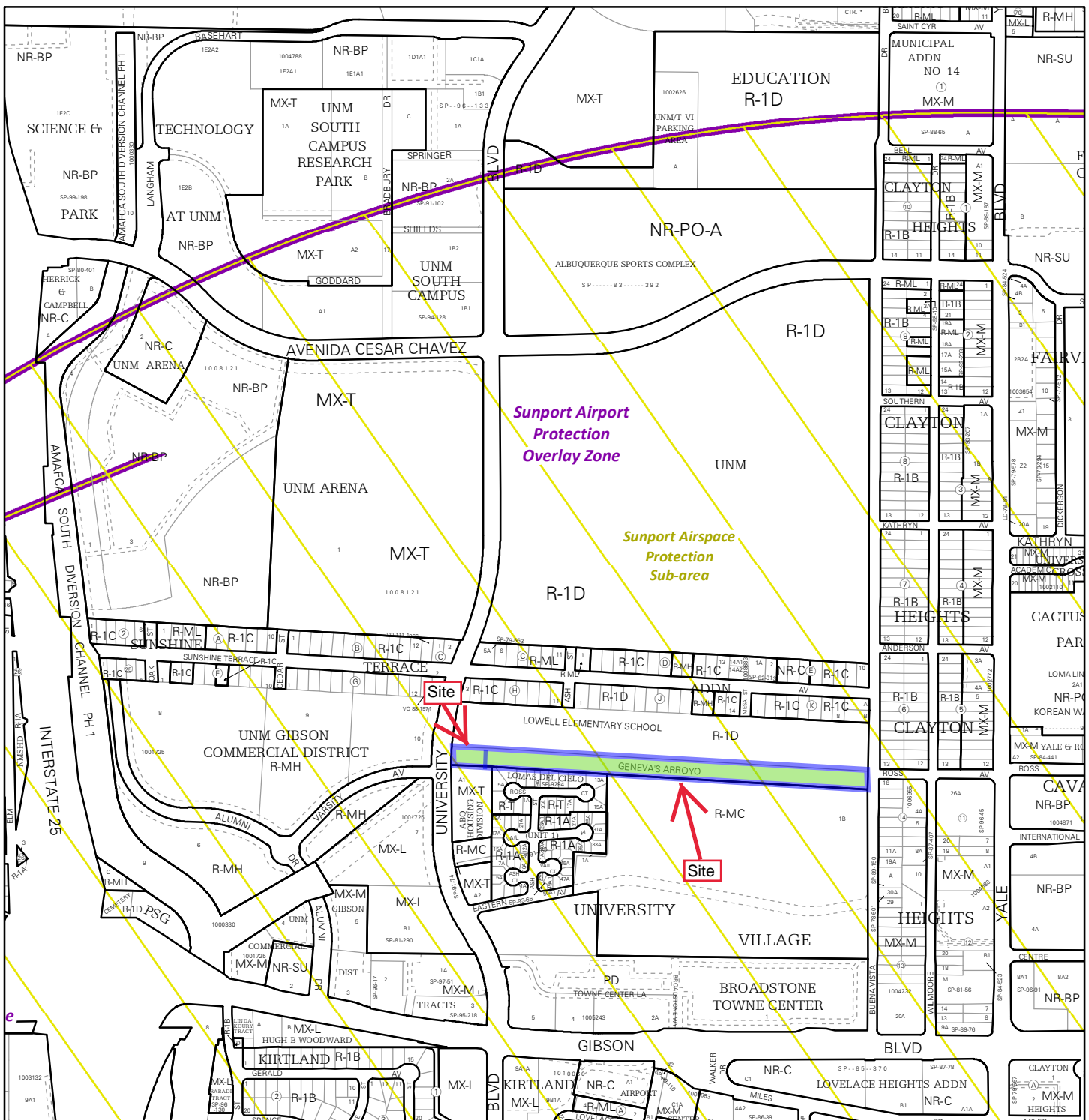
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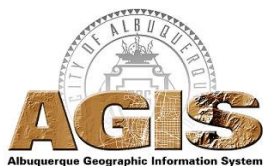
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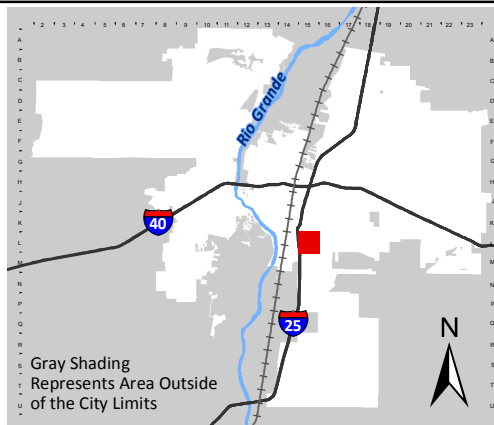


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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



Zone Atlas Page:
L-15-Z

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

0 250 500 1,000 Feet

PRE-APPLICATION MEETING NOTES

PA#: 22-039 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 Size (acreage): 4.811

Zoning: R1-D Overlay Zone(s): Airport Protection Overlay 3-3

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): Major Public Open Space – Zone change to NR-PO-B

Use Specific Standards: _____

Applicable Definition(s): **Major Public Open Space** – Publicly-owned spaces managed by the Open Space Division of the City Parks and Recreation Department, including the Rio Grande State Park (i.e. the Bosque), Petroglyph National Monument, and Sandia foothills. These are typically greater than 5 acres and may include natural and cultural resources, preserves, low-impact recreational facilities, dedicated lands, arroyos, or trail corridors. The adopted Facility Plan for Major Public Open Space guides the management of these areas. For the purposes of this IDO, Major Public Open Space located outside the city municipal boundary still triggers Major Public Open Space Edge requirements for properties within the city adjacent to or within the specified distance of Major Public Open Space.

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 |

☐ Site History/Research

☐ Transportation

☐ Hydrology

☐ 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



March 30th, 2022

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

Re: Letter of Authorization for Zone Map Amendment

To Whom It May Concern:

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

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

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Sincerely,

City of Albuquerque Parks and Recreation Department

By:

DocuSigned by:



3A1B8403E7FE4D0...

Printed Name:

David Simon

Title:

Director



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

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

Zone Atlas Page: L15 DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: ELY POR STRIP OF LAND IN SE1/4 CONT 4.31AC WLY POR OF STRIP OF LAND IN

City Address: SE1/4 ALBUQ GRT 0.50 AC UNIVERSITY BLVD SE ALBUQUERQUE NM 87106

Applicant: Consensus Planning Contact: _____

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

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

Development Information

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

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

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

Describe development and Uses:

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

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

Facility

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

Number of Residential Units: n/a

Number of Commercial Units: n/a

Traffic Considerations

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

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

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

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

Driveway(s) Located on: Street Name

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

Street Name Posted Speed

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: 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:

M. P. E.

2/28/2022

TRAFFIC ENGINEER

DATE

Submittal

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

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

Site Plan/Traffic Scoping Checklist

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

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



July 5, 2022

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

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

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 4.811 acres. The parcels are legally described as;

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

The property is currently zoned R-1D. The request is to rezone the parcels to NR-PO-A to reflect the current ownership and management of the lot by the City of Albuquerque Parks 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 5 acres of vacant land consisting of two parcels described as the easterly and westerly portions of a strip of land located between Buena Vista Drive Southeast and University Boulevard Southeast. The property is centrally located within the Clayton Heights neighborhood. The purpose of the zone map amendment is to reflect the current ownership and management by the City Parks and Recreation Department. The request is to change the zoning from R-1D to NR-PO-A.

SITE HISTORY

Historical aerial imagery from 1959 to 2021 shows both parcels of land at Geneva's Arroyo as vacant and undeveloped. The surrounding neighborhoods and commercial uses began to develop around 1961 with the creation of the UNM football field to the north of the site and a manufactured home community to the south. Residential, recreational, and commercial uses have continued to be developed up to current times.

PRINCIPALS

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



SITE OVERVIEW + LAND USE AND ZONING


<p>Site Overview:</p> 	<p>Zoning and Land Use:</p>
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TABLE 4. Genevas Arroyo Surrounding Zoning & Land Use

NORTH	R-1D, R-1C, R-ML, R-MH, NR-C	Single-family residential, Lowell Elementary School, UNM stadium
SOUTH	R-MC, R-T, MX-T, R-1A, PD	Residential manufactured home community, residential single and multi-family, restaurant
EAST	R-1B, MX-M	Single-family residential, commercial, restaurant
WEST	MX-T, R-1C, R-MH, MX-L, MX-M	Vacant land, commercial, hotel



INTEGRATED DEVELOPMENT ORDINANCE JUSTIFICATION CRITERIA

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

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

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

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

ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN

This request is aligned with the scale, character, and current land uses of the neighborhood. Approval of the requested zone change to NR-PO-A is advantageous to the surrounding community 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 neighborhood provides a public amenity where residents can play together and take part in outdoor recreation or leisure activities. Public amenities including parks and green spaces are a key element to creating complete communities that provide residents with increased health, wellness, and quality of life benefits through walkable accessible outdoor spaces.

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

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

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

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

Applicant Response: This Zone Map Amendment request creates healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods by correctly zoning city-owned lands with the intent of creating a public park amenity situated in the Clayton Heights Lomas Del Cielo residential neighborhood and increasing walkability and access to a park.

This Zone Map Amendment meets subcriteria policy (a) by encouraging development that is consistent with the scale of the neighborhood it will bring a public amenity within walking distance to nearby neighborhoods and Clayton Heights Residents. The Clayton Heights neighborhood does not have any city parks within its boundaries, but there is an open space associated with Lowell Elementary School. The closest city park is across Yale Boulevard in the Victory Hills neighborhood. The Heights, Loma Linda, and Thomas Bell Community Centers are all near the Clayton Heights Neighborhood, but they are all outside of the neighborhood boundary. The NR-PO-A zone designation would help to bring community development and amenities within walking distance to residents in the neighborhood and complement the adjacent school property.

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

This Zone Map Amendment meets subcriteria policy (n) because by encouraging new public uses of the Genevas Arroyo parcels, which are currently vacant undeveloped properties, it will encourage a community-centered productive use of the vacant lots.

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 requested Zone Map Amendment reinforces the character and intensity of the area by providing a public amenity that is consistent with the scale of the neighborhood. The surrounding neighborhood is characterized by manufactured homes and single-family and multi-family housing. Lowell Elementary is adjacent to the site on the north side and there are numerous UNM stadiums and sports fields to the north and west of the site. The Zone Map Amendment limits the density and development of new uses in Areas of Consistency by seeking to zone approximately 5 acres of land for public use 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 seeking to rezone approximately 5 acres of vacant land to NR-PO-A which is specifically designed for public parks. The Clayton Heights Lomas Del Cielo neighborhood currently is not serviced by a public park and this addition of approximately 5 acres can help to increase the park network while providing relief from urbanization. Additionally, this will provide residents in the neighborhood with equitable access to a community space with opportunities for recreation and leisure activities.

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

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

Applicant Response: This Zone Map Amendment helps to protect and enhance the character of existing single-family neighborhoods by zoning land NR-PO-A for public park use that is consistent with the appeal and scale of the neighborhood and facilitates the overall health and well-being of the area. The Clayton Heights Lomas Del Cielo neighborhood near the subject site is characterized by a manufactured home community, multi and single-family housing, as well as access to UNM sports stadiums and retail along Gibson Boulevard. The addition of the NR-PO-A zone would enhance the character of the existing residential neighborhood by providing a much needed community space.

This Zone Map Amendment meets subcriteria policy (d) because the public park zone designation helps to align the vacant lots of Geneva's Arroyo with the city's ownership, surrounding residential neighborhoods, and surrounding land uses.

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

Applicant Response: This Zone Map Amendment increases walkability where the Genevas Arroyo parcels are located by creating a public facility near housing in the surrounding neighborhood.

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

Applicant Response: This Zone Map Amendment provides the opportunity for parks and recreation facilities that meet the needs of all residents and use natural resources responsibly by creating new public space within the Clayton Heights Lomas Del Cielo residential neighborhood which can increase equitable access to public amenities for residents. Creating a small neighborhood park or public space within the residential neighborhood will provide access to public green space and recreation areas which is a responsible use of natural resources. The site is currently vacant but the long corridor shape of the parcels creates a



walkable path that connects east to west between University and Buena Vista. Future improvements to the site will only help to realize this goal.

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 Zone Map Amendment improves community access to recreational opportunities because it increases public spaces in residential neighborhoods. Clayton Heights Lomas Del Cielo neighborhood is not serviced by a public park; therefore, this request helps to create equitable access and distribution of community amenities.

This Zone Map Amendment meets subcriteria policy (a) because by creating a public amenity out of the vacant lots of Geneva's Arroyo and establishing the correct zone designation it will help to protect and maintain a high-quality network of accessible public recreation facilities. The subject site is connected by a bike lane on University and a bike route on Buena Vista which help to increase multi-modal accessibility to the site.

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 adding approximately 5 acres of land increasing the network of public parks throughout the City and reserving the land for uses that are geared toward the public good. Quality of life in urban areas can be increased by access to green spaces. The Clayton Heights Neighborhood is lacking a public amenity or community green space; therefore, quality of life can be improved by correctly zoning the property to NR-PO-A and providing relief from urbanization.

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 adding approximately 5 acres of land to the existing park network. The Genevas Arroyo parcels are both long and skinny which makes them suitable to be converted into a small linear park for public use. Currently, they are vacant and the linear characteristics of the parcels can provide a walking path between University and Buena Vista for residents.

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 outdoor public recreation areas that increase the health and well-being of residents by improving air quality, preserving public land, promoting walkability, providing relief from urbanization, and increasing property values.

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

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

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

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

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

Applicant Response: The 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. 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 and linear configuration 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-1D

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

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



Wind Energy Generation		A
Automated Teller Machine		T
Mobile Vending Cart		A

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

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

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

Applicant Response: This request meets subcriteria 1 as the subject property will be served by existing city infrastructure including streets, sidewalks, and applicable parking. There are currently no plans for development for the subject site.

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 proposed 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**



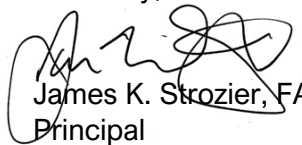
zone district due to topography, traffic, or special adverse land uses nearby.

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 the two parcels of the zone map amendment request will create a differing zone from the surrounding properties but in doing so it will help to facilitate the goals of the ABC Comp Plan. In general, a zone change to NR-PO-A will usually create a spot zone as they are generally placed in residential neighborhoods to provide increased access to residents but differ from the surrounding zoning. Changing the zone to NR-PO-A allows the development of a new park, public amenity, or recreation space in the Clayton Heights Lomas Del Cielo neighborhood. The zone map amendment request for both parcels meet criteria 1 functioning as a transition space and helping to increase walkability, providing visual relief from the urban environment, protecting natural resources, as well as promoting community healthy and complete neighborhoods.

Conclusion: The requested zone change to NR-PO-A 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.

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

NOTIFICATION

From: Carmona, Dalaina L.
To: Avery Frank
Subject: University and Sunshine Terrace Neighborhood Meeting Inquiry -City Project
Date: Monday, April 4, 2022 3:05:40 PM
Attachments: imae001.png
ima002.png
ima003.png
ima004.png
ima007.png
Genevies_Arroyo.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
Clayton Heights Lomas del Cielo NA	Isabel	Cabrera	boyster2018@gmail.com	1720 Buena Vista SE	Albuquerque	NM	87106	5056592414	5052424494
Clayton Heights Lomas del Cielo NA	Eloisa	Molina-Dodge	e_molinadodge@yahoo.com	1704 Buena Vista SE	Albuquerque	NM	87106		5055015051
District 6 Coalition of Neighborhood Associations	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque	NM	87106		5059808007
District 6 Coalition of Neighborhood Associations	Mandy	Warr	mandy@theremedyspa.com	119 Vassar Drive SE	Albuquerque	NM	87106	5054014367	5052659219
Kirtland Community Association	Kimberly	Brown	kande0@yahoo.com	PO Box 9731	Albuquerque	NM	87119		5052429439
Kirtland Community Association	Elizabeth	Aikin	bakieaikin@comcast.net	1524 Alamo Avenue SE	Albuquerque	NM	87106		5052886324
Nob Hill NA	Gary	Eyster	meyster1@me.com	316 Amherst Drive NE	Albuquerque	NM	87106	5059911388	
Nob Hill NA	Jeff	Hoehn	jeffh@clnabq.org	411 Aliso Drive SE	Albuquerque	NM	87108		5055069327
San Jose NA	Olivia	Greathouse	sjnase@gmail.com	408 Bethel Drive SE	Albuquerque	NM	87102		
San Jose NA	Deanna	Barela	bacadeanna@gmail.com	408 Bethel Drive SE	Albuquerque	NM	87102		
Silver Hill NA	James	Montalbano	ja.montalbano@gmail.com	1409 Silver Avenue SE	Albuquerque	NM	87106	5052430827	
Silver Hill NA	Don	McIver	dbodinem@gmail.com	1801 Gold Avenue SE	Albuquerque	NM	87106		5053850464
South Broadway NA	Frances	Armijo	fparmijo@gmail.com	915 William SE	Albuquerque	NM	87102	5054003473	5052478798
South Broadway NA	Tiffany	Broadous	tiffany.hb10@gmail.com	215 Trumbull SE	Albuquerque	NM	87102		5055074250
Southeast Heights NA	John	Pate	jpate@molzencorbin.com	1007 Idlewild Lane SE	Albuquerque	NM	87108	5052354193	5052552984
Southeast Heights NA	Pete	Belleto	pmbdoc@yahoo.com	902 Valverde Drive SE	Albuquerque	NM	87108		5052064957
Spruce Park NA	John	Cochran	jrochr@gmail.com	1300 Los Lomas Road NE	Albuquerque	NM	87106		5052391988
Spruce Park NA	Bart	Cimenti	bartj505@gmail.com	1502 Roma Avenue NE	Albuquerque	NM	87106		5052591918
Sycamore NA	Mardon	Gardella	mg411@q.com	411 Maple Street NE	Albuquerque	NM	87106		5058436154
Sycamore NA	Richard	Vigliano	richard@vigliano.net	1205 Copper NE	Albuquerque	NM	87106		5059809813
University Heights NA	Don	Hancock	sricon@earthlink.net	105 Stanford SE	Albuquerque	NM	87106	5052622053	5052621862
University Heights NA	Mandy	Warr	mandy@theremedyspa.com	119 Vassar Drive SE	Albuquerque	NM	87106	5054014367	5052659219
Victory Hills NA	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque	NM	87106		5059808007
Victory Hills NA	Melissa	Williams	mawdsf@comcast.net	1010 Princeton SE	Albuquerque	NM	87106		5054636484
Yale Village NA	Kim	Love	klove726@gmail.com	2122 Cornell Drive SE	Albuquerque	NM	87106	5056882162	
Yale Village NA	Donald	Love	donaldlove08@comcast.net	2125 Stanford Drive SE	Albuquerque	NM	87106	5054807175	

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: devhelp@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%20Summan%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 8:50 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:

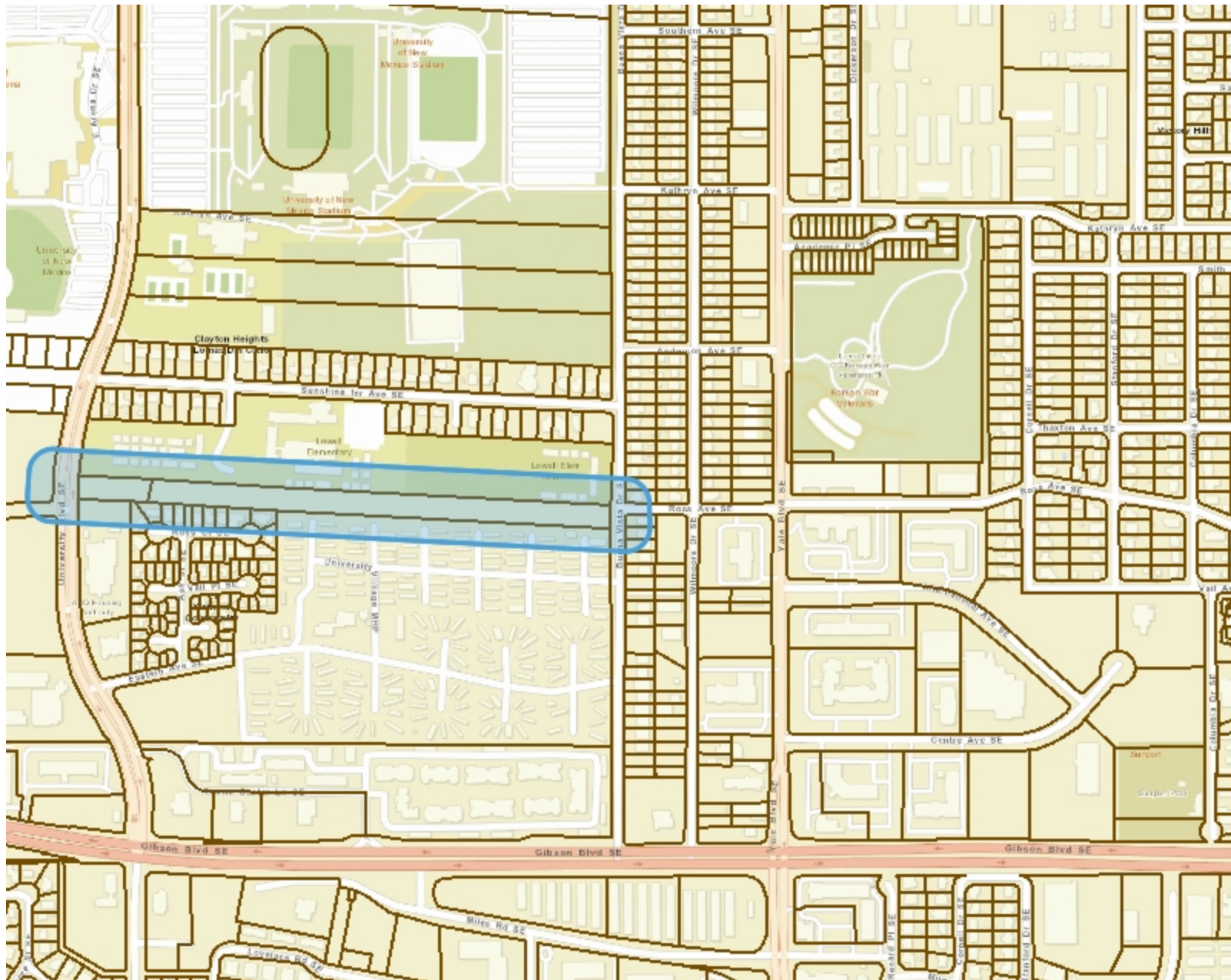
City project EPC

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 University and Sunshine Terrace
Other subject site identifiers:
This site is located on the following zone atlas page:
L15
Captcha
x



Genevas Arroyo Site Buffer



Legend

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

Notes

100' Buffer

1,202 0 601 1,202 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
5/4/2022 © City of Albuquerque

1:7,212

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

**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>

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

Dear Neighbors,

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

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

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

To call in: (301) 715-8592

Meeting ID: 226 959 2859

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

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

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

Sincerely,

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

**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/request¹*:

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>

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

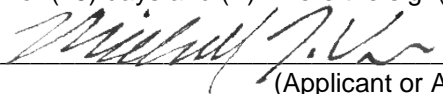
4. TIME

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

5. REMOVAL

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

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


(Applicant or Agent)

5/5/22
(Date)

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

PROJECT NUMBER: _____