



Environmental Planning Commission

Agenda Number:8
Project #: PR-2022-007156
Case #: RZ-2022-00030
Hearing Date: July 21, 2022

Staff Report

Agent	Consensus Planning
Applicant	Thakur Enterprises
Request	Zoning Map Amendment (zone change)
Legal Description	Tract 5-A bulk land plat for El Rancho Grande I, Parcels 5-A and 12-B-1
Location	South of Gibson Blvd. SW, east of 98th St. SW, and adjacent west to the Amole Channel
Size	Approximately 13.6 acres
Existing Zoning	PD
Proposed Zoning	MX-M

Staff Recommendation

APPROVAL of RZ-2022-00030, based on the Findings beginning on Page 23.

Staff Planner
Sergio Lozoya, Current Planner

Summary of Analysis

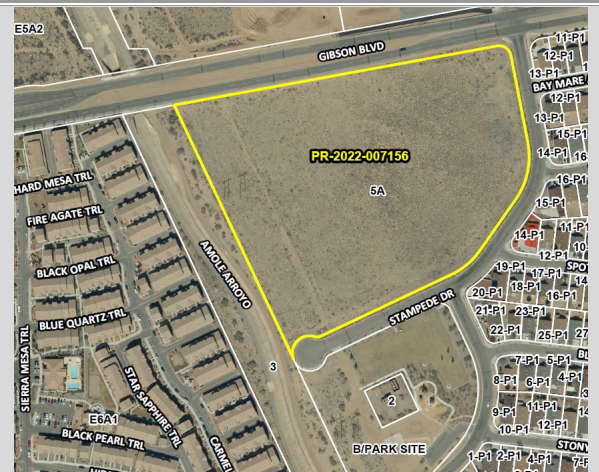
The request is for a Zoning Map Amendment (zone change) for an approximately 13.6-acre site located south of Gibson Blvd. SW, east of 98th St. SW, and adjacent west to the Amole Channel.

The subject site is zoned PD (Planned Development). The applicant is requesting a zone change to MX-M to allow future development under the MX-M zone district.

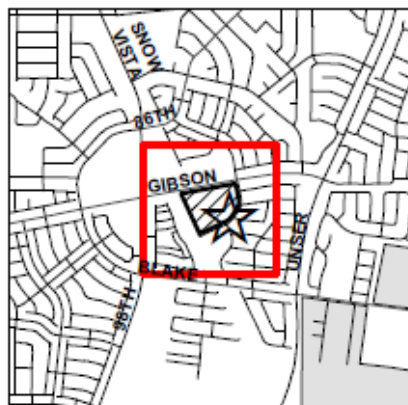
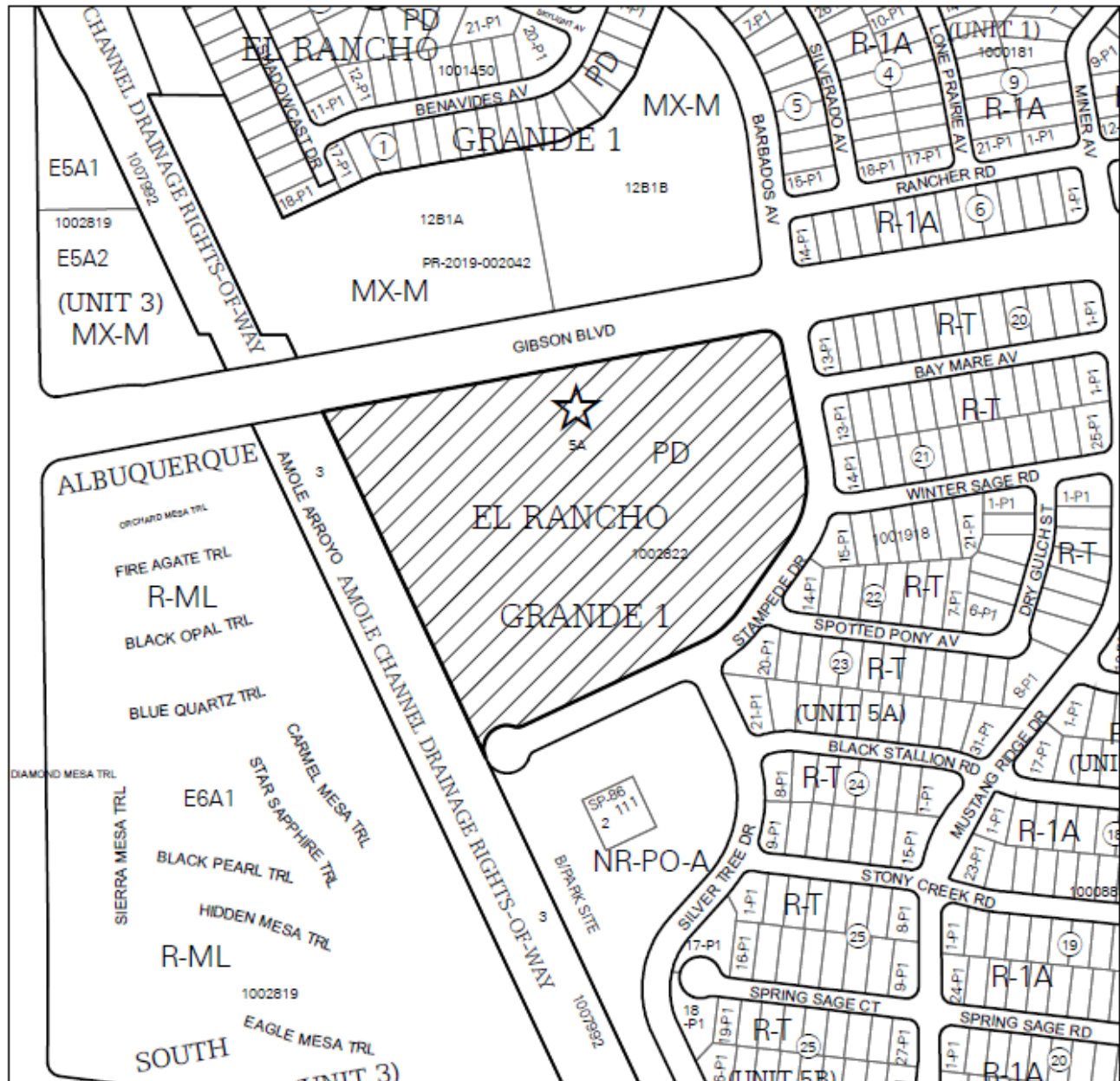
The applicant has adequately justified the request pursuant to the IDO zone change criteria in 14-16-6-7(G)(3). The proposed zoning would be more advantageous to the community overall because it furthers a preponderance of applicable Comprehensive Plan Goals and policies.

The affected neighborhood organizations were notified and property owners within 100 feet of the subject site were notified as required. As of this writing, Staff has not been contacted regarding the request and is unaware of any opposition.

Staff recommends approval.







IDO ZONING MAP

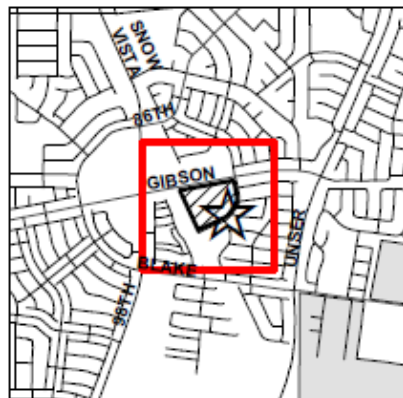
Note: Gray shading
Indicates County.



1 inch = 300 feet

Hearing Date:
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LAND USE MAP

Note: Gray shading
Indicates County.

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



1 inch = 300 feet

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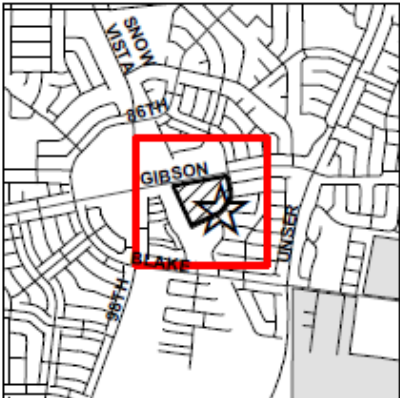
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HISTORY MAP

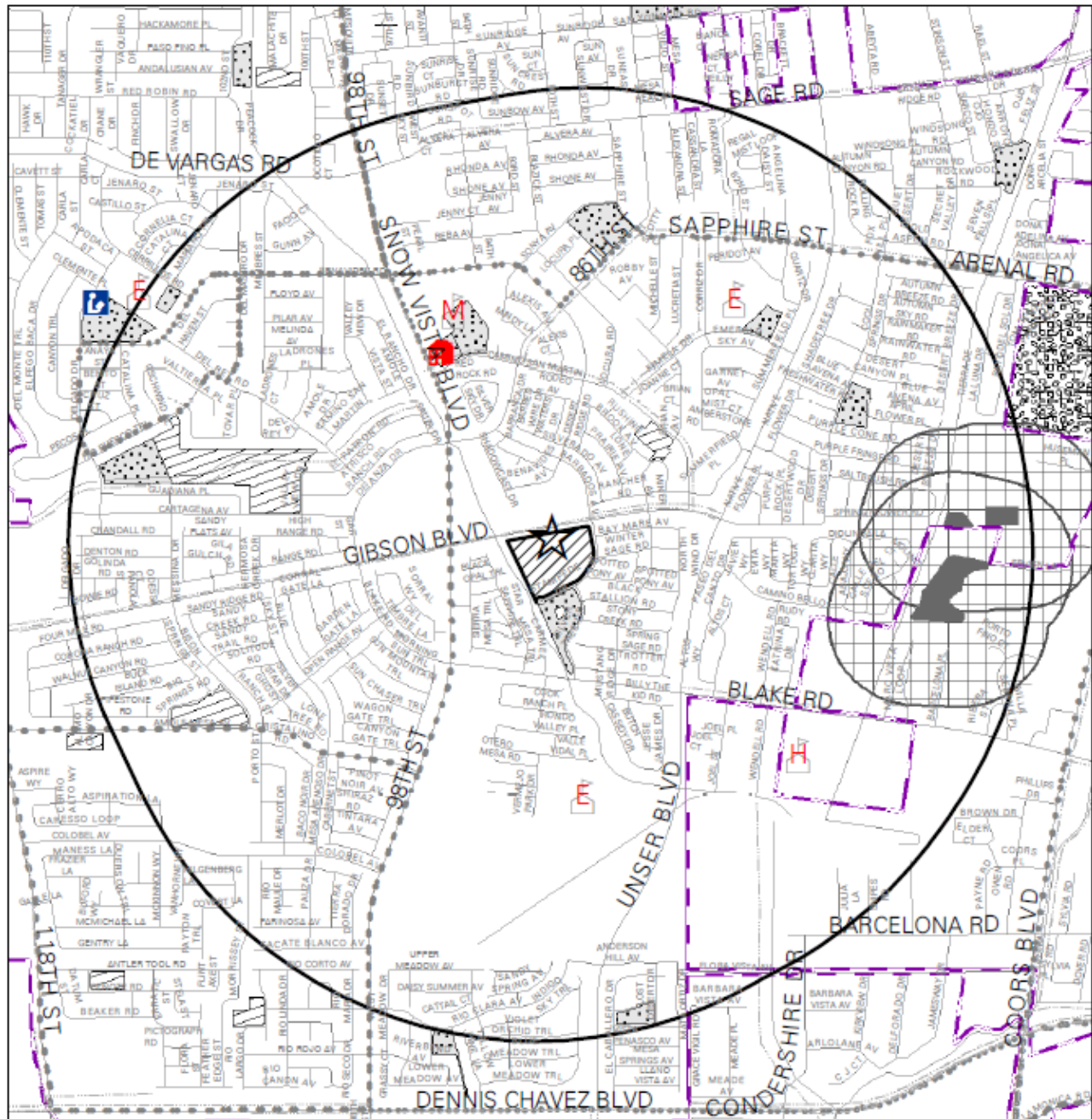
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Public Facilities Map with One-Mile Buffer

- | | | | |
|----------------------|-------------|--------------------------|-----------------------------|
| 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>	PD	Area of Change	Vacant
<i>North</i>	R-1A, MX-M, PD	Area of Change/Consistency	Vacant, Dwelling, Single-Family
<i>South</i>	R-T, NR-PO-A, R-1A	Area of Consistency	Dwelling, Single-Family, Park
<i>East</i>	R-1A, R-T, R-MC	Area of Consistency	Dwelling, Single-Family
<i>West</i>	R-1A, R-ML, MX-M, NR-C	Area of Change/Consistency	Vacant, Dwelling, Single-Family, Dwelling, Multi-Family

Request

The request is for a zoning map amendment from PD to MX-M for all or a portion of Tract 5-A bulk land plat for El Rancho Grande I, Parcels 5-A and 12-B-1, located south of Gibson Blvd. SW, east of 98th St. SW, and adjacent west to the Amole Channel (“the subject site”). The subject site is approximately 13.6 acres.

The subject site is zoned PD (Planned Development) and is currently vacant. The applicant is requesting a zone change from PD to MX-M (Mixed-Use – Medium Intensity) to facilitate future development.

EPC Role

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

Context

The approximately 13.6-acre site is comprised of one tract and is located south of Gibson Blvd. SW, east of 98th St. SW, and adjacent west to the Amole Channel. The tracts adjacent to the north of the subject site are zoned R-1A, MX-M and PD. The lots to the west are zoned R-1A, R-ML, MX-M and NR-C. The area south of the subject site consists of lots zoned R-1A, R-T, and NR-PO-A. Immediately east of the subject site are lots zoned R-1A, R-T, and R-MC.

Land uses in the area are mostly single-family residential, with some commercial development at the northwest corner of the intersection at 98th St SW and Gibson Blvd SW.

History

The subject site is located within the El Rancho Grande subdivision, which was annexed by the City sometime in the 1960's. The subject site is within the boundaries of the Rio Bravo Sector Development Plan (repealed). Upon adoption of the Rio Bravo Sector Development Plan, the subject site was zoned as SU-1 Mixed-Use. A site development plan for subdivision, which included the subject site, was heard by the EPC on May 17, 2001 (1001154), the staff planner recommended denial and the EPC voted to defer the case to the July 19, 2001 hearing where it was deferred again to the September 20, 2001 hearing where it was ultimately withdrawn.

A request to amend the Rio Bravo Sector Development Plan was heard and approved by the EPC on October 18, 2001(1001443). The request also included a zone map amendment for the subject site from SU-1 Mixed-Use (O-1, 2.7 acres, R-T, 6.8 acres, and C-2, 4.1 acres) to SU-1 Mixed-Use (C-2/O-1, 8.5 acres, R-2, 5.1 acres) which increased the amount of permitted commercial development on the subject site.

Lastly, the EPC heard a request regarding the subject site for a Sector Plan amendment, a zone map amendment, and a site development plan for subdivision (1001443). This request was heard at the July 21, 2005 hearing and was ultimately withdrawn by the applicant, stating that the subject site was no longer suitable for their clients housing project.

Transportation System

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

The LRRS designates 98th St. SW, and Gibson Blvd. SW, as Commuter Principal Arterials.

Comprehensive Plan Designations

The subject site located within the 98th and Gibson Activity Center as designated by the Comprehensive Plan.

The subject site is not adjacent to any corridors as designated by the Comprehensive Plan.

The subject site is located within an Area of Change as designated by the Comprehensive Plan. Generally, Areas of Change are where more dense development should be directed. The intent of the Comprehensive Plan is to make Areas of Change the focus of new urban-scale development.

Comprehensive Plan Community Planning Area Designation

The subject site is located within the Southwest Mesa Community Planning Area. The Southwest Mesa CPA is characterized by suburban subdivisions, impressive vista, and connection to the Western mesa vista. The identity and character of this area is still emerging, while the physical environment is characterized by sand flats, dunes, and escarpments dotted with scrub juniper and sage (Comprehensive Plan, 4-28).

Trails/Bikeways

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

98th St SW has a dedicated bike line, and Gibson Blvd SW has a wide shoulder which could be used for biking. There is a dedicated trail that runs along the western boundary of the subject site, the trail is part of the Amole Arroyo Trail. The Amole Arroyo Trail connects to a larger bike trail network.

Transit

The subject site is served by route ABQ Ride 198. The nearest bus stop is at the northeast corner of the intersection at 98th St SW and Gibson Blvd SW, and is just 650 ft. from the subject site. Route 198 runs Monday through Sunday and has a frequency of 30 minutes.

Public Facilities/Community Services

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

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions

Area of Change: An area designated as an Area of Change in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where growth and development are encouraged, primarily in Centers other than Old Town, Corridors other than Commuter Corridors, Master Development Plan areas, planned communities, and Metropolitan Redevelopment Areas.

Infill Development: An area of platted or unplatted land that includes no more than 20 acres of land and where at least 75 percent of the adjacent lots are developed and contain existing primary buildings.

Neighborhood Edge: Any distance required by a standard in Section 14-16-5-9 (Neighborhood Edges) is measured from the nearest point on the nearest lot line of the Protected Lot to the nearest point on the Regulated Lot that contains the feature being regulated.

Mixed-use Development: Properties with residential development and non-residential development on a single lot or premises. For the purposes of this IDO, mixed-use development can take place in the same building (i.e. vertical mixed-use) or separate buildings on the same lot or premises (i.e. horizontal mixed-use).

Permissive Use: A land use that is allowed by-right in a particular zone district, either as a primary or accessory use. Permissive uses are listed as P in Table 4-2-1. Permissive Accessory uses are listed as A in Table 4-2-1.

Zoning

The subject site is zoned PD (Planned Development). The purpose of the PD zone district is to accommodate small- and medium-scale innovative projects that cannot be accommodated through the use of other zone districts, provided that those projects are consistent with the Comprehensive Plan, as amended and include standards that would not otherwise be required of the applicant in order to provide significant public, civic, or natural resource benefits. This zone district is applied on a case-by-case basis to reflect a negotiated agreement for uses and standards with the applicant.

The proposed zone district is MX-M (Mixed-Use – Medium Intensity). The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors. Allowable uses are shown in Table 4-2-1.

There are key differences between the PD and the MX-M zone districts. The PD zone is intended to be applied on a case-by-case basis, requires approval by the EPC, and can potentially allow several uses in found in the IDO. The MX-M zone district has an established list of allowable uses, and generally does not require EPC approval before development.

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

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Change. Applicable Goals and policies are listed below.

Chapter 4: Community Identity

Goal 4.1 – Character: Enhance, protect, and preserve distinct communities.

The request would generally enhance, protect, and preserve the distinct Southwest Mesa community because the MX-M zone district allows for moderate intensity development. The PD zone is a more intense zone with more potential for intense and harmful uses as compared to the MX-M zone. The request furthers Goal 4.1 – Character.

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

The request would protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, and mix of uses because the MX-M zone is intended to provide development and services at a moderate intensity. The subject site is in an Area of Change as designated by the Comprehensive Plan. The IDO has sufficient standards to protect the adjacent Area of Consistency by requiring height restrictions, landscape buffers, and screening. The request furthers Policy 4.1.2 – Identity and Design.

Chapter 5: Land Use

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

The subject site is located with the 98th and Gibson Activity Center as designated by the Comprehensive Plan. The request for MX-M would facilitate development of the subject site and would contribute to the growth of a strong community center because it would facilitate mixed use development in the 98th and Gibson Activity Center, where growth is desired. The request furthers Goal 5.1 – Centers and Corridors.

Policy 5.1.1- Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The request for the MX-M zone would facilitate the development of the subject site, and has potential to provide a wide variety of commercial and neighborhood scale uses. The MX-M zone would also help shape the built environment into a sustainable development pattern by excluding single-family housing on the West Side. However, the subject site is too small to capture regional growth. The request partially furthers Policy 5.1.1 – Desired Growth.

Sub policy 5.1.1 (c): Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

The subject site is within the 98th and Gibson Activity Center, and within an Area of Change as designated by the Comprehensive Plan, both of which are intended to accommodate growth and development over time. The request for the MX-M zone would facilitate infill development of appropriate allowable uses in an established Activity Center, and would discourage the need for development at the urban edge. The request furthers sub policy 5.1.1c.

Policy 5.1.2- Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The request for the MX-M zone would facilitate development that is compatible in density, scale, and intensity in relation to the surrounding area. The subject site is located in an Area of Change, and within the 98th and Gibson Activity Center, where growth and development are desired. This request furthers Policy 5.1.2 - Development Areas.

Policy 5.1.6 -Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and business.

The request would facilitate mixed-use development within the established 98th and Gibson Activity Center. The MX-M zone could foster the development of a range of services and amenities, it's location along an existing bike trail supports healthy lifestyle and accessibility for nearby residents. The request furthers Policy 5.1.6 – Activity Centers.

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

The request for the MX-M zone would facilitate the development of a mix of uses that would allow residents to live, work, learn, shop, and play together. Uses under the MX-M zones are versatile and can provide residential and commercial uses that are compatible with the surrounding area and would help strengthen the 98th and Gibson Activity Center, as designated by the Comprehensive Plan. 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 because it would facilitate development of a mix of neighborhood scale uses. The subject site's location within the 98th and Gibson Activity Center, and an established neighborhood contributes to convenient access. The request furthers Policy 5.2.1 – Land Uses

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

The request would facilitate development of the subject site, which is adjacent to an established neighborhood. Any development of new goods, and services facilitated by the request would be within walking and biking distance of nearby neighborhoods. The request furthers sub policy 5.2.1(a).

Sub policy 5.2.1(k): Discourage zone changes to detached single-family residential uses on the West Side.

The zone change to MX-M would remove single-family dwellings as an allowable use, therefore discouraging a zone change to detached single-family residential uses on the Westside. The request furthers Sub-policy 5.2.1(k).

Sub policy 5.2.1 (g): Locate quality commercial development and redevelopment in existing commercial zones and designated Centers and Corridors as follows:

i. In Activity Centers with development to serve adjacent neighborhoods with an emphasis on pedestrian and bicycle connections to nearby.

The request would facilitate development to serve adjacent neighborhoods near the 98th and Gibson Activity Center. The subject site is served by an existing, dedicated bike lane and would be easily accessible by the existing neighborhood.

ii. In larger area-wide shopping centers located near intersections of arterial streets and provided with access via transit.

The subject site is located near the intersection of 98th and Gibson, and is served by transit.

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

The zone change to MX-M would encourage the development of an under-utilized lot, which has been vacant for several years. The request furthers Sub-policy 5.2.1 (n).

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

The subject site is already served by existing infrastructure and public facilities, so future development would generally promote efficient development patterns and use of land. The request furthers Goal 5.3 – Efficient Development Patterns.

Policy 5.3.1-Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The request would support additional growth at the subject site, which is an infill site located in an area already served by existing infrastructure and public facilities. The request furthers Policy 5.3.1 – Infill Development.

Goal 5.4 – Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

The requested MX-M zone would not allow single-family residential development and would prioritize uses that encourage job growth west of the Rio Grande. The request generally furthers Goal 5.4 – Jobs-Housing Balance.

Policy 5.4.2 – West Side Jobs: Foster employment opportunities on the West Side.

The requested MX-M zone would encourage commercial development on a vacant site, which would foster employment opportunities on the West Side. The request furthers Policy 5.4.2 – West Side Jobs.

Sub-policy 5.4.2 (a): Ensure adequate capacity of land zoned for commercial, office, and industrial uses west of the Rio Grande.

The request for the MX-M zone would ensure adequate capacity of land zoned for commercial, and office uses west of the Rio Grande and would facilitate the development of mixed uses in an area mostly characterized by single-family, low-density development. The request furthers sub-policy (a).

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

The subject site is located in an Area of Change and is adjacent to Areas of Consistency. The request for an MX-M zone would facilitate development of the subject site where growth is expected and desired and would provide an opportunity for more predictable land-uses that are allowed within the MX-M zone (as opposed to the allowed uses in the PD zone). Regulations in the IDO would ensure that development of the subject site would reinforce the character and intensity of the surrounding area. This request generally furthers Goal 5.6 – City Development Areas.

Policy 5.6.2- Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request would direct more intense development to the 98th and Gibson Activity Center, and to an Area of Change, where change is expected and desired. The request generally furthers Policy 5.6.2 – Areas of Change.

Sub-policy 5.6.2(b): Encourage development that expands employment opportunities:

The requested zone change would encourage development that expands employment opportunities because the MX-M zone allows a variety of commercial and institutional uses in an area characterized by low-density single-family development.

Chapter 8: Economic Development

Goal 8.1 – Placemaking: Create places where business and talent will stay and thrive.

The requested zone change would create places where business and talent will stay and thrive because the MX-M zone provides an opportunity to develop a mix of uses in an area mostly characterized by low-density, single-family development. The request generally furthers Goal 8.1 – Placemaking.

Policy 8.1.1 – Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

The request would promote diverse places by facilitating the development of commercial and institutional uses within an existing and established neighborhood. The westside is largely characterized by single-family, low-density development, the MX-M zone would allow uses that vary in intensity, density, and scale. The request generally furthers Policy 8.1.1 – Diverse Places.

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

Requirements

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

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

Justification & Analysis

The zone change justification letter analyzed here, received June 28, 2022 is a response to Staff's request for a revised justification (see attachment). The subject site is currently PD (Planned Development). The requested zoning is MX-M (Mixed-Use – Moderate Intensity). The reason for the zone change is to allow opportunity for a wider range of commercial/institutional development.

The applicant believes that the proposed zoning map amendment (zone change) meets the zone change decision criteria in IDO §14-16-6-7(G)(3) as elaborated in the justification letter. The citation is from the IDO. The applicant's arguments are in *italics*. Staff analysis follows in plain text.

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

Applicant: The zone change from PD to MX-M will provide a more appropriate mixed-use zoning designation to this vacant site located within a designated Activity Center. The MX-M zone is consistent with the original intent of the zoning established from the Rio Bravo SDP and will allow for a more efficient IDO development process than the current PD zone. This request furthers numerous Comprehensive Plan goals and policies relative to growth within Activity Centers, Complete Communities, infill development, efficient development patterns, jobs/housing balance on the West Side, and Areas of Change. It meets the requirements for a Zoning Map Amendment – EPC per IDO Section 14-16-6-7(G) as described below:

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

Applicable citations: Goal 4.1 – Character, Policy 4.1.2 – Identity and Design, Goal 5.1-Centers & Corridors, Policy 5.1.1- Desired Growth, Sub policy c, Policy 5.1.2- Development Areas, Policy 5.1.6 -Activity Centers, Goal 5.2-Complete Communities, Policy 5.2.1-Land Uses, Sub policy 5.2.1(a), Sub policy 5.2.1(k), Sub policy 5.2.1(g), Sub policy 5.2.1(n), Goal 5.3-Efficient Development Patterns, Policy 5.3.1-Infill Development, Goal 5.4 – Jobs-Housing Balance, Policy 5.4.2 – West Side Jobs, Sub-policy 5.4.2 (a), Goal 5.6-City Development Areas, Policy 5.6.2- Areas of Change, Sub-policy 5.6.2(b), Goal 8.1 – Placemaking, Policy 8.1.1 – Diverse Places.

The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable Goals and policies regarding Character, Identity & Design, Efficient Development Patterns, Jobs-Housing Balance, Centers and Corridors 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. The response to Criterion A is sufficient.

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

development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant: This criterion does not apply as the subject property is located entirely within an Area of Change.

Staff response: The subject site is located wholly in an Area of Change, as designated by the Comprehensive Plan. Criterion B does not apply.

- 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: The subject property is located within an Area of Change and within the 98th/Gibson Activity Center, and in a neighborhood dominated by low density residential use. The MX-M zone is appropriate and more advantageous to the community than the PD zone by implementing and supporting more consistent zoning and land use patterns, development density and intensity, connectivity, direction of growth to centers and corridors where it is encouraged, and job growth on the Southwest Mesa. The zone change from PD to MX-M will create a more consistent and stable land use pattern with permissive land uses and a development entitlement process that matches other MX-M zoned properties adjacent to the subject property and will be subject to the Use-Specific Standards and Neighborhood Edge provisions contained in the IDO.

Staff: The subject site is located wholly in an Area of change. The applicant's policy-based analysis (see response to Criterion A) demonstrates that the request would further a preponderance of applicable Comprehensive Plan Goals and policies and therefore would be more advantageous to the community than the current zoning.

The response to Criterion C is sufficient

- D. The zone change does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community, unless the Use-specific Standards in Section 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.

Applicant: None of the uses allowed within the MX-M zone district will have harmful effects on adjacent properties, neighborhood, or community. The proposed zoning matches the MX-M zoning of the adjacent property north of Gibson Boulevard that was the subject of a zone change from PD to MX-M approved by the EPC in 2019 (Project 2019-002042; RZ-2019-00013) where it was demonstrated that the allowable uses will not be harmful to adjacent property, the neighborhood, or the community.

Land uses in the PD zone are determined on a case-by-case basis, documented on a negotiated Site Plan reviewed and approved by the EPC. Land uses permitted in the MX-M zone are listed in Table 4-2, Section 14-16-4-2 of the IDO and shown below.

Uses that may be considered potentially impactful are mitigated by the Use-Specific Standards in IDO Section 14-16-4-3. Examples of Use Specific Standards that provide protection to adjacent residential development are as follows:

- Bars, nightclubs, restaurants, tap room, or tasting room must comply with all New Mexico state law requirements, including but not limited to any required spacing from other uses or facilities.*
- In the MX-M zone district, light vehicle fueling station, if located on a local street, is prohibited within 330 feet in any direction of a lot containing residential use.*
- A car wash building and any associated outdoor activities are prohibited within 50 feet in any direction of any Residential zone district or any lot containing a residential use in any Mixed-use zone district.*
- Light vehicle repair in a mixed-use zone district must be conducted within a fully enclosed building.*
- Self-storage requires approval by the Zoning Hearing Examiner as a conditional use. The Use Specific Standards prohibit access to individual storage units and instead require interior corridors and wall/fencing or landscape buffer a minimum of 50 feet in width along lot lines abutting residential zone district or a lot containing residential use in any MX zone.*
- Liquor retail is a conditional use in the MX-M zone unless accessory to a grocery store. This use requires a Conditional Use Approval when proposed within 500 feet of any Residential or NR-PO zone district or any group home use, as measured from the nearest edge of the building containing the use to the nearest Residential or NR-PO zone district or lot containing a group home.*
- Nicotine retail is a conditional use and is prohibited within 1,000 feet in any direction of a lot containing another primary nicotine retail use, as well as when proposed within 500 feet in any direction of any residential zone district; lot containing any residential use in any mixed-use zone district; or religious institution. If within 500 feet of a residential zone district or lot containing a residential use in a mixed-use zone, customer visits and deliveries are prohibited between 10:00 pm and 7:00 am. • Cannabis retail establishments are prohibited within 300 feet of any school or day care facility. This use shall not include a storage or display area outside of fully enclosed portions of a building. On-site consumption is a conditional use with additional Use Specific Standards.*
- Cannabis cultivation and manufacturing within 300 feet of a school or child day care facility are conditional uses. Cultivation and manufacturing must be conducted within a fully enclosed building, and in a Mixed-use zone district, may not exceed 10,000 square feet of gross floor area.*

The intent of the Use Specific Standards clearly ensures these potentially impactful uses are not harmful to adjacent property, the neighborhood, or the community.

Staff: The applicant compared the existing PD zoning and the proposed MX-M zoning. All uses are potentially permissive in the PD zone district, meaning that the MX-M zone district would be more restrictive and allow fewer uses than PD.

The applicant discussed potentially harmful uses allowed in the MX-M zone district. Some uses that could be interpreted as harmful are: Light vehicle repair, Bars, nightclubs, restaurants, tap room or tasting room, car wash, self-storage, liquor retail, nicotine retail, cannabis retail, and cannabis cultivation and manufacturing.

Generally speaking, there are regulations in place in the IDO (Use Specific Standards and Neighborhood Edges) would mitigate some of the impacts of said uses. There are Use Specific Standards that would require distance separation for uses such as Nicotine Retail, Liquor Retail, and Cannabis uses. The standards for Neighborhood Edges would limit the height of development that is directly adjacent to residential zone districts. Therefore, the request is not likely to result in potential harmful impacts to adjacent properties, the neighborhood or community.

The response to Criterion D is sufficient.

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

Applicant: This request meets Criterion 3. Any infrastructure improvements that are necessary due to development of the subject site by this Applicant will be provided as part of the development and an Infrastructure Improvement Agreement tied to a future site plan application to be reviewed by the Development Review Board (or the future equivalent entity).

Staff: The request appears to have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement. (requirement 3). The subject site is controlled by a Site Plan, which will be further reviewed by the City prior to development.

The response to Criterion E is sufficient.

- F. The applicant's justification for the requested zone change is not completely based on the property's location on a major street.

Applicant: The Applicant's justification for the Zoning Map Amendment request is not based on the property's location along a major street, in this case, Gibson Boulevard. Rather, the justification is based upon this parcel being within an Activity Center which supports mixed-use and its history of mixed-use zoning established by the Rio Bravo Sector Plan. The Applicant does not foresee any future use on this property that could not be accommodated by a standard zone; thus, there is no need or public benefit to retaining the PD zone for this property.

Staff: The subject site's location along designated Commuter Principle Arterials, Gibson Blvd SW and near 98th St. SW, provides some rationale for the proposed change to MX-M. However, this is not the primary reason for the request. Rather, this rationale is tied to the policy analysis, which shows that the request furthers a preponderance of applicable Goals and policies.

The response to Criterion F is sufficient.

- G. The applicant's justification for the requested zone change is not completely or predominantly on the cost of land or economic conditions.

Applicant: The cost of land or other economic considerations are not the determining factor for this zone change request. The Applicant has determined that the location of this long-vacant property in an Activity Center is a good location for commercial development and having it be zoned with a standard zone category provides for a more efficient development process.

Staff: Economic considerations are a factor, but the applicant's justification is not completely or predominantly based upon them. Nor is the justification based completely or predominantly upon the cost of land.

The response to criterion G is sufficient.

- H. The zone change does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone") unless the change will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:

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

Applicant: This request for a zone change from PD to MX-M does not create a spot zone on the subject property. The request will implement zoning that is consistent with the adjacent MX-M zoned properties to the north across Gibson Boulevard, which was the subject of a zone change from PD to MX-M in 2019. The MX-M zone is the appropriate

zone for this property and will provide a more stable and predictable land use pattern for the area.

Staff: 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"). The proposed zone district for the subject site is MX-M. The nearest property zoned MX-M is just north of the subject site, across Gibson Blvd SW.

The response to criterion H is sufficient.

III. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other interested agencies reviewed this application. PNM commented that existing easements and setbacks should be carefully considered when developing the subject site. Other agencies had no significant comments to discuss (see attachments). Solid waste indicated that a site plan will be required prior to the development of the subject site. APS has concerns regarding the capacity of existing schools in the area, any residential development on the subject has the potential to add additional strain on Rudolfo Anaya Elementary School and Atrisco Heritage Academy High School, both of which are approaching capacity.

Neighborhood/Public

The South West Alliance of Neighborhoods, Westside Coalition of Neighborhood Associations, and the South Valley Coalition of Neighborhood Associations, were notified as required (see attachments). Property owners within 100 feet of the subject site were also notified, as required (see attachments).

The applicant offered a pre-application neighborhood meeting but none was requested by the affected neighborhood associations.

As of this writing, Staff has not been contacted by the public and is unaware of any opposition to the request.

IV. CONCLUSION

The request is for a zoning map amendment from PD to MX-M for an approximately 13.6-acre site, legally described as Tract 5-A bulk land plat for El Rancho Grande I, Parcels 5-A and 12-B-1, located south of Gibson Blvd. SW, east of 98th St. SW, and adjacent west to the Amole Channel.

The applicant is requesting a zone change to MX-M to allow future development of the subject site under the MX-M zone district, which would be more advantageous than the PD zone district.

The applicant has adequately justified the request pursuant to the IDO zone change criteria in 14-16-6-7(G)(3). The proposed zoning would be more advantageous to the community overall because it furthers a preponderance of applicable Comprehensive Plan Goals and policies.

The affected neighborhood organizations are the South West Alliance of Neighborhoods, Westside Coalition of Neighborhood Associations, and the South Valley Coalition of Neighborhood

Associations, which were all notified as required and property owners within 100 feet of the subject site were also notified.

As of this writing, Staff has not been contacted regarding the request, and is unaware of any opposition.

Staff recommends APPROVAL.

FINDINGS - RZ-2022-00030, July 21, 2022- Zoning Map Amendment (Zone Change)

1. The request is for a zoning map amendment (zone change) for an approximately 13.6-acre site, legally described as Tract 5-A bulk land plat for El Rancho Grande I, Parcels 5-A and 12-B-1, located south of Gibson Blvd. SW, east of 98th St. SW, and adjacent west to the Amole Channel (the subject site).
2. The subject site is zoned PD (Planned Development) and is currently vacant. The applicant is requesting a zone change to MX-M (Mixed-Use – Medium Intensity) to facilitate future development.
3. The subject site is in an Area of Change, and is within the 98th and Gibson Activity Center as designated by the Comprehensive Plan. The subject site is not located along any designated Corridors.
4. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
5. The request furthers the following, applicable Goal and Policies from Chapter 4: Community Identity:

A. Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

The request would enhance, protect, and preserve the distinct Southwest Mesa community because the MX-M zone district allows for moderate intensity, mixed-use development. The PD zone is a more intense zone with more potential for intense and harmful uses as compared to the MX-M zone.

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

The request would protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, and mix of uses because the MX-M zone is intended to provide development and services at a moderate intensity. The subject site is in an Area of Change as designated by the Comprehensive Plan. The IDO has sufficient standards to protect the adjacent Areas of Consistency by requiring height restrictions, landscape buffers, and screening.

6. The request furthers the following, applicable Goal and Policies from Chapter 5: Land Use:

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

The subject site is located within the 98th and Gibson Activity Center as designated by the Comprehensive Plan. The request for MX-M would facilitate development of the subject site

and would contribute to the growth of a strong community of Centers because it would facilitate mixed use development in the 98th and Gibson Activity Center, where growth is desired.

- B. Sub-policy 5.1.1c: Encourage employment density, compact development, redevelopment and infill Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

The subject site is within the 98th and Gibson Activity Center, and within an Area of Change as designated by the Comprehensive Plan, both of which are intended to accommodate growth and development over time. The request for the MX-M zone would facilitate infill development of appropriate allowable uses in an established Activity Center, and would discourage the need for development at the urban edge.

- C. Policy 5.1.2- Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The request for the MX-M zone would facilitate development that is compatible in density, scale, and intensity in relation to the surrounding area. The subject site is located in an Area of Change, and within the 98th and Gibson Activity Center, where growth and development are desired.

- D. Policy 5.1.6 -Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and business.

The request would facilitate mixed-use development within the established 98th and Gibson Activity Center. The MX-M zone could foster the development of a range of services and amenities, it's location along an existing bike trail supports healthy lifestyle and accessibility for nearby residents.

7. The request furthers the following Goal and policies in Chapter 5-Land use, with respect to complete communities.

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

The request for the MX-M zone would facilitate the development of a mix of uses that would allow residents to live, work, learn, shop, and play together. Uses under the MX-M zones are versatile and can provide residential and commercial uses that are compatible with the surrounding area and would help strengthen the 98th and Gibson Activity Center, as designated by the Comprehensive Plan.

- 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 because it would facilitate development of a mix of neighborhood scale uses. The subject site's location along within the 98th and Gibson Activity Center, and an established neighborhood contributes to convenient access.

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

The request would facilitate development of the subject site, which is adjacent to an established neighborhood. Any development of new goods, and services facilitated by the request would be within walking and biking distance of nearby neighborhoods.

- D. Sub-policy 5.2.1(k): Discourage zone changes to detached single-family residential uses on the West Side.

The zone change to MX-M would remove single-family dwellings as an allowable use, therefore discouraging a zone change to detached single-family residential uses on the Westside.

- E. Sub-policy 5.2.1 (g): Locate quality commercial development and redevelopment in existing commercial zones and designated Centers and Corridors as follows:

- i. In Activity Centers with development to serve adjacent neighborhoods with an emphasis on pedestrian and bicycle connections to nearby
- ii. In larger area-wide shopping centers located near intersections of arterial streets and provided with access via transit.

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

The zone change to MX-M would encourage the development of an under-utilized lot, which has been vacant for several years.

8. The request furthers the following Goals and policy regarding infill and efficient development patterns in Chapter 5-Land use.

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

The subject site is already served by existing infrastructure and public facilities, so the redevelopment made possible by the request would generally promote efficient development patterns and use of land.

- B. Policy 5.3.1-Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The request would support additional growth at the subject site, which is an infill site located in an area already served by existing infrastructure and public facilities.

9. The request generally furthers the following Goal and Policies regarding city development areas in chapter 5-Land Use.

- A. Goal 5.4 – Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

The requested MX-M zone would not allow single-family, residential development and would prioritize uses that encourage job growth west of the Rio Grande.

- B. Policy 5.4.2 – West Side Jobs: Foster employment opportunities on the West Side.

The requested MX-M zone would encourage commercial development on a vacant site, which would foster employment opportunities on the West Side.

- C. Sub-policy 5.4.2 (a): Ensure adequate capacity of land zoned for commercial, office, and industrial uses west of the Rio Grande

The request for the MX-M zone would ensure adequate capacity of land zoned for commercial, and office uses west of the Rio Grande and would facilitate the development of mixed uses in an area mostly characterized by single-family, low-density development.

10. The request generally furthers the following Goal and Policies regarding city development areas in chapter 5-Land Use.

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

The subject site is located in an Area of Change and is adjacent to Areas of Consistency. The request for an MX-M zone would facilitate the development of the subject site where growth is expected and desired and would provide an opportunity for more predictable land-uses that are allowed within the MX-M zone (as opposed to the allowed uses in the PD zone). Regulations in the IDO would ensure that development of the subject site would reinforce the character and intensity of the surrounding area.

- B. Policy 5.6.2 – Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request would direct more intense development to the 98th and Gibson Activity Center, and to an Area of Change, where change is expected and desired.

C. Sub-policy 5.6.2(b): Encourage development that expands employment opportunities:

The requested zone change would encourage development that expands employment opportunities because the MX-M zone allows a variety of commercial and institutional uses in an area characterized by low-density single-family development.

11. The request generally furthers the following Goal and Policies in Chapter 8-Economic Development

A. Goal 8.1 – Placemaking: Create places where business and talent will stay and thrive.

The requested zone change would create places where business and talent will stay and thrive because the MX-M zone provides an opportunity to develop a mix of uses in an area mostly characterized by low-density, single-family development.

B. Policy 8.1.1 – Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

The request would promote diverse places by facilitating the development of commercial and institutional uses within an existing and established neighborhood. The westside is largely characterized by single-family, low-density development, the MX-M zone would allow uses that vary in intensity, density, and scale.

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

A. Criterion A: The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable Goals and policies regarding Character, Identity & Design, Efficient Development Patterns, Jobs-Housing Balance, Centers and Corridors, 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.

B. Criterion B: The subject site is located wholly in an Area of Change, as designated by the Comprehensive Plan. Therefore, criterion B does not apply.

C. Criterion C: The subject site is located wholly in an Area of Change. The applicant's policy-based analysis (see response to Criterion A) demonstrates that the request would further a preponderance of applicable Comprehensive Plan Goals and policies and therefore would generally be more advantageous to the community than the current zoning.

D. Criterion D: The applicant compared the existing PD zoning and the proposed MX-M zoning. All uses are potentially permissive in the PD zone district, meaning the MX-M zone district would be more restrictive.

The applicant discussed potentially harmful uses allowed in the MX-M zone district. Some uses that could be interpreted as harmful are: Light vehicle repair, Bars, nightclubs,

restaurants, tap room or tasting room, car wash, self-storage, liquor retail, nicotine retail, cannabis retail, and cannabis cultivation and manufacturing.

Generally speaking, there are regulations in place in the IDO (Use Specific Standards and Neighborhood Edges) would mitigate some of the impacts of said uses. There are Use Specific Standards that would require distance separation for uses such as Nicotine Retail, Liquor Retail, and Cannabis uses. The standards for Neighborhood Edges would limit the height of development that is directly adjacent to residential zone districts. Therefore, the request is not likely to result in potential harmful impacts to adjacent properties, the neighborhood or community

- E. Criterion E: The request appears to have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement. (requirement 3). The subject site is controlled by a Site Plan, which will be further reviewed by the City prior to development.
 - F. Criterion F: The subject site's location along designated Commuter Principle Arterials, Gibson Blvd SW and near 98th St. SW, provides some rationale for the proposed change to MX-M. However, this is not the primary reason for the request. Rather, this rational is tied to the policy analysis, which shows that the request furthers a preponderance of applicable Goals and policies.
 - G. Criterion G: Economic considerations are a factor, but the applicant's justification is not completely or predominantly based upon them. Nor is the justification based completely or predominantly upon the cost of land.
 - H. Criterion 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"). The proposed zone district for the subject site is MX-M. The nearest property zoned MX-M is just north of the subject site, across Gibson Blvd SW.
- 13. The applicant's policy analysis adequately demonstrates that the request furthers a preponderance of applicable Goals and policies in the Comprehensive Plan and does not significantly conflict with them. Based on this demonstration, the proposed zone category would be generally more advantageous to the community than the current zoning.
 - 14. The affected neighborhood organizations are the South West Alliance of Neighborhoods, Westside Coalition of Neighborhood Associations, and the South Valley Coalition of Neighborhood Associations, which were all notified as required Property owners within 100 feet of the subject site were also notified, as required.
 - 15. As of this writing, Staff has not received any correspondence or phone calls and is unaware of any opposition.
 - 16. PNM gave the following comment: There are PNM facilities abutting and/or in easements around the entire perimeter of the site and through the western portion of the site. 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.

17. APS commented on the request and stated that the subject site is less than one-half mile from Rudolfo Anaya Elementary School. At present, capacity is approaching enrollment at both Rudolfo Anaya Elementary School and Atrisco Heritage Academy High School; residential development at this location will be a strain on both of these schools.

RECOMMENDATION - RZ-2022-00030, July 21, 2022

APPROVAL of Project #: 2022-007156, Case #: 2022-00030, a zone change from PD to MX-M, for an approximately 13.6-acre site, legally described as Tract 5-A bulk land plat for El Rancho Grande I, Parcels 5-A and 12-B-1, located south of Gibson Blvd. SW, east of 98th St. SW, and adjacent west to the Amole Channel, based on the preceding Findings.

Sergio Lozoya

**Sergio Lozoya
Current Planner**

Notice of Decision cc list:

cc:

South West Alliance of Neighborhoods (SWAN Coalition), Jerry Gallegos

jgallegoswccd@gmail.com

South West Alliance of Neighborhoods (SWAN Coalition), Luis Hernandez Jr., luis@wccd.org

Westside Coalition of Neighborhood Associations, Elizabeth Haley ekhaley@comcast.net

Westside Coalition of Neighborhood Associations, Rene Horvath, aboard111@gmail.com

South Valley Coalition of Neighborhood Associations, Roberto Roibal, rroibal@comcast.net

South Valley Coalition of Neighborhood Associations, Patricio Dominguez, dpatriciod@gmail.com

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Long Range Planning

CITY ENGINEER

Transportation Development

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Hydrology Development

New Mexico Department of Transportation (NMDOT)

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

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

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

RECOMMENDED CONDITIONS FROM THE CITY ENGINEER:

None.

WATER UTILITY AUTHORITY

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION-

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

The zone map amendment is approved a site plan approved for access by the Solid Waste Department will be required that indicates where the proposed trash enclosure will be located for this project

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

No comment

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY PUBLIC WORKS/TRANSPORTATION PLANNING

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No adverse comments to the zone map amendment change. This site falls in the Amole-Hubbell DMP area; a grading and drainage plan and drainage report showing that the proposed development with the zone change will comply with the DMP is required.

ALBUQUERQUE PUBLIC SCHOOLS

- a. EPC Description: RZ-2022-00030—Zoning Map Amendment (Zone Change).
- b. Site Information: El Rancho Grande I, Tract 5-A.
- c. Site Location: South of Gibson Blvd. SW, west of 98th St. SW, and adjacent west to the Amole Channel.
- d. Request Description: Request for a zone change from PD (Planned Development) to MX-M (Mixed Use – Medium Intensity), to facilitate future development of self-storage (conditional) and multi-family dwelling (permissive).
- e. APS Comment: Location is less than one-half mile from Rudolfo Anaya Elementary School. Single-family residential development at this location will impact the following schools: Rudolfo Anaya Elementary School, George I. Sanchez Community Collaborative K-8 School, and Atrisco Heritage Academy High School. At present, capacity is approaching enrollment at both Rudolfo Anaya Elementary School and Atrisco Heritage Academy High School; residential development at this location will be a strain on both of these schools.

School Capacity

School	2021-2022 (40th Day) Enrollment	Facility Capacity	Space Available
Rudolfo Anaya Elementary School	646	660	14
George I. Sanchez K-8	1,193	1,420	227
Atrisco Heritage Academy High School	2,163	2,250	87

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA)

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

MID-REGION METROPOLITAN PLANNING ORGANIZATION – TRANSPORTATION

MRMPO has no adverse comment. For informational purposes:

- Gibson Blvd is functionally classified as a Major Collector.
- Gibson Blvd is identified as Community Principal Arterial in the Long Range Roadway System (LRRS).
- A Proposed Paved Trail and Existing Wide Shoulder are identified on Gibson Blvd in the Long Range Bikeway System (LRBS).
- Gibson Blvd is an Intelligent Transportation System (ITS) Corridor. Please consult the reviewing agency's Traffic Engineering and/or ITS Department with any questions regarding ITS infrastructure.

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

There are PNM facilities abutting and/or in easements around the entire perimeter of the site and through the western portion of the site.

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

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

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

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

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

Figure 1: Standing at the western boundary of the subject facing south.



Figure 2: Standing at the northwest corner of the subject site, looking north



Figure 3: Standing at the norther of the subject site, looking towards the intersection of 98th and Gibson.



Figure 4: Looking north from the southern boundary of the subject site



Figure 5: Standing at the eastern boundary of the subject site, facing west.



HISTORY

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: May 18, 2001


OFFICIAL NOTIFICATION OF DECISION

Curb Inc.
6301 Indian School Rd. NE, Ste 208
Albuq. NM 87110

FILE: 01128 00000 00422
LEGAL DESCRIPTION: for Parcels 12, 5, 5A,
6, El Rancho Grande 1, zoned SU-1 for Mixed
Use, located on Gibson Blvd. SW between Unser
Blvd. and Snow Vista Diversion Channel,
containing approximately 72.85 acres. (M & N-
9) Russell Brito, Staff Planner

On May 18, 2001, the Environmental Planning Commission voted to defer 01128 00000 00422 to the
Environmental Planning Commission Public Hearing on July 19, 2001.

Sincerely,


For Robert R. McCabe, AIA, APA
Planning Director

RM//ac

cc: Community Sciences Corp., P.O. Box 1328, Corrales, NM 87048
Theresa Rios Sandoval, Westgate Heights Neigh. Assoc., 1505 Gschwind Pl. SE, Albuq. NM
87121
Libby McIntosh, Westgate Heights Neigh. Assoc., 1316 Ladrones Ct. SW, Albuq. NM 87121



Staff Report

Agent	Community Sciences Corporation
Applicant	Curb, Inc.
Request	Site development plan for subdivision
Legal Description	Parcels 12, 5, 5A and 6, El Rancho Grande I
Location	On Gibson Boulevard SW between Unser Boulevard and the Snow Vista Diversion Channel
Size	Approximately 72.85 acres
Existing Zoning	SU-1 for Mixed Use

Staff Recommendation

DEFERRAL of 01128 00000 00422, for sixty days to 20 September 2001, based on the findings on page 14.

Staff Planner

Russell Brito, Senior Planner

Summary of Analysis

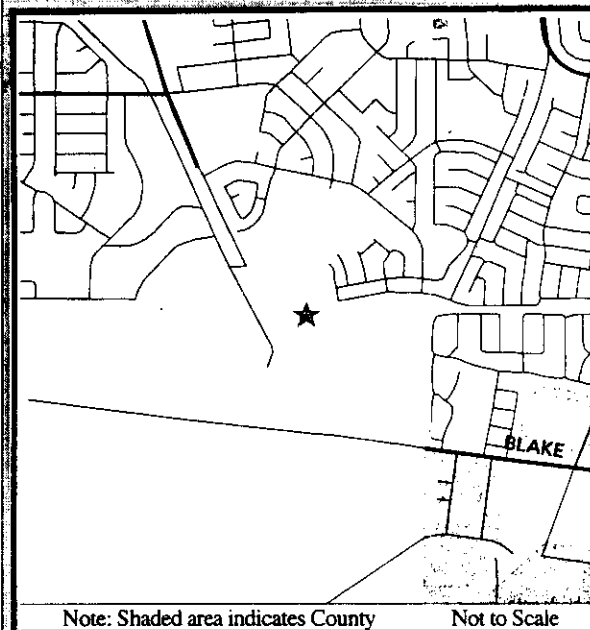
The Environmental Planning Commission deferred this case two months ago at the request of the applicant to allow a resubmittal that better reflects the land use combinations of the site's SU-1 for Mixed Uses zoning. The applicant is now requesting an additional deferral for thirty days to the EPC hearing on 16 August 2001. The applicant states:

"This extension is necessary to resolve areas of mixed use zoning with applicable land use and design."

As the applicant has not yet submitted a revised submittal that adequately reflects the intent of the site's SU-1 for Mixed Use zoning, staff supports the deferral request. The applicant further states:

"It is our hope to submit these changes in ample time to be reviewed in depth by the various City agencies."

Planning staff would prefer a deferral for sixty days to the 20 September 2001 EPC. This would allow the applicant to submit a revised submittal in time to be distributed with other September EPC cases to commenting departments and agencies on 3 August 2001. The submittal deadline for the September EPC hearing is this month on 26 July 2001.



City Departments and other interested agencies reviewed this application from 6 April 2001 to 20 April 2001. Agency comments were used in the preparation of this report, and begin on page 15.

City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: July 20, 2001

OFFICIAL NOTIFICATION OF DECISION

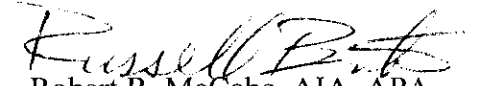
Curb Inc.
6301 Indian School Rd. NE, Ste 208
Albuq. NM 87110

FILE: 01128 00000 00422

LEGAL DESCRIPTION: for Parcels 12, 5, 5A, 6, El Rancho Grande 1, zoned SU-1 for Mixed Use, located on Gibson Blvd. SW between Unser Blvd. and Snow Vista Diversion Channel, containing approximately 72.85 acres. (M & N-9) Russell Brito, Staff Planner

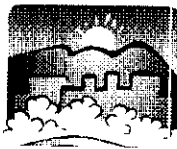
On July 19, 2001, the Environmental Planning Commission voted to defer 00128 00000 00422 to the Environmental Planning Commission public hearing on September 20, 2001. There is a \$75.00 fee when a deferral is made at the request of an applicant/agent. Payment is due by August 3, 2001 and may be paid at the Land Development Coordination counter at the Plaza del Sol Building. Failure to pay may result in removal from the agenda.

Sincerely,


For Robert R. McCabe, AIA, APA
Planning Director

RM/RB/ac

cc: Community Sciences Corp., P.O. Box 1328, Corrales, NM 87048
Theresa Rios Sandoval, Westgate Heights Neigh. Assoc., 1505 Gschwind Pl. SE, Albuq. NM 87121
Libby McIntosh, Westgate Heights Neigh. Assoc., 1316 Ladrones Ct. SW, Albuq. NM 87121



Staff Report

Agent	Community Sciences Corporation
Applicant	Curb, Inc.
Request	Site development plan for subdivision
Legal Description	Parcels 12, 5, 5A and 6, El Rancho Grande I
Location	On Gibson Boulevard SW between Unser Boulevard and the Snow Vista Diversion Channel
Size	Approximately 72.85 acres
Existing Zoning	SU-1 for Mixed Use

Staff Recommendation

WITHDRAWAL at the request of the agent.

Staff Planner

Russell Brito, Senior Planner

Summary of Analysis

The Environmental Planning Commission deferred this case two months ago at the request of the applicant to allow a resubmittal that better reflects the land use combinations of the site's SU-1 for Mixed Uses zoning. The applicant is now requesting an additional deferral for thirty days to the EPC hearing on 16 August 2001. The applicant states:

"This extension is necessary to resolve areas of mixed use zoning with applicable land use and design."

As the applicant has not yet submitted a revised submittal that adequately reflects the intent of the site's SU-1 for Mixed Use zoning, staff supports the deferral request. The applicant further states:

"It is our hope to submit these changes in ample time to be reviewed in depth by the various City agencies."

Planning staff would prefer a deferral for sixty days to the 20 September 2001 EPC. This would allow the applicant to submit a revised submittal in time to be distributed with other September EPC cases to commenting departments and agencies on 3 August 2001. The submittal deadline for the September EPC hearing is this month on 26 July 2001.

Location Map (3" x 3")

City Departments and other interested agencies reviewed this application from 6 April 2001 to 20 April 2001. Agency comments were used in the preparation of this report, and begin on page 15.



City of Albuquerque
Planning Department
Development Services Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: October 22, 2001

Curb, Inc.
6301 Indian School Road, NE
Suite 208
Albuquerque, NM 87110

OFFICIAL NOTIFICATION OF DECISION

FILE: 01110-01241/01138-01240
(Project 1001443)

LEGAL DESCRIPTION: request a zone map amendment from SU-1 for Mixed Use; R-LT to SU-1 for Mixed Use; R-T plus an amendment to the Rio Bravo Sector Development Plan for Parcels 5, 6, and portion of Parcel 4, El Rancho Grande 1, located on Gibson Boulevard SW between Unser Boulevard and Snow Vista Divrison Channel, containing approximately 43 acres. (M-9 & N-9) Deborah Stover, Staff Planner

On October 18, 2001, the Environmental Planning Commission voted to recommend approval to the City Council of 01138-01240, an amendment to the Rio Bravo Sector Development Plan, based on the following Findings.

FINDINGS:

1. This is a request for an amendment to the Rio Bravo Sector Development Plan to change zoning from R-LT to R-T for a portion of Parcel 4, SU-1 Mixed Use (O-1, 2.7 Acres, R-T, 6.8 acres and C-2, 4.1 acres) to SU-1 Mixed Use (C-2/O-1, 8.5 acres, R-2, 5.1 acres) for Parcel 5A and SU-1 for Mixed Use (O-1, 6.1 acres, R-T, 14.5 acres, and C-1, 8.9 acres) to RT for Parcel 6.
2. The amendment to the sector plan will further the goal of the Albuquerque/Bernalillo County Comprehensive Plan to create a quality urban environment that perpetuates the tradition of identifiable, individual but integrated communities that offers a variety and maximum choice in housing, transportation, work areas, and life styles while creating a visually pleasing environment by providing choices and variety in urban living.

OFFICIAL NOTIFICATION OF DECISION

01110-01241/01138-01240 (Project 1001443)

OCTOBER 18, 2001

PAGE 2

3. The amendment to the sector plan will meet the intent of the West Side Strategic Plan by placing high-density residential and commercial uses within an activity area while removing commercial uses from an adjacent area. In addition, the amendment will provide a balance of residential, commercial and office uses.
4. The amendment to the Rio Bravo Sector Development plan will help reduce the large amount of commercial zoning as it currently exists but will maintain the mixed-use character as expressed by the plan.

On October 18, 2001, the Environmental Planning Commission voted to recommend approval of 01110-01241, a zone map amendment from SU-1 for Mixed Uses; RLT to SU-1 for Mixed Use; RT for Parcels 5, 6 and a portion of Parcel 4, El Rancho Grande 1, based on the following Findings.

FINDINGS:

1. This is a request for a zone map amendment for Parcel 4 from R-LT to R-T, for Parcel 5A from SU-1 Mixed Use (O-1, 2.7 Acres, R-T, 6.8 acres and C-2, 4.1 acres) to SU-1 Mixed Use (C-2/O-1, 8.5 acres, R-2, 5.1 acres), and for from Parcel 6 SU-1 for Mixed Use (O-1, 6.1 acres, R-T, 14.5 acres, and C-1, 8.9 acres) to RT .
2. The zone map amendment to the sector plan will further the goal of the Albuquerque/Bernalillo County Comprehensive Plan to create a quality urban environment that perpetuates the tradition of identifiable, individual but integrated communities that offers a variety and maximum choice in housing, transportation, work areas, and life styles while creating a visually pleasing environment by providing choices and variety in urban living.
3. The zone map amendment meets the intent of the West Side Strategic Plan by placing high-density residential and commercial uses within an activity area while removing commercial uses from an adjacent area.
4. The zone map amendment will help reduce the large amount of commercial zoning as it currently exists but will maintain the mixed-use character as expressed by the plan.

OFFICIAL NOTIFICATION OF DECISION
010-01241/01138-01240 (Project 1001443)
OCTOBER 18, 2001
PAGE 3

IF YOU WISH TO APPEAL THIS DECISION, YOU MUST DO SO BY **NOVEMBER 2, 2001** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATOR COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.


Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section

14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY OTHER PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

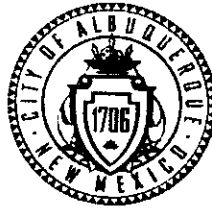
Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,


For Robert R. McCabe, AIA, APA
Planning Director

RM/DS/nat

cc: Consensus Planning, 924 Park Ave. SW, Albuquerque, NM 87102
Theresa Rios Sandoval, Westgate Heights NA, 1505 Gschwind Pl. SW, Albuquerque, NM 87121
Arthur Gonzales, Westgate Heights NA, 8704 Shone SW, Albuquerque, NM 87121



City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: July 22, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1001443
05EPC-00925 EPC Site Development Plan-
Building Permit
05EPC-00926 Zone Map Amendment
05EPC-00924 EPC Site Development Plan-
Amendment to Subdivision
05EPC-00927 EPC Sector Development Plan

Longford Homes
7007 Jefferson St. NE, Suite A
Albuq. NM 87109

LEGAL DESCRIPTION: for all or a portion of
Tract 5A, **El Rancho Grande**, zoned SU-
1/Mixed Use, located at the southwest corner of
GIBSON BOULEVARD. SW and STAMPEDE
DRIVE, SW, containing approximately 13.5
acres. (N-91) David Stallworth, Staff Planner

On July 21, 2005 the Environmental Planning Commission voted to accept withdrawal of Project
1001443/05EPC-00925 EPC Site Development Plan-Building Permit, 05EPC-00926 Zone Map
Amendment, 05EPC-00924 EPC Site Development Plan-Amendment to Subdivision and 05EPC-00927
EPC Sector Development Plan .

Sincerely,

For Russell B. Dineen
Richard Dineen
Planning Director

RD/DS/ac

cc: Consensus Planning, Inc., 924 Park Ave. SW, Albuq. NM 87102
Matthew Archuleta, Westgate Heights NA, 1628 Summerfield SW, Albuq. NM 87121
Libby McIntosh, Westgate Heights NA, 1316 Ladrones Ct. SW, Albuq. NM 87121
Kelly Jenaro SW, Westgate Vecinos, 1201 Jenaro SW, Albuq. NM 87121
Sylvia Hayes, Westgate Vecinos, 10016 Ladrones SW, Albuq. NM 87121

ZONING

Please refer to IDO Sub-section 14-16-2-6(A) for the Planned Development Zone District (PD)

Please refer to IDO Sub-section 14-16-2-4(C) for the Mixed-Use – Medium Intensity Zone District (MX-M)

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: Sujay Thakur, Thakur Enterprises		Phone: 505.975.2433
Address: 1501 University Blvd NE		Email: sujay.thakur@gmail.com
City: Albuquerque	State: NM	Zip: 87102
Professional/Agent (if any): Jackie Fishman, AICP; Consensus Planning, Inc.		Phone: 505.764.9801
Address: 302 Eighth St NW		Email: fishman@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Contract Purchaser		List all owners: Gibson-Stampede, LLC

BRIEF DESCRIPTION OF REQUEST

Request approval of a Zoning Map Amendment by the EPC to change zoning from Planned Development (PD) to MX-M: Mixed Use-Medium Intensity Zone District.

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

Lot or Tract No.: Tr 5-A	Block:	Unit:
Subdivision/Addition: Bulk Land Plat for El Rancho Grande I	MRGCD Map No.:	UPC Code: 100905439050010101
Zone Atlas Page(s): N-09-Z	Existing Zoning: PD	Proposed Zoning: MX-M
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 13.52 acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Gibson Blvd SW	Between: Stampede Dr SW	and: 98th St SW
-------------------------------------	-------------------------	-----------------

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

1000152, 1002822

Signature:	Date: 6/09/2022
Printed Name: Jacqueline Fishman, AICP	<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? No 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
 - ☒ N/A Proof of emailed notice to affected Neighborhood Association representatives **None Required, courtesy notice sent by email**
 - ☒ 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: 6/09/2022
Printed Name: Jacqueline Fishman, AICP ☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Project Number:	Case Numbers	
	-	
	-	
	-	
Staff Signature:		
Date:		

PRE-APPLICATION MEETING NOTES

PA#: _____ Notes Provided (date): _____

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): _____ Size (acreage): _____

Zoning: _____ Overlay Zone(s): _____

Comprehensive Plan Designations

Development Area: _____ Corridor(s): _____

Center: _____ Near Major Public Open Space (MPOS)?: _____

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): _____

Use Specific Standards: _____

Applicable Definition(s): _____

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? (see IDO Table 6-1-1). If yes, please refer to:

<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): _____

Specific Procedure(s)*: _____

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

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

Handouts Provided

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

If you have additional questions, please contact Staff at planningprt@cabq.gov or at (505) 924-3860. Please include the PA# with your inquiry.

April 27, 2022

Environmental Planning Commission
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87102

Re: Applicant Letter of Authorization

Dear Mr. Chairman;

The purpose of this letter is to authorize Consensus Planning, Inc. to act as agent regarding an application for a Zoning Map Amendment for property that I have under contract for purchase. The subject parcel is legally described as Tract 5-A Bulk Land Plat for El Rancho Grande 1 Parcels 5-A and 12-B-1 (cont. 13.523 acres), located at the southwest corner of Gibson Blvd SW and Stampede Drive SW.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sujay Thakur', written in a cursive style.

Sujay Thakur

April 27, 2022

Environmental Planning Commission
City of Albuquerque Planning Department
600 2nd Street NW
Albuquerque, NM 87102

Re: Letter of Agent Authorization

Dear Mr. Chairman;

The purpose of this letter is to authorize Consensus Planning, Inc. to act as agent regarding an application for a Zoning Map Amendment. Gibson-Stampede, LLC, is the owner of the property legally described as Tract 5-A Bulk Land Plat for El Rancho Grande 1 Parcels 5-A and 12-B-1 (cont. 13.523 acres), located at the southwest corner of Gibson Blvd SW and Stampede Drive SW.

Sincerely,

Gibson-Stampede, LLC

By:

A handwritten signature in blue ink, appearing to read "Paul Gesner", written over a horizontal line.

Printed Name:

PAUL GESNER

Title:

MANAGING MEMBER

Search Information

 [Home](#)

Entity Details

Business ID#: 2966240

Status: Active

Entity Name: GIBSON-STAMPEDE, LLC

Standing: Good Standing

DBA Name: Not Applicable

Entity Type and State of Domicile

Entity Type: Domestic Limited Liability Company

State of Incorporation: New Mexico

Statute Law Code: 53-19-1 to 53-19-74

Formation Dates



Reporting Information



Period of Existence and Purpose and Character of Affairs



Outstanding Items

Not Applicable

Registered Agent:

No Records Found.

License:

No Records Found.

Contact Information

Mailing Address: 12436 CHELWOOD TR. NE, ALBUQUERQUE, NM 87112

Principal Place of Business
Anywhere:

Secondary Principal Place of
Business Anywhere:

Principal Office Outside of New
Mexico: Not Applicable

Registered Office in State of
Incorporation:

Principal Place of Business in Not Applicable

Domestic State/ Country:

Principal Office Location in NM: **Not Applicable**

Registered Agent Information

Name: **PAUL E. GESNER**

Geographical Location
Address:

Physical Address: **12436 CHELWOOD TR. NE,
ALBUQUERQUE, NM 87112**

Mailing Address: **NONE**

Date of Appointment: **11/28/2007**

Effective Date of Resignation:

Director Information

Not Applicable

Officer Information

Not Applicable

Manager Information

No Records to View.

Member Information

No Records to View.

Organizer Information

Title	Name	Address
Organizer	GESNER PAUL E.	NONE

Incorporator Information

Not Applicable

Trustee Information

Not Applicable

Filing History

License History



- Back
- Entity Name History
- Return to Search



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: Gibson Blvd and Stampede Zoning Map Amendment

Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: N-09-Z DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Tr 5-A, Bulk Land Plat for El Rancho Grande I

Development Street Address: Gibson Boulevard SW and Stampede Dr SW

Applicant: Sujay Thakur / Agent: Consensus Planning, Inc. Contact: Jackie Fishman

Address: 302 Eighth Street NW, Albuquerque, NM 87102

Phone#: 505.764.9801 Fax#: _____

E-mail: fishman@consensusplanning.com

Development Information

Build out/Implementation Year: _____ Current/Proposed Zoning: PD / MX-M

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

Change of Zoning: (X)

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

Describe development and Uses:
To Be Determined

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): _____

Number of Residential Units: _____

Number of Commercial Units: _____

Traffic Considerations

ITE Trip Generation Land Use Code _____

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

Expected Number of Employees (if known):* _____

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

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

Driveway(s) Located on: Street Name To Be Determined

Adjacent Roadway(s) Posted Speed:	Street Name	Gibson Boulevard SW	Posted Speed	40 mph
	Street Name	Stampede Drive SW	Posted Speed	

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

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Gibson Boulevard Principal Arterial
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: 98th/Gibson Activity Center
(urban center, employment center, activity center, etc.)

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s) Traffic Volume: 7,157 Volume-to-Capacity Ratio (v/c): _____
(if applicable)

Adjacent Transit Service(s): N/A Nearest Transit Stop(s): 98th St and Gibson Blvd SW

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Bike Lane on Gibson Blvd, Paved Trail on west side of site (Amole Arroyo Multi-use Trail)
(bike lanes, trails) Plan proposed Paved Trail along Gibson Blvd.

Current/Proposed Sidewalk Infrastructure: _____

Relevant Web-sites for Filling out Roadway Information:

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

Comprehensive Plan Corridor/Designation: See GIS map.

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 ☒

Thresholds Met? Yes [☐] No ☒

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

Notes: When the property is developed the Traffic Scoping will need to be resubmitted for review.

M.P. P.E.

6/8/2022

TRAFFIC ENGINEER

DATE

Submittal

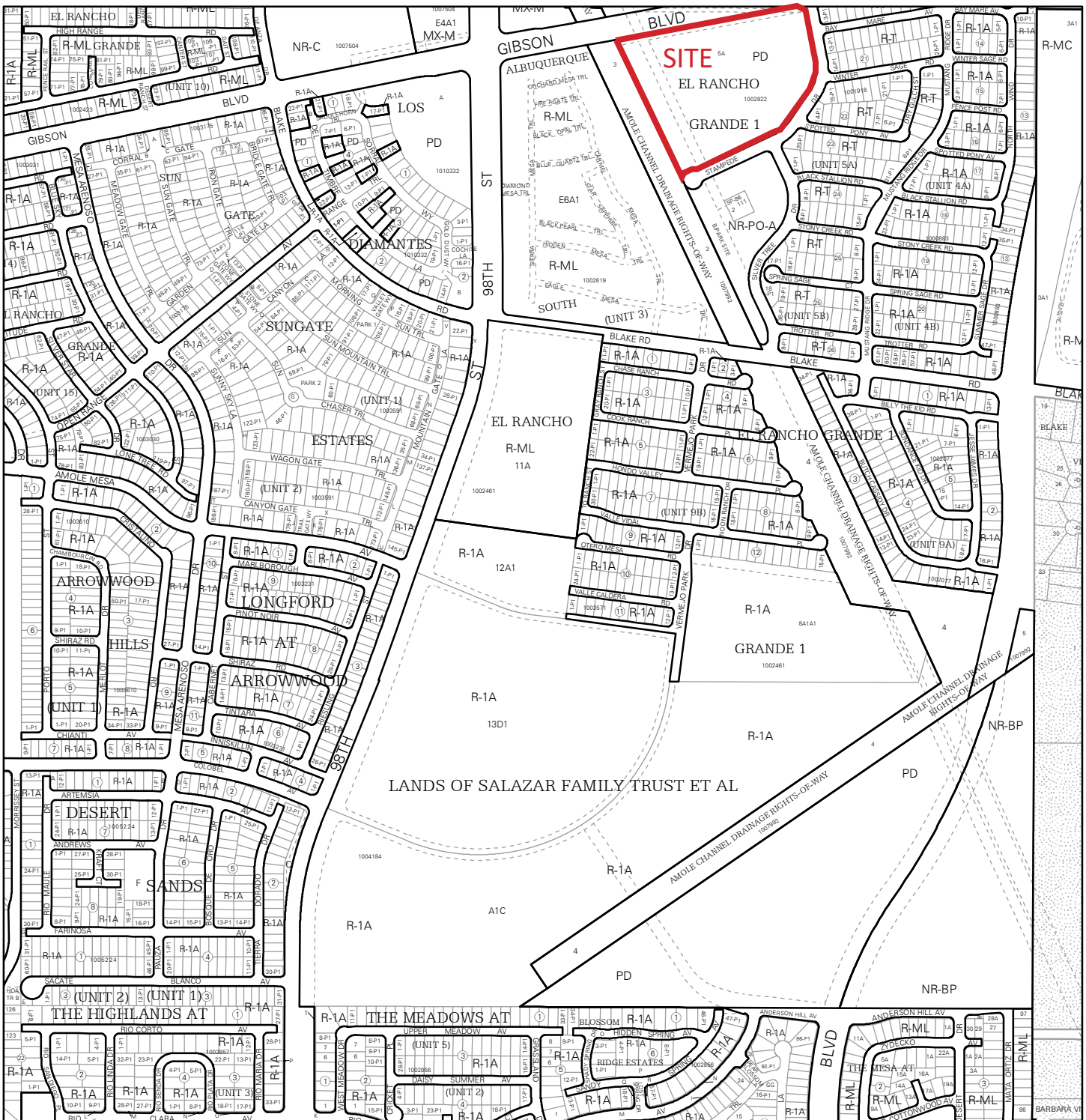
The Scoping Form must be submitted as part of a Traffic Circulation Layout submittal, DRB application for site plan approval, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

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

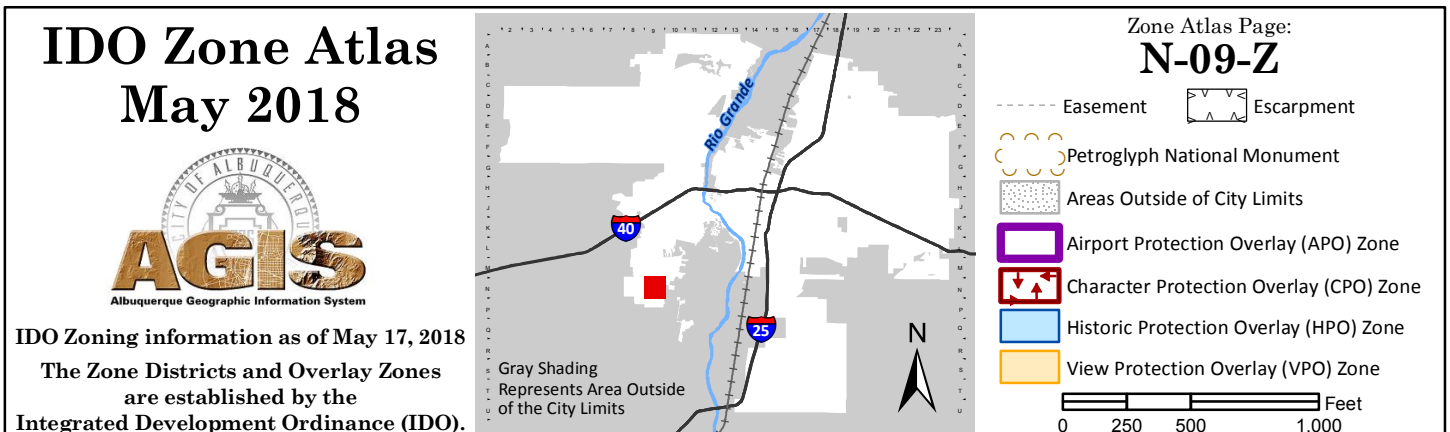
Site Plan/Traffic Scoping Checklist

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 volume to capacity (v/c) ratio on this form.



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



From: [John Shepard](#)
To: luis@wccd.org; jgallegoswccd@gmail.com; ekhaley@comcast.net; aboard111@gmail.com; dpatriciod@gmail.com; eschman@unm.edu
Cc: [Jackie Fishman](#)
Subject: Pre-Application Notification--Gibson & Stampede SW
Date: Monday, May 2, 2022 1:25:00 PM
Attachments: [Gibson Stampede-Pre-App Notification Packet.pdf](#)

This email is notification that Consensus Planning is preparing an application for a Zoning Map Amendment for review by the Environmental Planning Commission (EPC) on behalf of Sujay Thakur, Applicant, for a vacant site located at the southwest corner of Gibson Boulevard and Stampede Drive SW. The proposal would change the existing zoning from Planned Development (PD) to MX-M: Mixed Use-Medium Intensity Zone District.

As part of the City process and in accordance with the City's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(c) Neighborhood Meeting, we are providing you an opportunity to discuss the application prior to our submittal. Should you have any questions or if you would like to request a meeting regarding this proposed application, please do not hesitate to email me at the address below, or Jackie Fishman, Principal (fishman@consensusplanning.com), or contact us by phone at 505-764-9801. Per City requirements, you have 15 days or until May 17, 2022, to request a meeting.

John C. Shepard, AICP

Senior Planner

[Consensus Planning, Inc.](#)

Shepard@ConsensusPlanning.com

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: Environmental Planning Commission

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

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: SW Corner of Gibson Blvd and Stampede Drive SW

Name of property owner: Gibson-Stampede, LLC

Name of applicant: Sujay Thakur, Applicant / Consensus Planning, Inc. Agent

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

Address, phone number, or website for additional information:

Jackie Fishman fishman@consensusplanning.com or John Shepard shepard@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. N/A

☐ Summary of pre-submittal neighborhood meeting, if applicable. N/A

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

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.

(Applicant signature) 5/02/2022 (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:

- N/A a. Location of proposed buildings and landscape areas.
- N/A b. Access and circulation for vehicles and pedestrians.
- N/A c. Maximum height of any proposed structures, with building elevations.
- N/A d. For residential development: Maximum number of proposed dwelling units.
- N/A 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.]

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: 5/02/2022

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

Neighborhood Association (NA)*: See Attached Public Notice Inquiry

Name of NA Representative*: See Attached Public Notice Inquiry

Email Address* or Mailing Address* of NA Representative¹: See Attached Public Notice Inquiry

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: fishman@consensusplanning.com or shepard@consensusplanning.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

No date is specified by Applicant

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

1. Subject Property Address* SW Corner of Gibson Blvd and Stampede Drive SW
Location Description TR 5-A BULK LAND PLAT FOR EL RANCHO GRANDE 1 PARCELS 5-AAND 12-B-1
2. Property Owner* GIBSON-STAMPEDE LLC
3. Agent/Applicant* [if applicable] Jackie Fishman, Principal, Consensus Planning, Inc. / Sujay Thakur, Applicant
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☐ Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

- ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
- ☐ Variance
- ☐ Waiver
- ☒ Zoning Map Amendment
- ☐ Other: _____

Summary of project/request^{3*}:

Zoning Map Amendment from Planned Development (PD) to MX-M: Mixed Use-Medium

Intensity Zone District

5. This type of application will be decided by^{*}: ☐ City Staff
- OR at a public meeting or hearing by:
- ☐ Zoning Hearing Examiner (ZHE) ☐ Development Review Board (DRB)
- ☐ Landmarks Commission (LC) ☒ Environmental Planning Commission (EPC)
- ☐ City Council
6. Where more information about the project can be found^{*4}:
- fishman@consensusplanning.com or shepard@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)^{*5} N-09-Z
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 will be requested for this project^{*}:
- ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)
- Explanation:
- None requested
4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)^{*}: ☒ Yes ☐ No
- This email fulfills the IDO requirement offering a neighborhood meeting.

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

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

Additional Information:

1. From the IDO Zoning Map⁶:

- a. Area of Property [typically in acres] 13.523 acres
- b. IDO Zone District Planned Development (PD)
- c. Overlay Zone(s) [if applicable] N/A
- d. Center or Corridor Area [if applicable] 98th & Gibson Activity Center

2. Current Land Use(s) [vacant, if none] Vacant

Useful Links

Integrated Development Ordinance (IDO):

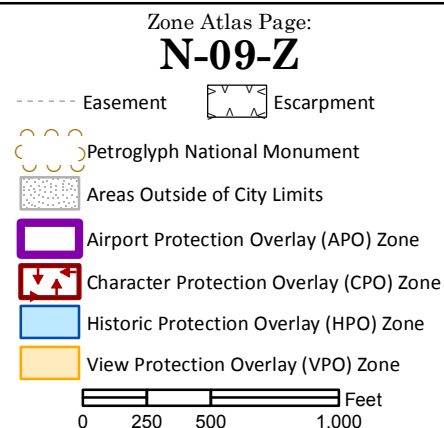
<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: See Attached _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>



From: Carmona, Dalaina L.
To: John Shepard
Subject: Gibson Blvd and Stampede Drive SW Neighborhood Meeting Inquiry Sheet Submission
Date: Thursday, April 28, 2022 2:34:41 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
Zone Atlas-N092-SITE.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
South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	luis@wccdg.org	5921 Central Avenue NW	Albuquerque	NM	87105		
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114
South Valley Coalition of Neighborhood Associations	Patricio	Dominguez	dpatriciod@gmail.com	3094 Rosendo Garcia Road SW	Albuquerque	NM	87105		5052382429
South Valley Coalition of Neighborhood Associations	Peter	Eschman	eschman@unm.edu	1916 Conita Real Avenue SW	Albuquerque	NM	87105		5058731517

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%20Summary%20Table>



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dcarmona@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: Thursday, April 28, 2022 12:56 PM
To: Office of Neighborhood Coordination <shepard@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:

Environmental Planning Commission

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

Contact Name

John Shepard

Telephone Number

505.764.9801

Email Address

shepard@consensusplanning.com

Company Name

Consensus Planning

Company Address

302 Eighth Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

TR 5-A BULK LAND PLAT FOR EL RANCHO GRANDE 1 PARCELS 5-AAND 12-B-1 CONT 13.5230 AC

Physical address of subject site:

GIBSON BLVD SW

Subject site cross streets:

Gibson Blvd and Stampede Drive SW

Other subject site identifiers:

UPC: 100905439050010101

This site is located on the following zone atlas page:

N-09-Z

Captcha

x



June 28, 2022 (update to letter of June 9, 2022)

Tim MacEachen, Chairman
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

RE: Zoning Map Amendment at Gibson Boulevard and Stampede Drive SW

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

Dear Mr. Chairman:

The purpose of this letter is to request approval of a Zoning Map Amendment by the Environmental Planning Commission (EPC) to change the existing zoning from Planned Development (PD) to MX-M: Mixed Use-Medium Intensity Zone District on a vacant 13.52-acre site located at the southwest corner of Gibson Boulevard and Stampede Drive SW. The legal description of the subject property is Tract 5-A of the Bulk Land Plat for El Rancho Grande I, in the City of Albuquerque, New Mexico.

Location Map



SITE HISTORY

The subject site was previously part of the Rio Bravo Sector Development Plan, which was amended in December 1999 with the intent to align with the West Side Strategic Plan more closely. The amendment adopted mixed use zoning for the subject property (Tract 5-A), the property north of Gibson Boulevard (then known as Parcel 12), and property west of 98th Street (then known as Parcel 34).

PRINCIPALS

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

The Rio Bravo Sector Development Plan described the intent of the mixed-use zoning as follows:

“In an effort to maintain the spirit of the original Plan’s design philosophy, areas containing a combination of Commercial, Office, and Residential zoning designation in close proximity are prescribed in Parcels 1 [12], 5, and 34, allowing intensities to C-2 and R-2 (SU-1 zoned).”

In 2002, the City Council approved an amendment to the Sector Plan that changed the zoning on the subject property to SU-1 Mixed Use for 8.5 acres of Office (O-1) and Commercial (C-2), and approximately 5-acres of medium density residential (R-2).

In 2018, with the adoption of the Integrated Development Ordinance (IDO), the zoning on the subject property converted from SU-1 Mixed Use to Planned Development (PD).

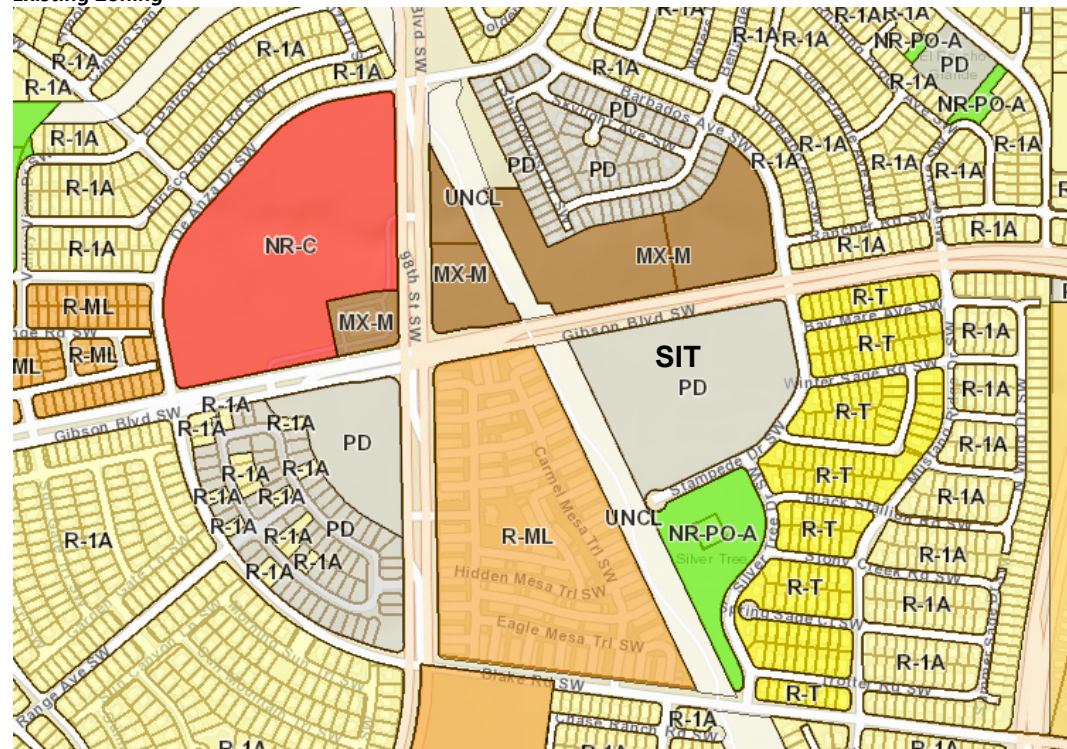
EXISTING LAND USE AND ZONING

The Applicant is requesting a zone change from PD to MX-M on a currently vacant parcel within the 98th/Gibson Activity Center and in a designated Area of Change. The subject property is located at the southwest corner of Gibson Boulevard, a designated Principal Arterial, and Stampede Drive, a local street. Unser Boulevard to the east and 98th Street to the west are both designated as Principal Arterials. Blake Road, south of the subject site, is designated as a Major Collector.

Adjacent Land Use and Zoning

Direction	Land Use	Zoning
North	Vacant, Charter School	MX-M, R-1A
East	Residential	R-T
South	Silver Tree Park	NR-PO-A
West	Utility, Residential	Unclassified, R-ML

Existing Zoning



The property in the area includes a variety of commercial, institutional, and residential uses. To the north across Gibson Boulevard is the Solare Charter School and vacant property zoned MX-M, and residential development zoned PD and R-1A further to the northeast. Immediately east is residential property zoned R-T, which would be considered Protected Lots under the Neighborhood Edges provisions of Section 14-16-5-9 of the IDO. South of the property across Stampede Drive is Silver Tree Park, zoned NR-PO-A. West of the Amole Arroyo are the Diamond Mesa Apartments, zoned R-ML. The Amole Arroyo and Amole Arroyo Multi-use Trail are located immediately west of the property parallel to an electrical utility corridor.

JUSTIFICATION OF REQUEST

The zone change from PD to MX-M will provide a more appropriate mixed-use zoning designation to this vacant site located within a designated Activity Center. The MX-M zone is consistent with the original intent of the zoning established from the Rio Bravo SDP and will allow for a more efficient IDO development process than the current PD zone. This request furthers numerous Comprehensive Plan goals and policies relative to growth within Activity Centers, Complete Communities, infill development, efficient development patterns, jobs/housing balance on the West Side, and Areas of Change. It meets the requirements for a Zoning Map Amendment – EPC per *IDO Section 14-16-6-7(G)* as described below:

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 furthering a preponderance of applicable goals and policies in the Comprehensive Plan, as amended, and other applicable plans adopted by the City. The following policy analysis demonstrates that the proposed zone change is advantageous to the surrounding neighborhood and the City as a whole:

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

Policy 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

Applicant Response: The zone change from PD to MX-M furthers Goal 5.1 and Policy 5.1.1 by providing more appropriate zoning for property located within the designated 98th/Gibson Activity Center. This property was designated for mixed-use through the Rio Bravo SDP and the El Rancho Grande platting process prior to the adoption of the IDO. The zone change to MX-M will facilitate mixed-use development per the IDO regulations in a more efficient process than the current PD zoning.

Sub-policy (c): Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

Applicant Response: The zone change to MX-M furthers this sub-policy by encouraging employment opportunities and compact development of a vacant

infill property located in an Activity Center in an area lacking commercial development for the surrounding low density residential neighborhood.

Policy 5.1.6 Activity Centers: Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and business.

Applicant Response: The zone change furthers Policy 5.1.6 by providing the appropriate zoning that supports a mix of commercial services and amenities to meet the needs of nearby residents and businesses in an area currently characterized by low density residential development.

Sub-policy (b): Provide neighborhood-oriented commercial, retail, institutional, and public services.

Applicant Response: The zone change further this sub-policy by allowing for a wide range of moderate intensity, commercial, retail, institutional, and public services. Located between major corridors and within the 98th/Gibson Activity Center, the site is an ideal location for MX-M zoning and is adjacent to existing MX-M zoning to the north and northwest.

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

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

Applicant Response: The proposed zone change to MX-M furthers Goal 5.2 and Policy 5.2.1 by allowing a mix of land uses on the vacant subject property that will serve and be conveniently accessible from the surrounding neighborhood. The location of the subject property along Gibson Boulevard near 98th Street provides excellent access and connectivity for surrounding neighborhoods. The zone change to MX-M zone will eliminate the need for approval of an EPC-Site Plan and thus, provide for a more efficient development process.

Sub-policy (g): Locate quality commercial development and redevelopment in existing commercial zones and designated Centers and Corridors as follows:

- i. In Activity Centers with development to serve adjacent neighborhoods with an emphasis on pedestrian and bicycle connections to nearby residential areas.

Applicant Response: The subject property is located in the 98th/Gibson Activity Center and has excellent pedestrian and bicycle connectivity via the Amole Arroyo Multi-use Trail, 98th Street, Gibson Boulevard, and surrounding local street network.

- ii. In larger area-wide shopping centers located near intersections of arterial streets and provided with access via transit.

Applicant Response: The proposed zone change to MX-M will further this sub-policy as it is located within a designated Activity Center and adjacent to property that is currently zoned MX-M, in an area that currently lacks commercial development to serve the surrounding neighborhood. Bus Route 198 is along 98th Street, with service available Monday through Sunday at a frequency of 30 minutes. Bus stops are located at the

intersection of Gibson Boulevard and 98th Street, approximately 623 feet west of the subject property.

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

Applicant Response: The proposed zone change furthers this sub-policy by allowing uses at an appropriate intensity for the area. The zone change will encourage more productive use of the vacant property with greater certainty that comes with the MX-M zone.

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

Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

Applicant Response: The zone change furthers Goal 5.3 and Policy 5.3.1 by encouraging development on a vacant site with existing infrastructure. The existing infrastructure includes water and sewer services, paved streets and sidewalks, and dry utilities. Public facilities in the surrounding area include Silver Tree Park to the south and the Amole Arroyo Trail to the west. Public and private schools are nearby; Rudolfo Anaya Elementary School is to the south, Truman Middle School is to the north, and Solare Charter School is to the north across Gibson Boulevard.

Goal 5.4 Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

Policy 5.4.2. West Side Jobs: Foster employment opportunities on the West Side.

Applicant Response: The zone change furthers Goal 5.4 and Policy 5.4.2 by designating a relatively large, vacant parcel as MX-M that will support and encourage job growth on the West Side through zoning that allows a mix of commercial and higher density residential development in an area generally lacking job opportunities.

Sub-policy (b): Prioritize employment opportunities within Centers.

Applicant Response: The proposed zone change to MX-M furthers this sub-policy by supporting development of commercial employment within the 98th/Gibson Activity Center that will expand employment opportunities in this area.

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

Policy 5.6.2. Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

Applicant Response: The zone change furthers Goal 5.6 and Policy 5.6.2 for Areas of Change by developing a 13.5-acre property within the 98th/Gibson Activity Center. The zone change to MX-M will allow commercial development

with a more efficient development process in this area where commercial development is encouraged and is in very short supply.

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 criterion does not apply as the subject property is located entirely within in an Area of Change.

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

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

Applicant Response: The subject property is located within an Area of Change and within the 98th/Gibson Activity Center, and in a neighborhood dominated by low density residential use. The MX-M zone is appropriate and more advantageous to the community than the PD zone by implementing and supporting more consistent zoning and land use patterns, development density and intensity, connectivity, direction of growth to centers and corridors where it is encouraged, and job growth on the Southwest Mesa. The zone change from PD to MX-M will create a more consistent and stable land use pattern with permissive land uses and a development entitlement process that matches other MX-M zoned properties adjacent to the subject property and will be subject to the Use-Specific Standards and Neighborhood Edge provisions contained in the IDO.

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 14-16-0 associated with that use will adequately mitigate those harmful impacts.

Applicant Response: None of the uses allowed within the MX-M zone district will have harmful effects on adjacent properties, neighborhood, or community. The proposed

zoning matches the MX-M zoning of the adjacent property north of Gibson Boulevard that was the subject of a zone change from PD to MX-M approved by the EPC in 2019 (Project 2019-002042; RZ-2019-00013) where it was demonstrated that the allowable uses will not be harmful to adjacent property, the neighborhood, or the community.

Land uses in the PD zone are determined on a case-by-case basis, documented on a negotiated Site Plan reviewed and approved by the EPC. Land uses permitted in the MX-M zone are listed in Table 4-2, Section 14-16-4-2 of the IDO and shown below.

MX-M Permissive and Conditional Uses

USE	Permissive	Conditional
RESIDENTIAL USES		
Household Living		
Dwelling, townhouse	P	
Dwelling, live-work	P	
Dwelling, multi-family	P	
Group Living		
Assisted Living facility or nursing home	P	
Community residential facility, small	P	
Community residential facility, large	P	
Dormitory	P	
Group home, small	P	
Group home, medium	P	
Group home, large		C
CIVIC AND INSTITUTIONAL USES		
Adult or child day care facility	P	
Community center or library	P	
Elementary or middle school	P	
High school	P	
Hospital	P	
Museum	P	
Parks and open space	P	
Religious institution	P	
Sports field	P	
University or college	P	
Vocational school	P	
COMMERCIAL USES		
Agriculture and Animal-related		
Community garden	P	
Kennel		C
Veterinary hospital	P	
Other pet services	P	
Food, Beverage, and Indoor Entertainment		
Auditorium or theater	P	
Bar	P	
Catering service	P	
Health club or gym	P	
Mobile food truck court	P	

Nightclub	P	
Residential community amenity, indoor	P	
Restaurant	P	
Tap room or tasting room	P	
Other indoor entertainment	P	
Lodging		
Campground or recreational vehicle park		C
Hotel or motel	P	
Motor Vehicle-related		
Car wash	P	
Light vehicle fueling station	P	
Light vehicle repair	P	
Light vehicle sales and rental	P	
Paid parking lot	P	
Parking structure	P	
Offices and Services		
Bank	P	
Blood services facility	C	
Club or event facility	P	
Commercial services	P	
Medical or dental clinic	P	
Mortuary	P	
Office	P	
Personal and business services, small	P	
Research or testing facility	P	
Self-storage		C
Outdoor Recreation and Entertainment		
Drive-in theater		C
Residential community amenity, outdoor	P	
Retail Sales		
Art gallery	P	
Bakery goods or confectionery shop	P	
Building and home improvement materials store		C
Cannabis retail	P	
Farmers' market	P	
General retail, small	P	
General retail, medium	P	
General retail, large		C
Grocery store	P	
Liquor retail		C
Nicotine retail		C
Pawn shop	P	
Transportation		
Park-and-Ride lot	P	
Transit facility	P	

INDUSTRIAL USES		
Manufacturing, Fabrication, and Assembly		
Artisan Manufacturing	P	
Cannabis cultivation	P	
Cannabis-derived products manufacturing	P	
Telecommunications, Towers, and Utilities		
Drainage facility	P	
Electric utility	P	
Major utility, other	P	
Solar energy generation	P	
Wholesaling and Storage		
Outdoor Storage		C
Warehousing		C
Wholesaling and distribution center		C

Uses that may be considered potentially impactful are mitigated by the Use-Specific Standards in IDO Section 14-16-4-3. Examples of Use Specific Standards that provide protection to adjacent residential development are as follows:

- Bars, nightclubs, restaurants, tap room, or tasting room must comply with all New Mexico state law requirements, including but not limited to any required spacing from other uses or facilities.
- In the MX-M zone district, light vehicle fueling station, if located on a local street, is prohibited within 330 feet in any direction of a lot containing residential use.
- A car wash building and any associated outdoor activities are prohibited within 50 feet in any direction of any Residential zone district or any lot containing a residential use in any Mixed-use zone district.
- Light vehicle repair in a mixed-use zone district must be conducted within a fully enclosed building.
- Self-storage requires approval by the Zoning Hearing Examiner as a conditional use. The Use Specific Standards prohibit access to individual storage units and instead require interior corridors and wall/fencing or landscape buffer a minimum of 50 feet in width along lot lines abutting residential zone district or a lot containing residential use in any MX zone.
- Liquor retail is a conditional use in the MX-M zone unless accessory to a grocery store. This use requires a Conditional Use Approval when proposed within 500 feet of any Residential or NR-PO zone district or any group home use, as measured from the nearest edge of the building containing the use to the nearest Residential or NR-PO zone district or lot containing a group home.
- Nicotine retail is a conditional use and is prohibited within 1,000 feet in any direction of a lot containing another primary nicotine retail use, as well as when proposed within 500 feet in any direction of any residential zone district; lot containing any residential use in any mixed-use zone district; or religious institution. If within 500 feet of a residential zone district or lot containing a

residential use in a mixed-use zone, customer visits and deliveries are prohibited between 10:00 pm and 7:00 am.

- Cannabis retail establishments are prohibited within 300 feet of any school or day care facility. This use shall not include a storage or display area outside of fully enclosed portions of a building. On-site consumption is a conditional use with additional Use Specific Standards.
- Cannabis cultivation and manufacturing within 300 feet of a school or child day care facility are conditional uses. Cultivation and manufacturing must be conducted within a fully enclosed building, and in a Mixed-use zone district, may not exceed 10,000 square feet of gross floor area.

The intent of the Use Specific Standards clearly ensures these potentially impactful uses are not harmful to adjacent property, the neighborhood, or the community.

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 Criterion 3. Any infrastructure improvements that are necessary due to development of the subject site by this Applicant will be provided as part of the development and an Infrastructure Improvement Agreement tied to a future site plan application to be reviewed by the Development Review Board (or the future equivalent entity).

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 Response: The Applicant's justification for the Zoning Map Amendment request is not based on the property's location along a major street, in this case, Gibson Boulevard. Rather, the justification is based upon this parcel being within an Activity Center which supports mixed-use and its history of mixed-use zoning established by the Rio Bravo Sector Plan. The Applicant does not foresee any future use on this property that could not be accommodated by a standard zone; thus, there is no need or public benefit to retaining the PD zone for this property.

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

Applicant Response: The cost of land or other economic considerations are not the determining factor for this zone change request. The Applicant has determined that the location of this long-vacant property in an Activity Center is a good location for commercial development and having it be zoned with a standard zone category provides for a more efficient development process.



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: This request for a zone change from PD to MX-M does not create a spot zone on the subject property. The request will implement zoning that is consistent with the adjacent MX-M zoned properties to the north across Gibson Boulevard, which was the subject of a zone change from PD to MX-M in 2019. The MX-M zone is the appropriate zone for this property and will provide a more stable and predictable land use pattern for the area.

NEIGHBORHOOD COORDINATION

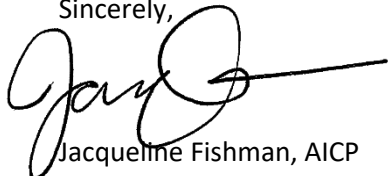
Consensus Planning provided a pre-application neighborhood meeting request via email to neighborhood association representatives as required by the IDO. No responses to this request were received and there is no known opposition to this application.

CONCLUSION

The request for a Zoning Map Amendment from Planned Development (PD) to MX-M is justified based on the policy analysis presented in this letter. The zone change will further Comprehensive Plan goals and policies regarding Centers and Corridors, Activity Centers, complete communities, efficient development patterns, jobs-housing balance on the Southwest Mesa, and Areas of Change. The zone change from PD to MX-M will provide a more appropriate mixed-use zoning district to a vacant site in the 98th/Gibson Activity Center and in a designated Area of Change, consistent with the original intent of the zoning established from the Rio Bravo SDP and allow for a more efficient development process.

The Applicant respectfully requests that the Environmental Planning Commission approve this request. Thank you for your consideration.

Sincerely,



Jacqueline Fishman, AICP
Principal

STAFF INFORMATION

June 27, 2022

TO: Consensus Planning
FROM: Sergio Lozoya, Current Planner
City of Albuquerque Planning Department
TEL: (505) 924-3349
RE: Gibson Blvd SW and 98th St SW Zone Map Amendment (PD to MX-M)

I have 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 end of day:

Tuesday, 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. This is what I have for the legal description, please verify: Tract 5-A bulk land plat for El Rancho Grande I, Parcels 5-A and 12-B-1

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).
- 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 (certified) to property owners within 100 feet of the subject site.

- A. It appears that notification offering the pre-application facilitated meeting is complete. Notification to the surrounding Neighborhood Associations and property owners within 100 feet is also complete.
- B. **The sign posting period is 15 days prior and after the EPC hearing date from Tuesday July 5, 2022 to Friday July 5, 2022.**
- C. Have any neighborhood representatives or members of the public contacted you so far?

4) Project Letter:

- A. Please expand the discussion of potentially harmful uses and show a side by side comparison of the MX-M and PD zone district. Generally speaking, each individual use should be addressed, including the Use Specific Standards that apply to said use.

NOTIFICATION

From: Carmona, Dalaina L.
To: John Shepard
Subject: Gibson Blvd and Stampede Drive SW Neighborhood Meeting Inquiry Sheet Submission
Date: Thursday, April 28, 2022 2:34:41 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
Zone Atlas-N092-SITE.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
South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	luis@wccdg.org	5921 Central Avenue NW	Albuquerque	NM	87105		
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114
South Valley Coalition of Neighborhood Associations	Patricio	Dominguez	dpatriciod@gmail.com	3094 Rosendo Garcia Road SW	Albuquerque	NM	87105		5052382429
South Valley Coalition of Neighborhood Associations	Peter	Eschman	eschman@unm.edu	1916 Conita Real Avenue SW	Albuquerque	NM	87105		5058731517

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%20Summary%20Table>



Dalaina L. Carmona

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



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From: webmaster=cabq.gov@mailgun.org <webmaster=cabq.gov@mailgun.org> **On Behalf Of** webmaster@cabq.gov
Sent: Thursday, April 28, 2022 12:56 PM
To: Office of Neighborhood Coordination <shepard@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:

Environmental Planning Commission

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

Contact Name

John Shepard

Telephone Number

505.764.9801

Email Address

shepard@consensusplanning.com

Company Name

Consensus Planning

Company Address

302 Eighth Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

TR 5-A BULK LAND PLAT FOR EL RANCHO GRANDE 1 PARCELS 5-AAND 12-B-1 CONT 13.5230 AC

Physical address of subject site:

GIBSON BLVD SW

Subject site cross streets:

Gibson Blvd and Stampede Drive SW

Other subject site identifiers:

UPC: 100905439050010101

This site is located on the following zone atlas page:

N-09-Z

Captcha

x

From: [Carmona, Dalaina L.](#)
To: [John Shepard](#)
Subject: SW corner Gibson & Stampede Dr SW Public Notice Inquiry Sheet Submission
Date: Wednesday, June 8, 2022 11:08:56 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[Zone Atlas-N09Z-SITE.pdf](#)

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

Please note that there are **NO** neighborhood associations to notify.

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

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.

Please note the following:

- You will need to attach a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

Thank you.



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



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

Sent: Tuesday, June 7, 2022 5:51 PM

To: Office of Neighborhood Coordination <shepard@consensusplanning.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

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

Public Notice Inquiry For:

Environmental Planning Commission

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

Contact Name

John Shepard

Telephone Number

505.764.9801

Email Address

shepard@consensusplanning.com

Company Name

Consensus Planning

Company Address

302 Eighth Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

TR 5-A BULK LAND PLAT FOR EL RANCHO GRANDE 1 PARCELS 5-AAND 12-B-1 CONT 13.5230 AC

Physical address of subject site:

GIBSON BLVD SW

Subject site cross streets:

SW corner Gibson & Stampede Dr SW

Other subject site identifiers:

This site is located on the following zone atlas page:

N-09-Z

Captcha

x

From: [John Shepard](#)
To: luis@wccdg.org; jgallegoswccdg@gmail.com; ekhaley@comcast.net; aboard111@gmail.com; dpatriciod@gmail.com; eschman@unm.edu
Cc: [Jackie Fishman](#)
Subject: Application notification -- Gibson and Stampede SW
Date: Wednesday, June 8, 2022 6:16:00 PM
Attachments: [Gibson Stampede Zone Change Emailed-Notice-PolicyDecisions.pdf](#)

This email is notification that Consensus Planning is submitting an application for a Zoning Map Amendment for review by the Environmental Planning Commission (EPC) on behalf of Sujay Thakur, Applicant, for a vacant site located at the southwest corner of Gibson Boulevard and Stampede Drive SW. The proposal would change the existing zoning from Planned Development (PD) to MX-M: Mixed Use-Medium Intensity Zone District.

Please let us know if you have any questions—you can call or email Jackie Fishman, Principal (fishman@consensusplanning.com) or myself at the contact below. Thank you.

John C. Shepard, AICP

Senior Planner

[Consensus Planning, Inc.](#)

Shepard@ConsensusPlanning.com

505.764.9801

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

Public Notice of a Proposed Project in the City of Albuquerque for Policy Decisions Mailed/Emailed to a Neighborhood Association

Date of Notice*: 6/08/2022

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:

Neighborhood Association (NA)*: SWAN Coalition, Westside Coalition, South Valley Coalition

Name of NA Representative*: _____

Email Address* or Mailing Address* of NA Representative¹: _____

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

1. Subject Property Address* SW Corner of Gibson Blvd and Stampede Drive SW
Location Description TR 5-A BULK LAND PLAT FOR EL RANCHO GRANDE 1
2. Property Owner* GIBSON-STAMPEDE LLC
3. Agent/Applicant* [if applicable] Jackie Fishman, Principal, Consensus Planning, Inc. / Sujay Thakur, Applicant
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]

☒ Zoning Map Amendment

☐ Other: _____

Summary of project/request²*:

Zoning Map Amendment from Planned Development (PD) to MX-M Mixed Use-Medium

Intensity Zone District

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)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

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

Date/Time*: July 21, 2022 beginning at 8:30 am

Location*³: Zoom link: https://cabq.zoom.us/j/2269592859

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*⁴:
fishman@consensusplanning.com or shepard@consensusplanning.com / 505.764.9801

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ N-09-Z
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*:

None requested.

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:

None requested.

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 13.52-acres
 2. IDO Zone District Planned Development (PD)
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] 98th & Gibson Activity Center
- Current Land Use(s) [vacant, if none] Vacant

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>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinyurl.com/idozoningmap>

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



PART I - PROCESS

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

Application Type: Zoning Map Amendment

Decision-making Body: Environmental Planning Commission

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No

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: SW Corner of Gibson Blvd and Stampede Drive SW

Name of property owner: Gibson-Stampede, LLC

Name of applicant: Sujay Thakur, Applicant / Consensus Planning, Inc. Agent

Date, time, and place of public meeting or hearing, if applicable: July 21, 2022 at 8:30 am

See details on next page.

Address, phone number, or website for additional information:

Jackie Fishman fishman@consensusplanning.com or John Shepard shepard@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. N/A

☐ Summary of pre-submittal neighborhood meeting, if applicable. N/A

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

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.

(Applicant signature) 6/08/2022 (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:

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

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

[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*: 6/08/2022

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*: _____

Mailing Address*: _____

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

1. Subject Property Address* SW Corner of Gibson Blvd and Stampede Drive SW
Location Description TR 5-A BULK LAND PLAT FOR EL RANCHO GRANDE 1
2. Property Owner* GIBSON-STAMPEDE LLC
3. Agent/Applicant* [if applicable] Jackie Fishman, Principal, Consensus Planning, Inc / Sujay Thakur, Applicant
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]

☒ Zoning Map Amendment

☐ Other: _____

Summary of project/request¹*: _____

Zoning Map Amendment from Planned Development (PD) to MX-M Mixed Use-Medium

Intensity Zone District

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*: July 21, 2022, beginning at 8:30 am

Location*²: Zoom link: 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}:
fishman@consensusplanning.com or shepard@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} N-09-Z
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^{*}:

None requested.

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:

None requested.

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] 13.52-acres
 2. IDO Zone District Planned Development (PD)
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] 98th & Gibson Activity Center
- Current Land Use(s) [vacant, if none] Vacant
-

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

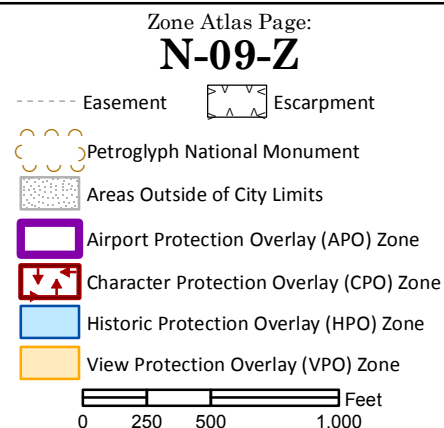
Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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





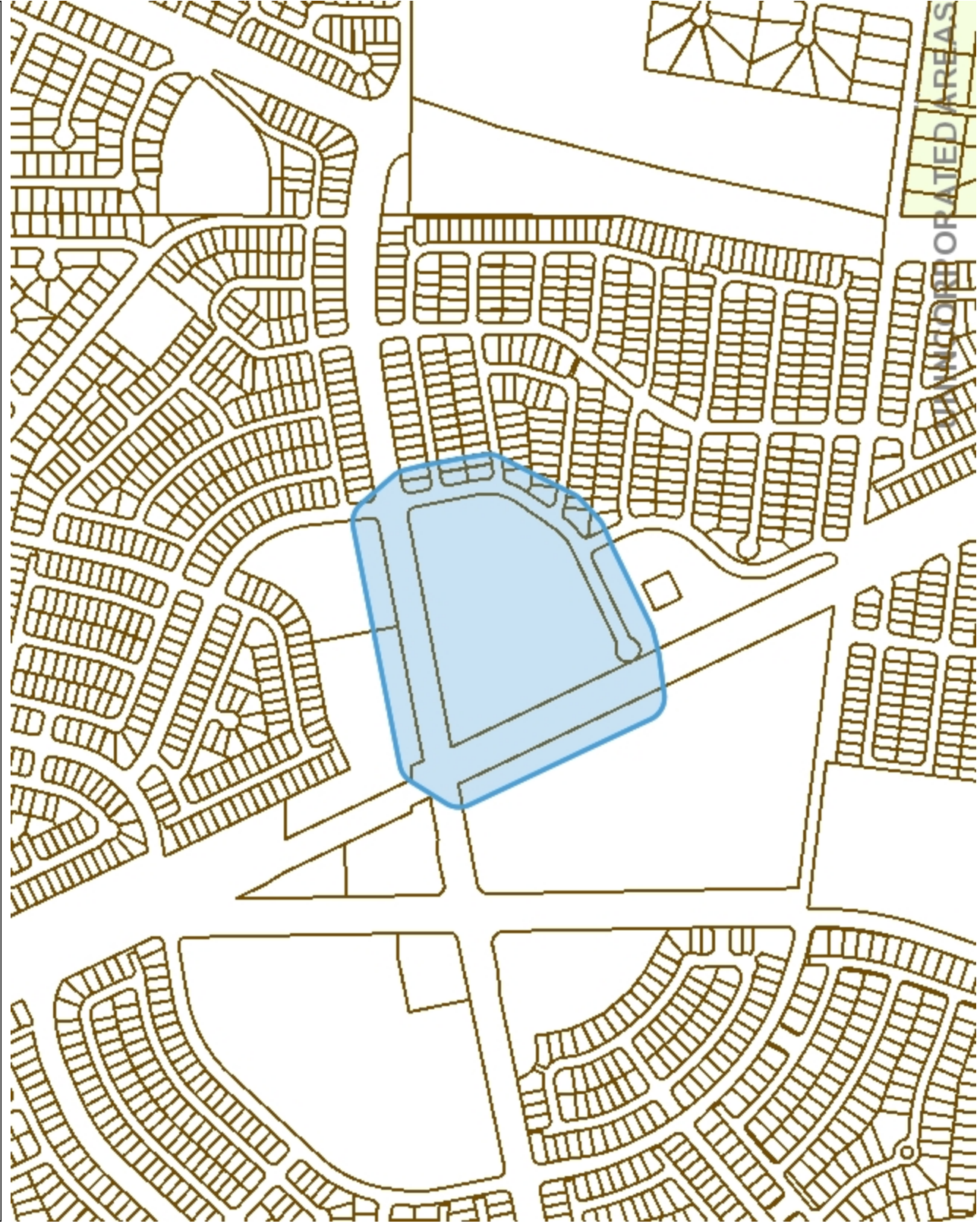
Property Owners Buffer Map

Legend

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

Notes

100' buffer of property at SW corner of Gibson & Stampede SW



1,202 0 601 1,202 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
6/7/2022 © City of Albuquerque

1: 7,212

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

ABEYTA JUANITA A
8715 SPOTTED PONY AVE SW
ALBUQUERQUE NM 87121

GUTIERREZ JORGE S
8720 WINTER SAGE RD SW
ALBUQUERQUE NM 87121-8750

ROSALES NANCY & GERARDO
8712 WINTER SAGE RD SW
ALBUQUERQUE NM 87121

APODACA ELIZABETH A
8709 BAY MARE AVE SW
ALBUQUERQUE NM 87121-9335

HERRERA CLAUDIA A & HERRERA JOSE
8719 BAY MARE AVE SW
ALBUQUERQUE NM 87121

SOLARE COLLEGIATE FOUNDATION
1623 LA VEGA DR SW
ALBUQUERQUE NM 87105-4724

ARROYO URIEL G & SOFIA
8716 RANCHER RD SW
ALBUQUERQUE NM 87121-8623

HERRERA ESTEBAN C & CHAVEZ ELISHA M
8715 BAY MARE AVE SW
ALBUQUERQUE NM 87121

WEI CHENG
8338 COMANCHE RD NE UNIT C
ALBUQUERQUE NM 87110

CABRERA-GOMEZ YAJAYRA G
8716 BAY MARE AVE SW
ALBUQUERQUE NM 87121-6261

KINCAID EUGENIA
8731 BLACK STALLION RD SW
ALBUQUERQUE NM 87121

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103

LUEVANO-MORALES JOSE LUIS
8716 WINTER SAGE RD SW
ALBUQUERQUE NM 87121-8750

DIAMOND MESA ACQUISITION LLC &
R HS/MP DIAMOND MESA LLC & ETAL
ATTN: TIM WALLEN
19000 W BLUEMOUND RD
BROOKFIELD WI 53045-6073

MORENO JUNIOR K & JACQUELINE
8723 SPOTTED PONY AVE SW
ALBUQUERQUE NM 87121-7471

GARCIA AMBER MARIE
8728 SPOTTED PONY AVE SW
ALBUQUERQUE NM 87121-7454

OCHOA BERTHA A & LOPEZ ISAAC
8719 SPOTTED PONY AVE SW
ALBUQUERQUE NM 87121-7471

GARCIA ERNEST KELLY
8715 WINTER SAGE RD SW
ALBUQUERQUE NM 87121

ORONA ELFEGO JR
8732 SPOTTED PONY AVE SW
ALBUQUERQUE NM 87121

GARCIA SAUL
8719 WINTER SAGE RD SW
ALBUQUERQUE NM 87121

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JOSE & MARES-HOLGUIN JOSE A.
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GIBSON-STAMPEDE LLC
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RAMIREZ JAVIER
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EL PASO TX 79917-1044

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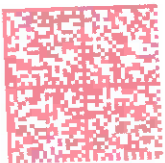


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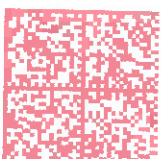


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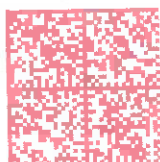


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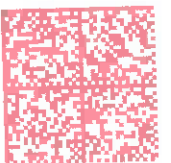


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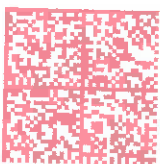
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