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## OFFICIAL NOTIFICATION OF DECISION

July 21, 2022

City of Albuquerque  
Parks & Recreation Dept.  
1 Civic Plaza  
Albuquerque, NM 87102

**Project # PR-2022-007162**  
RZ-2022-00036– Zoning Map Amendment (Zone Change)

### LEGAL DESCRIPTION:

Consensus Planning, agent for City of Albuquerque, requests a Zoning Map Amendment from R-1B to NR-PO-A, for all or a portion of Tract A, Plat of Tract A Block 63 & Lippett Park, Bel-Air Subdivision (A Replat of Block 63, Lippett Park & Adjacent VAC Manzano St. NE), located at 3333 Truman St. NE, between Headingly Ave. and Cherokee Rd., southwest of the intersection of Comanche Rd. NE and San Mateo Blvd. NE, between San Mateo Blvd. NE and Monroe St. NE, approximately 1.2 acres (G-17)  
Staff Planner: Sergio Lozoya

On July 21, 2022, the Environmental Planning Commission (EPC) voted to APPROVE Project # PR-2022-007162/RZ-2022-00036, a Zoning Map Amendment (Zone Change), based on the following Findings:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

8. The request furthers the following, additional goals and policies from Comprehensive Plan Chapter 7: Urban Design

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

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

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

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

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

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

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

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

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

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

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

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

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

The request would protect and maintain safe healthy environments where people can thrive by adding additional acreage to the City's public park system. The subject site's location

near varying densities of residential development contribute to community health, and accessibility.

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

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

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

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

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

- C. Criterion C: The subject site is located wholly in an Area of Consistency, so this criterion does not apply.
- D. Criterion D: The applicant compared allowable uses in the existing R-1B zone district and the proposed NR-PO-A zone district. Uses that would be allowed such as event facility, stadium, high school, race track, and sports field would be unachievable due to the small size of the parcels and development standards required by the IDO. Furthermore, the uses allowed in the NR-PO-A are consistent with the established character of the area and would not be harmful to the surrounding neighborhood.
- E. Criterion E: The subject site is adequately served by existing infrastructure (requirement 1) and will have adequate capacity for the purposes of this request to serve as a Park or Open Space in the future.
- F. Criterion F: The subject site is located within 660 ft of San Mateo Blvd NE, a designated Major Transit Corridor by the Comprehensive Plan. However, the justification is not based on the location but based on the applicants policy-based analysis (see response to Criterion A) demonstrates that the request would clearly reinforce and strengthen the established character of the surrounding Area
- G. Criterion G: The request is not based on the cost of land or economic consideration, but to enhance and protect the character of the neighborhood by supporting the City's park

network. The applicant has adequately demonstrated that the request clearly reinforces the established character of the area, and is more advantageous to the community as articulated by Comprehensive Plan Goals and policies

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

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

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

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC’s decision or by **August 5, 2022**. The date of the EPC’s decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the Integrated Development Ordinance (IDO), Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal an EPC Recommendation to the City Council since this is not a final decision.

You will receive notification if any 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 IDO must be complied with, even after approval of the referenced application(s).

Sincerely,

for Alan M. Varela,  
Planning Director

AV/CL/SL

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EPC file