



Environmental Planning Commission

***Agenda Number: 2
Project #: PR-2022-006903
Case #: RZ-2022-00022
Hearing Date: June 16, 2022***

Staff Report

<i>Agent</i>	Consensus Planning
<i>Applicant</i>	City of Albuquerque
<i>Request</i>	Zoning Map Amendment (zone change)
<i>Legal Description</i>	Tract 6, correction plat for Montecito West Unit 1 (being comprised of Lots 15 through 21, Volcano Cliffs Subdivision, Unit 6, together with a portion of vacated Retablo Road NW and Albericoque); Tract 8-B, replat of Tract 8, Unit 9, Volcano Cliffs Subdivision; Tract 10-A, replat of Tract 10, Unit 6 Volcano Cliffs Subdivision; Tracts 11-A and 11-B, replat of Tract 11, Unit 6, Volcano Cliffs Subdivision; Tract 11B replat of Tract 11 Unit 9; and Tract 13-A, replat of Tract 13, Unit 9, Volcano Cliffs Subdivision Staff Planner: Sergio Lozoya
<i>Location</i>	Southwest corner of the intersection of Villareal Rd. NW and Quivira Dr. NW, and just east of the intersection of Quivira Dr. NW and Retablo Rd. NW
<i>Size</i>	Approximately 26 acres
<i>Existing Zoning</i>	R-A (Residential – Rural and Agricultural)
<i>Proposed Zoning</i>	NR-PO-B (Major Public Open Space)

Staff Recommendation

APPROVAL of RZ-2022-00022, based on Findings beginning on Page 23.

***Staff Planner
Sergio Lozoya, Current Planner***

Summary of Analysis

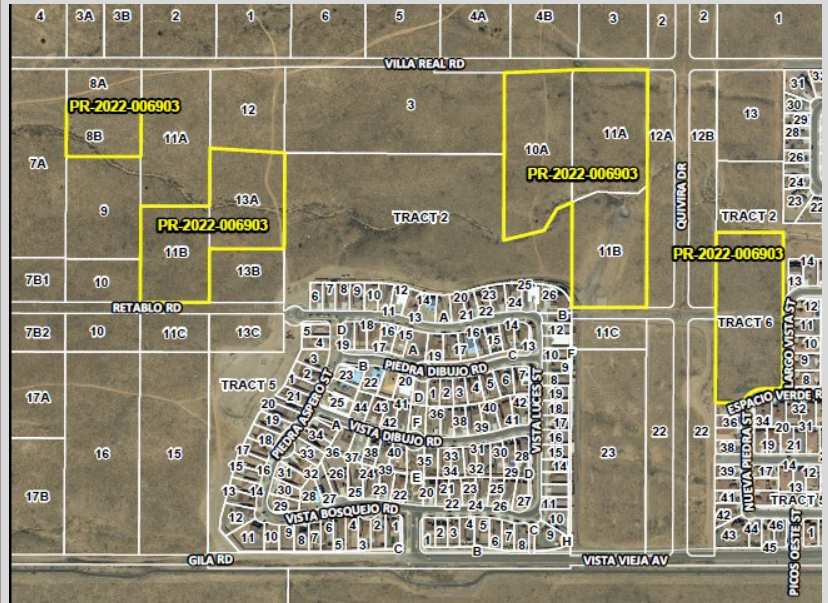
The request is for a zoning map amendment for an approximately 26-acre, vacant site, known as Volcano Cliffs Subdivision. The subject site comprises the southwest corner of the intersection of Villareal Rd. NW and Quivira Dr. NW, and just east of the intersection of Quivira Dr. NW and Retablo Rd. NW. The subject site is comprised of seven tracts, located to the east and west of Boca Negra Open Space, owned and managed by the City.

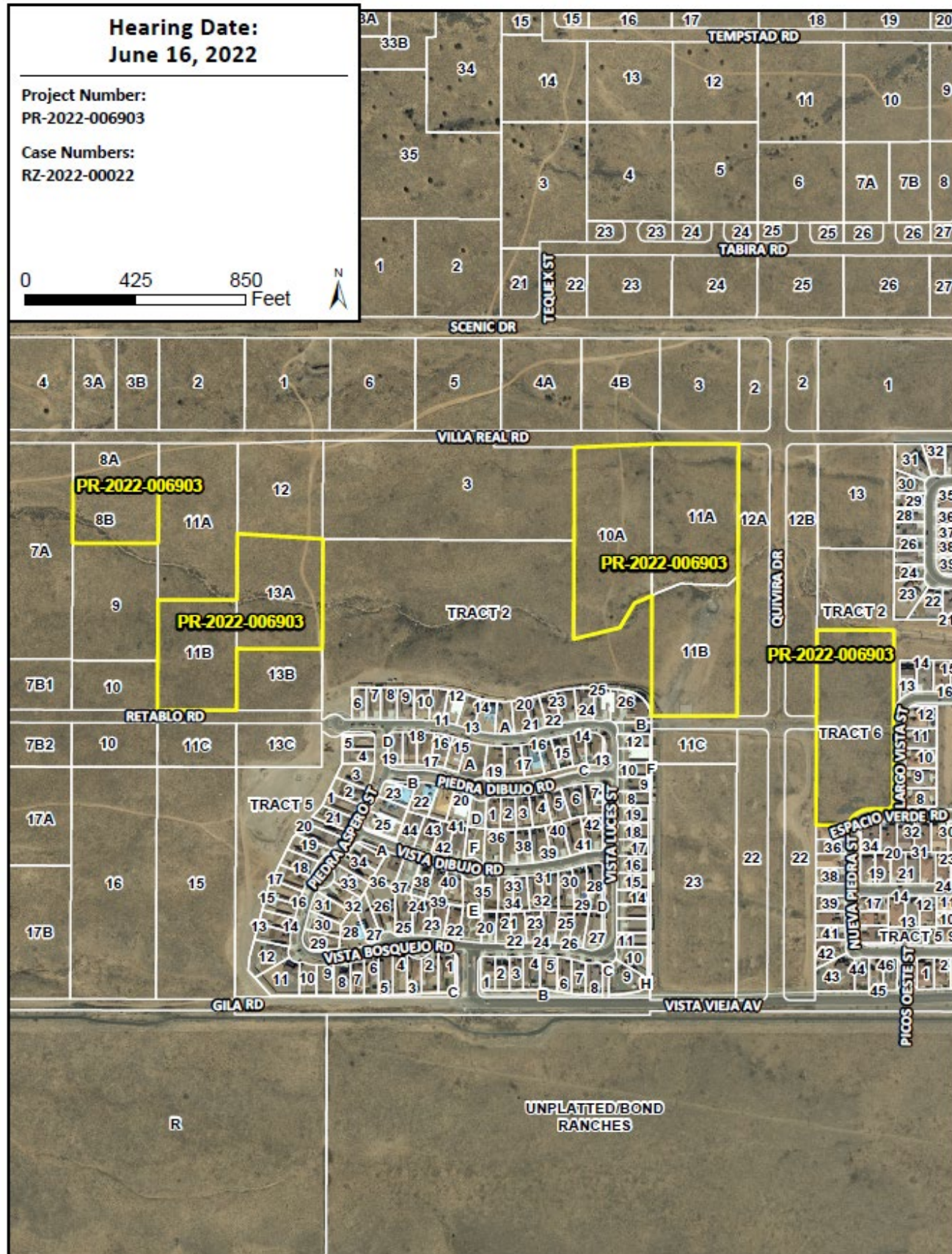
The applicant requests to change the subject site's zoning from R-A to NR-PO-B to reflect the current ownership and management by the City. The subject site is in an Area of Consistency.

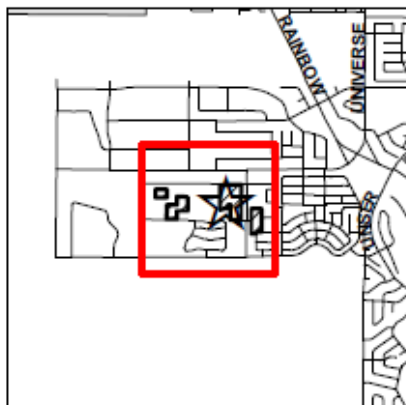
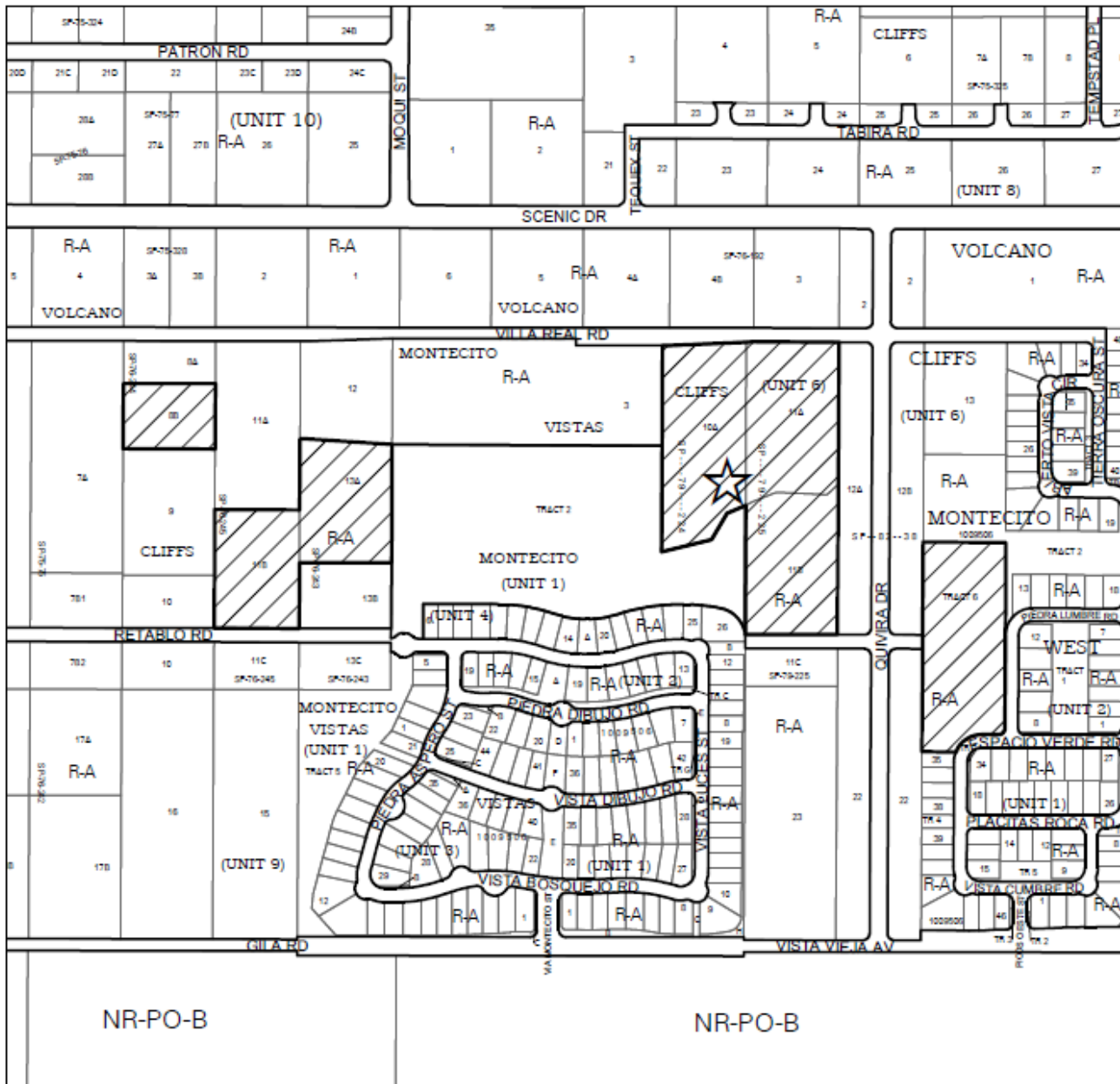
The applicant has adequately justified the request pursuant to the IDO zone change criteria in 14-16-6-7(G)(3). The proposed zoning would be more advantageous to the community overall because it furthers a preponderance of applicable Comprehensive Plan Goals and policies.

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 = 500 feet

Hearing Date:

6/16/2022

Project Number:

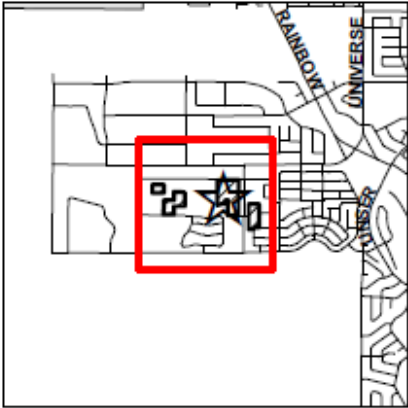
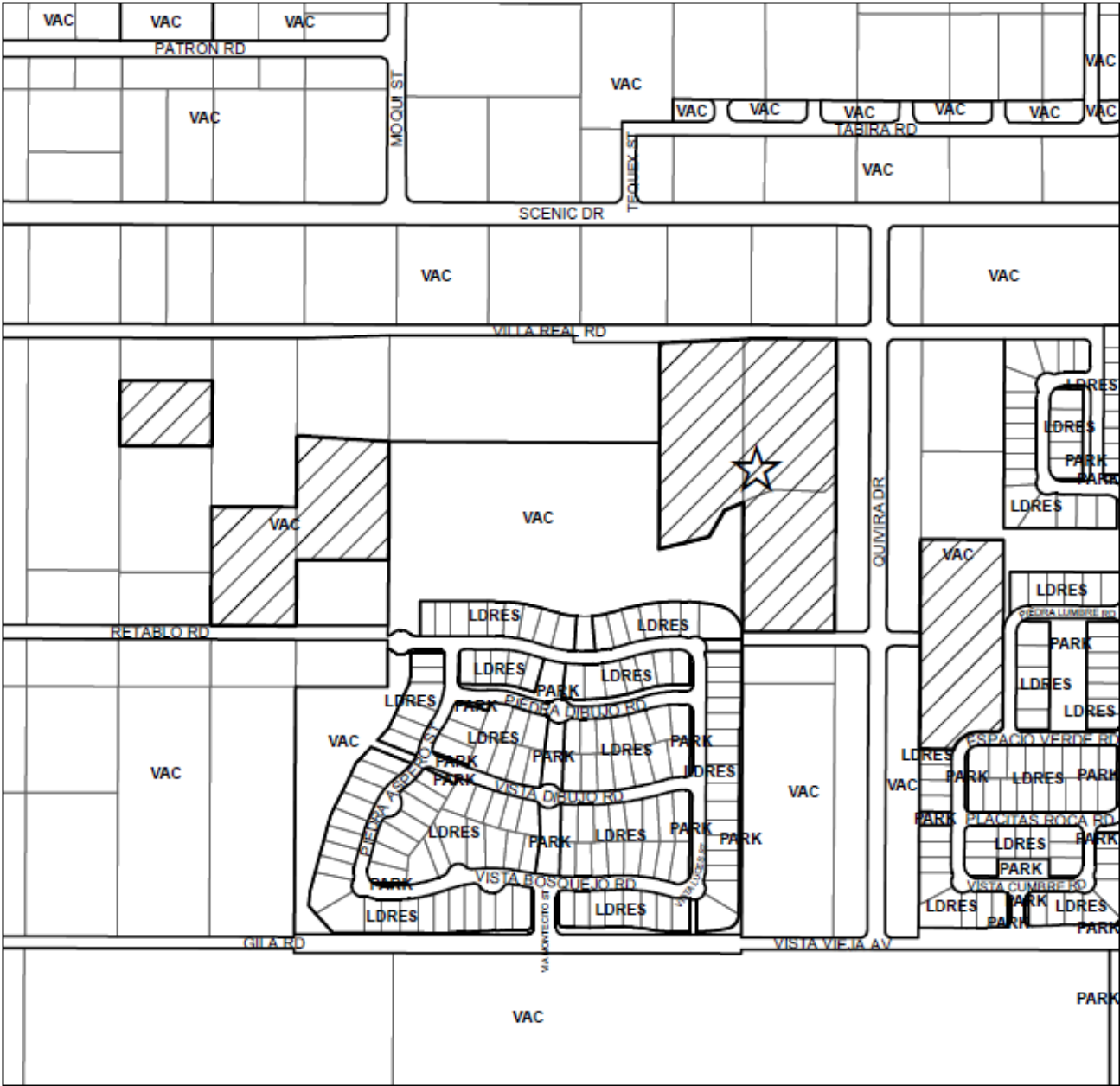
PR-2022-006903

Case Numbers:

RZ-2022-00022

Zone Atlas Page:

D-08 and D-09



LAND USE MAP

Note: Gray shading
Indicates County.

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

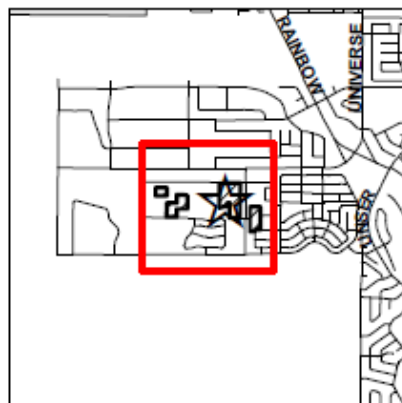
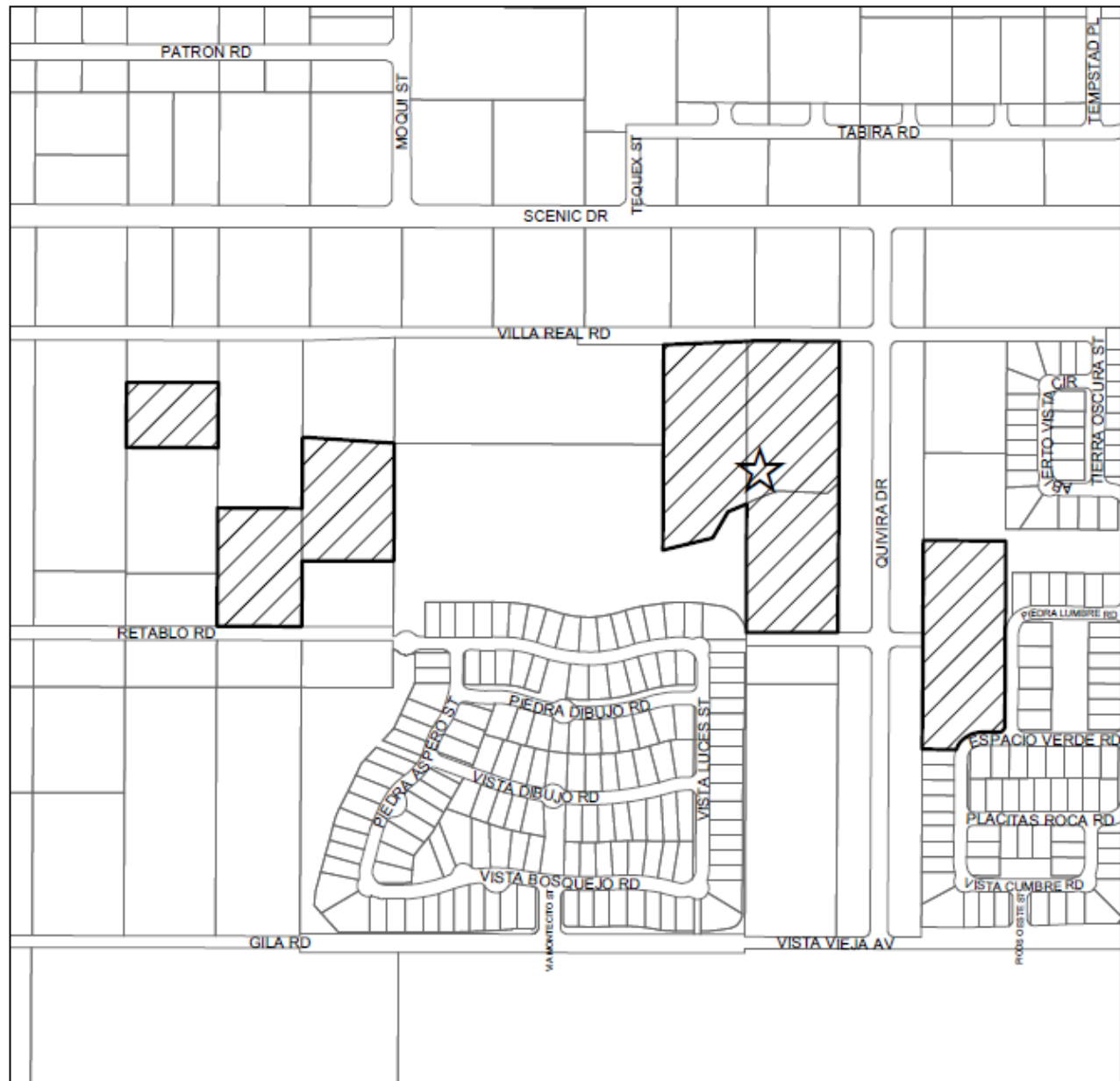


1 inch = 500 feet

Hearing Date:
6/16/2022

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Zone Atlas Page:
D-08 and D-09



HISTORY MAP

Note: Gray shading
Indicates County.



1 inch = 500 feet

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6/16/2022

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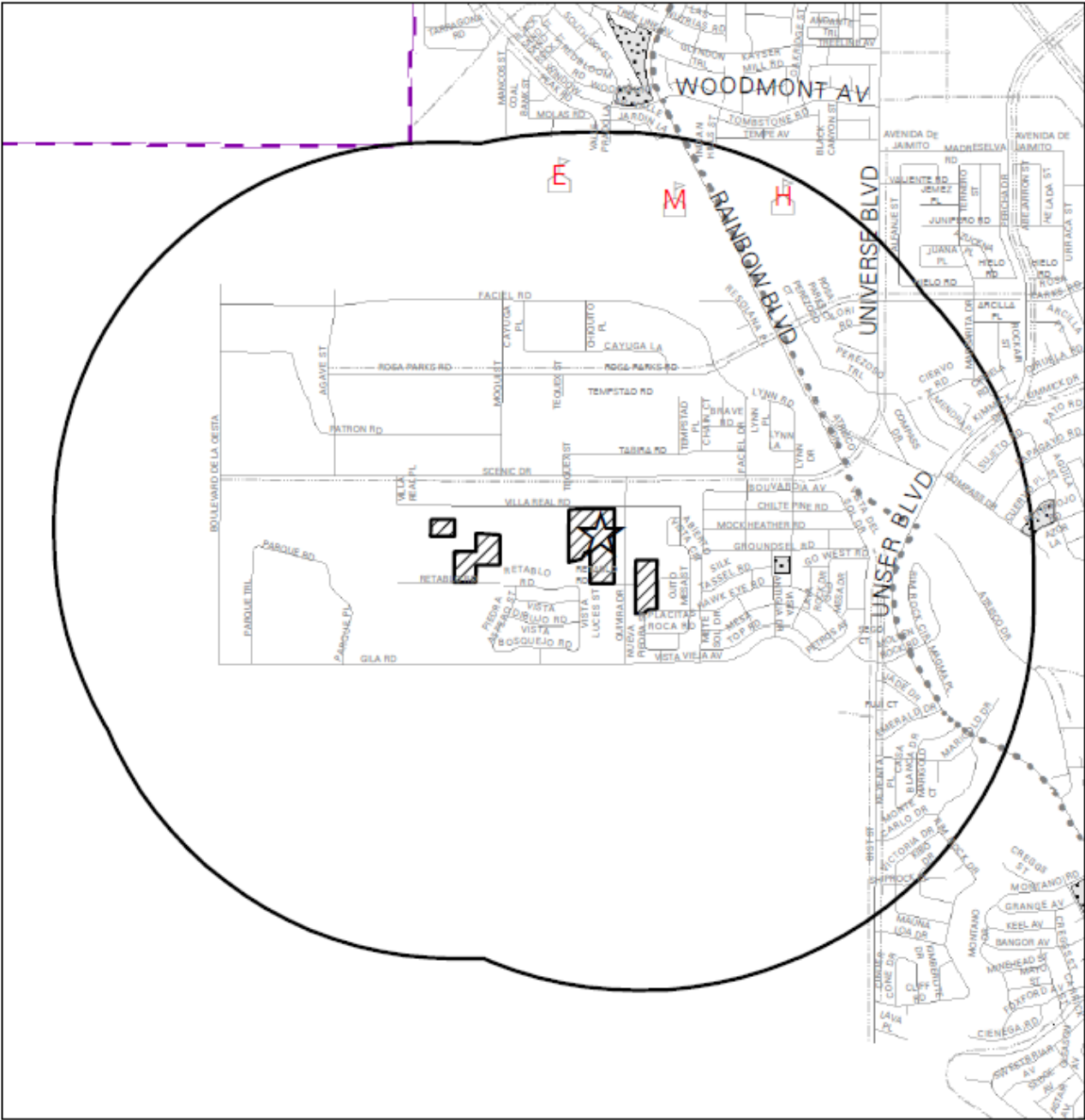
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Zone Atlas Page:

D-08 and D-09



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 |

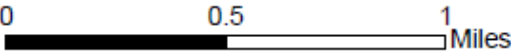


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- 3-History
- 4-Zoning
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I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	R-A	Area of Consistency	Vacant
<i>North</i>	R-A	Area of Consistency	Low-density Residential/ Vacant
<i>South</i>	R-A/NR-PO-B	Area of Consistency	Parks & Open Space/ Low- Density Residential
<i>East</i>	R-A / R-1C / PD	Area of Consistency	Low-Density Residential
<i>West</i>	R-A NR-PO-B	Area of Consistency	Low-density Residential Parks & Open Space

Request

The request is for a zoning map amendment for an approximately 26-acre, vacant site, located in an area known as Volcano Cliffs. The subject site comprises the southwest corner of the intersection of Villareal Rd. NW and Quivira Dr. NW, and just east of the intersection of Quivira Dr. NW and Retablo Rd. NW. The subject site is comprised of seven tracts, located to the east and west of Boca Negra Open Space, which is owned and managed by the City.

The applicant requests to change the subject site's zoning from R-A (Residential – Rural and Agricultural) to NR-PO-B (Non-residential – Park and Open Space, Sub-zone B: Major Public Open Space Zone District) to reflect the current ownership and management by the City. The subject site is in an Area of Consistency.

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. Pursuant to IDO Subsection 14-16-6-7(G)(a) – EPC is the final decision maker when requesting a zone map amendment to the NR-PO-B zone district, regardless of the size of the subject site. 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 26.0-acre site is comprised of seven tracts and is located near the southwest corner of the intersection of Villareal Rd. NW and Quivira Dr. NW, and just east of the intersection of Quivira Dr. NW and Retablo Rd. NW. The subject site is adjacent to an existing Major Public Open Space, and is bound mostly by a blend of single-family residential development, and vacant land.

The subject site is within a View Protection Overlay Zone (VPO) via IDO subsection 14-16-3-6(E) Northwest Mesa Escarpment – VPO-2. The intent of this VPO is to protect views looking to and from the Petroglyph National Monument, Volcanic Escarpment, and Volcano Mesa.

The subject site is also within a Character Protection Overlay Zone (CPO) via IDO subsection 14-16-3-4(N) Volcano Mesa – CPO-13.

History

The subject site is located in the Volcano Cliffs Subdivisions, which were part of a much larger annexation of Volcano Cliffs. This annexation began in 1980 and was finalized in 1981. The annexation of approximately 2,404 acres, was heard by the Environmental Planning Commission (EPC) at its February 21, 1980 meeting (AX-80-4/Z-80-10). City Staff recommended withholding approval until a service agreement, replatting, and addressing agency comments had occurred, and that these items were too large to condition in the absence of any clear procedures. However, the EPC voted 5-3 to forward a recommendation of approval to the City Council. City council adopted the proposed annexation on December 11, 1980 and became effective on January 2, 1981.

In more recent history, the subject site was included in the Volcano Cliffs Sector Development Plan (VCSPD), adopted by the City Council, signed by the Mayor in 2011, and amended in 2014. The subject site was zoned SU-2/VCCR (Volcano Cliffs Rural Residential), which was intended for “bigger homes on larger lots consistent with the current platting” (VCSPD). Upon adoption of the Integrated Development Ordinance (IDO) in May 2018, which replaced the City’s zoning code, the subject site’s zoning converted from SU-2/VCCR to R-A.

Transportation System

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

The LRRS classifies Retablo Rd. NW, Villareal Rd. NW, and Quivira Dr. NW as local roads.

Comprehensive Plan Designations

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

The subject site is located within an Area of Consistency.

The subject site is part of the Northwest Mesa Community Planning Area (CPA). The Northwest Mesa is a predominantly residential community, adjacent to volcanoes and volcanic Northwest Mesa Escarpment and overlooking the river and mountains. Corrales and Rio Rancho border this area to the north.

Design/Character Considerations for the Northwest Mesa include: suburban subdivisions with wide streets and landscape buffers and large building setbacks; walls lining minor arterial and collector streets to separate residential development; proximity to the Rio Grande and Petroglyph National Monument, and volcanic Northwest Mesa Escarpment; views of the volcanoes and escarpment to the west and the Rio Grande and mountains to the east; shopping centers set back from the street with parking in front.

Overlay Zones

The subject site is within two overlay zones, the Volcano Mesa Character Protection Overlay (CPO-13, IDO 14-16-3-4(N)), and the Northwest Mesa Escarpment View Protection Overlay (VPO-2, IDO 14-16-3-6(E)).

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

Trails/Bikeways

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

There is an existing paved trail within the West Mesa MPOS boundary, which runs parallel to Vista Vieja Ave NW, and provides some connectivity to other nearby trails along Unser Blvd (existing bike lane). There is a proposed bike lane for Scenic Rd which is north of the subject site.

Transit

The area is serviced by Commuter Route 94 and Commuter Route 162 that runs north-south on Unser Blvd NW.

Public Facilities/Community Services

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

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions

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

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

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

Open Space: In lowercase letters, a generic term for any outdoor space or amenity intended to retain access to open air and sunlight, regardless of location, ownership, or management responsibility. Open space is required through various means in order to provide a psychological and physical respite from development densities. Open space is intended to create healthy places that balance

density vs. openness and urban vs. natural environments. For City-owned open space, see Open Space Definitions for Major Public Open Space.

Zoning

The subject site is zoned R-A [Rural and Agricultural Zone District, IDO 14-16-2-3(A)], The subject site is zoned R-A (Residential - Rural and Agricultural, IDO 14-16-2-4(A)) which was assigned upon the adoption of the Integrated Development Ordinance (IDO) based upon prior zoning and land use designations SU-2 VCRR (Volcano Cliffs Rural Residential).

The purpose of the R-A zone district is to provide for lower density single-family residential and limited agricultural uses, generally on lots of ¼ acre or larger, as well as limited civic and institutional uses to serve the surrounding residential area. Allowable uses are shown in Table 4-2-1.: Allowable Uses, IDO.

The request is to change the subject site's zoning to NR-PO-B (Non-Residential – Park and Open Space, Zone District Sub-zone B: Major Public Open Space), IDO 14-16-2-5(F). The purpose of the NR-PO zone district is to protect the natural character of designated private and public parks and open space for public recreation, use, and enjoyment. Primary uses are open space and related recreation facilities, picnic and other shelters, and service/maintenance facilities.

There are key differences between the R-A and the NR-PO-B zones. The NR-PO-B is a zone district established exclusively for MPOS uses, but allows more accessory uses than the R-A zone district.

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 Consistency. Applicable Goals and policies are listed below. Staff analysis follows in plain text.

In this case, the Goals and policies below were included by the applicant in the justification letter. Staff finds all but two applicable, which are located at the end of the analysis.

Chapter 4: Community Identity

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

The subject site is located within an Area of Consistency, Volcano Mesa Character Protection Overlay (CPO-13), and the Northwest Mesa Escarpment View Protection Overlay (VPO-2). A zone change from R-A to NR-PO-B would generally protect, enhance and preserve the distinct Northwest Mesa community, by providing a Major Public Open Space and preserving the natural, scenic views of the Petroglyphs, the Northwest Mesa Escarpment, and the Sandias. The request furthers with Goal 4.1-Character

Policy 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

The subject site is within the Northwest Mesa Escarpment CPO and VPO. The Northwest Mesa is a community characterized by low-density residential development, the Petroglyphs (and other natural landmarks), and scenic views. The request for a zone would protect the natural

character of the adjacent land designated as Major Public Open Space (MPOS) and would preserve the subject site for public recreation, use, and enjoyment for the surrounding neighborhoods. The request furthers Policy 4.1.1 – Distinct communities.

Policy 4.1.3 Placemaking: Protect and enhance special places in the built environment that contribute to a distinct identity and sense of place.

The request would protect and enhance the Northwest Mesa Escarpment by ensuring that views of special places such as the Petroglyphs, the Volcanoes, and the Sandia Mountains are preserved. These landmarks (and views to and from them) are distinct and contribute to the surrounding communities, and the City's identity and sense of place. The request furthers Policy 4.1.3 – Placemaking.

Policy 4.1.4 – Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

The Northwest Mesa Escarpment has long been characterized by the views of several natural landmarks, i.e. the Petroglyphs. Preservation of the subject site and adjacent Boca Negra Open Space contributes to the City's and neighborhoods overall long-term health and vitality by limiting development at the fringe of the City and preserving natural landmarks. The request furthers Policy 4.1.4 – Neighborhoods.

Goal 4.3 City Community Planning Areas (CPA): Protect and enhance the natural and cultural characteristics and features that contribute to a distinct identity and prioritize projects and programs to meet the needs of communities, neighborhoods, and sub-areas.

The subject site is within the Northwest Mesa CPA, which is described by the Comprehensive Plan as characterized by the Northwest Mesa Escarpment, Petroglyph National Monument, and the Volcanoes. The request would protect the natural and cultural characteristics of the subject site that contribute to the surrounding residential community and adjacent Boca Negra Open Space. The request generally furthers Goal 4.3 – City Community Planning Areas.

Chapter 5: Land Use

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, due to the surrounding residential community. The request would generally promote efficient development patterns and use of land by preserving land as that is adjacent to the Boca Negra Open Space and already recognized as culturally and historically relevant to the community. The request furthers Goal 5.3-Efficient Development Patterns.

Policy 5.5.1 Community Green Space: Provide visual relief from urbanization and offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside publicly-owned Open Space, parks, trail corridors, and open areas throughout the Comp Plan.

The request would allow the subject site to become a part of the City's network of Open Space, therefore facilitating opportunities for the conservation of natural resources. It would provide access to an additional Open Space area alongside other existing Open Space and provide an

opportunity for education, recreation, cultural activities in a publicly owned MPOS in an urbanized neighborhood on the City's west side. The request would allow a culturally significant piece of land to remain consistent with its existing character as a community open space.

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 Consistency, where development reinforces the character and intensity of the surrounding area. The request would allow the subject site to remain consistent in character and zoning to the adjacent properties and surrounding area. The request generally furthers Goal 5.6-City Development Areas.

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

The request would protect the character of an existing single-family neighborhood, by adding the subject property to the City's publicly owned network of Open Space. The surrounding neighborhood is primarily low density residential and is outside of a center and corridor. There is MPOS adjacent to the subject site. The request generally furthers Policy 5.6.3.

Chapter 7: Urban Design

Policy 7.3.1 Natural and Cultural Features: Preserve, enhance, and leverage natural features and views of cultural landscapes.

The Northwest Mesa Escarpment has long been characterized by the views of several natural landmarks, i.e. the Petroglyphs. Preservation of the subject site and adjacent Boca Negra Open Space would preserve the natural features and views of cultural landscape as well as enhance and leverage the subject site as an accessible Major Public Open Space amenity. The request furthers Policy 7.3.1.

Chapter 10: Parks & Open Space

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

The subject site is adjacent to the Boca Negra Open Space, near the Petroglyphs and Northwest Mesa Escarpment, all of which are recognized as a cultural amenity to the surrounding community. The request would preserve these natural resources and provide an accessible Open Space amenity to all residents, while preserving and using natural resources responsibly. The request furthers Goal 10.1 Facilities & Access.

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

The subject site is located in an existing residential neighborhood adjacent to the Boca Negra Open Space. The request would improve the community's access to recreational opportunities because it would expand existing Major Public Open Space, that is nearby and accessible by the surrounding neighborhood. The request generally furthers Policy 10.1.1.

Goal 10.3 Open Space: Protect the integrity and quality of the region's natural features and environmental assets and provide opportunities for outdoor recreation and education.

The request would protect the region's natural features such as the Petroglyphs and the Northwest Mesa Escarpment, by limiting development, and could provide opportunities for outdoor recreation and education on the subject site. The request would ensure that the subject site is preserved as an environmental asset, and would limit single-family development (and other types) on the Northwest Mesa Escarpment. The request furthers Goal 10.3 – Open Space.

Policy 10.3.1 Open Space Acquisition: Acquire significant lands throughout the community to shape the urban form, conserve natural and cultural resources, and protect agricultural land.

The subject property was acquired by the City to be preserved as Open Space. The request would reflect the subject site as a city owned and maintained MPOS, which would conserve the natural and cultural resource of the subject site. The request furthers Policy 10.3.1.

Chapter 11: Heritage Conservation

Policy 11.3.1 Natural and Cultural Features: Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.

The request would preserve and enhance cultural and natural characteristics such as the Petroglyphs, the Volcanos, and the Northwest Mesa Escarpment by ensuring that the subject site is maintained as a Major Public Open Space. These natural features contribute to the distinct identity of the surrounding community, and cultural landscapes. The request furthers Policy 11.3.1 – Natural and Cultural Features.

Chapter 13: Resilience & Sustainability

Goal 13.4 Natural Resources: Protect, conserve, and enhance natural resources, habitats, and ecosystems.

The request would protect and conserve the subject site as a dedicated MPOS, and would ensure that the subject site remain dedicated to enhancing natural resources, habitat for wildlife and the ecosystem near an existing Boca Negra Open Space and other geological landmarks, i.e., the Petroglyphs. The request furthers Goal 13.4 Natural Resources.

Policy 13.4.4 Unique Landforms and Habitats: Protect areas with unique landforms, and crucial habitats for wildlife, through sensitive urban development or acquisition as Open Space.

The request for NR-PO-B would protect the Northwest Mesa Escarpment, which is area with unique landforms and crucial habitats for wildlife, because it would ensure that the subject site and the surrounding neighborhoods are developed in a manner that acknowledges and considers the surrounding natural features. The request furthers Policy 13.4.4.

Major Public Open Space Facility Plan (Rank II)

The Major Public Open Space (MPOS) Facility Plan was adopted in 1999 to identify potential open spaces in Bernalillo County. The MPOS Facility Plan ("MPOS Plan") establishes general policies and area-specific policies regarding management and staffing, vegetation management, revenue, and environmental education. It also contains an inventory of open space (at time of

publication), a plant list (Appendix F), a list of potential funding sources (Appendix G), and standards for facility design (Appendix H).

The purpose of the MPOS Plan is to establish guidelines for implementation of the MPOS network goals as outlined in the Comprehensive Plan.

- Conserve natural resources and environmental features
- Provide opportunities for outdoor education and recreation
- Shape the urban form
- Conserve archaeological resources
- Provide trail corridors
- Protect the public from natural hazards

Section 2: Issues and General Policies - Resource Management

Policy C.6.e- Major Public Open Space lands provide visual relief from the impacts of urban development; as such, all lands within the Network comprise a visual resource. These resources include view sheds, view corridors, mountaintops and high points, escarpments and others.

The request for NR-PO-B zoning would allow the subject site to remain undeveloped so that visual resources would remain protected and not impacted by development (although open space amenities pursuant to the MPOS Plan would be allowed). The subject site would provide visual relief from the impacts of urban development and would allow the resource to be managed in a way consistent with the City's MPOS program. The request furthers Policy C.6.e.

FACILITY PLAN FOR ARROYOS (FPA)- RANK II

The Facility Plan for Arroyos (FPA, 1986) establishes guidelines and procedures for implementing Comprehensive Plan goals to create a multi-purpose network of recreational trails and open space along arroyos (FPA, p.11). The FPA is a Rank II facility plan that designates some arroyos for further study and development as recreational corridors. The term arroyo is defined as a “small, steep-sided watercourse or gulch with a nearly flat floor” (p.75). The FPA contains general policies for all arroyos and seven specific policies for different classifications of arroyos.

The FPA classifies the Boca Negra Arroyo as and Urban Recreational Arroyo. Urban Recreation Arroyos are located in either highly urbanized or developing areas. They have the potential to connect major activity areas such as schools, parks, employment or commercial centers, libraries, and churches with residential development by trails located along segments of the arroyos (p.3).

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 changes justification letter analyzed here, received on May 31, 2022, is a response to Staff's request for a revised justification (see attachment). The subject site is currently zoned R-A. The requested zoning is NR-PO-B for Major Public Open Space. The reason for the request is to reflect the current ownership and management of these properties by the City of Albuquerque and preserve the subject site as a dedicated MPOS.

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 ***bold italics***.

- A. A proposed zone change must be found to be 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 (summarized): The proposed zone change is consistent with the health, safety, and general welfare of the City by aligning with a majority of applicable Goals and Policies as outlined in the ABC Comprehensive Plan. This zone change request coincides with placemaking initiatives, community green spaces, efficient development, water and natural resource conservation, Open Space acquisition, equitable distribution of amenities, and land use. Please refer to the policy analysis section for an in-depth policy analysis.

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 4.1.1 Distinct Communities; Policy 4.1.3 Placemaking, Policy 4.1.4 Neighborhoods; Goal 4.3 City Community Planning Areas; Goal 5.3 Efficient Development Patterns; Policy 5.5.1 Community Green Space; Goal 5.6 City Development Areas; Policy 5.6.3 Areas of Consistency; Policy 7.3.1 Natural and Cultural Features, Goal 10.1 Facilities & Access; Policy 10.1.1 Distribution; Goal 10.3 Open Space, Policy 10.3.1 Open Space Acquisition; Goal 11.3 Cultural Landscape; Policy 11.3.1 Natural and Cultural Features; Goal 13.4 Natural Resources; Policy 13.4.4; and Policy 13.5.2 Healthful Development.

Non-applicable citations: Goal 5.2 Complete Communities; Goal 10.2 Parks

The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable Goals and policies regarding Community Identity, Land Use, Urban Design (Natural and Cultural Features), Parks & Open Space, Heritage Conservation, and Resilience & Sustainability and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, morals and general welfare. The response to Criterion A is sufficient.

B. If the proposed amendment is located wholly or partially 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 zone change meets sub-criteria 3 as the addition of Open Space is more advantageous to the community for health, environmental, and cultural reasons as outlined by the ABC Comprehensive Plan. The Boca Negra parcels are located in an area of consistency and the addition of the NR-PO-B zone classification helps to protect and enhance the characteristics of the communities.

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

C. If the proposed amendment 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 at least one 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: The Boca Negra Parcels are located entirely in an Area of consistency.

Staff: The subject site is located wholly in an Area of Consistency, therefore criterion C does not apply. 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: The existing justification letter includes a list of the permissive uses in the NR-PO-B zone. The nature of the NR-PO-B zone is different from other zones in the IDO for a couple of reasons:

- 1. The uses identified as being permissive are regulated by several additional criteria and approval processes outside of the IDO.*
- 2. The zone is informed by the Major Public Open Space Facility Plan. This Rank 2 Plan provides policies and requirements that impact Major Public Open Space. The following information summarizes this Rank 2 Plan.*
- 3. The Open Space Advisory Board has the responsibility to review and approve extra-ordinary facilities as defined in the Facility Plan.*

Based on the policies and procedures in the Facility Plan, the uses listed as permissive in the IDO Use Table, are only permissive if the policies and processes outlined in the Faculty Plan are met. The following summary provides a detailed review of those requirements. Based on the Facility Plan and the policies and procedures, the uses allowed have adequate safeguards to mitigate any harmful impacts from those uses (see supplemental memo).

Allowable Uses for NR-PO-B compared to R-A

A=Permissive Accessory T= Temporary CA=Conditional Accessory

P=Permissive C=Conditional Primary Blank Cell=Not Allowed

CV=Conditional if Structure is Vacant for 5 years or more

Allowable Uses	R-A	NR- PO-B
Museum		A
Community Garden	P	A
Nursery	P	A
Campground or Recreational Vehicle Park		A
Outdoor Vehicle Storage		A
Paid Parking Lot		A
Club or Event Facility		P
Self-Storage		A
Amphitheater		A
Farmers Market	T	A
Drainage Facility	P	A
Electric Facility	P	A
Geothermal Energy Generation	A	A
Major Utility, Other	P	A
Wind Energy Generation		A
Automated Teller Machine (ATM)		T
Dwelling unit, accessory with kitchen		A
Dwelling Unit, Accessory without kitchen	CA	A

Staff: The applicant compared allowable uses in the existing R-A zone district and the proposed NR-PO-B zone district. Uses allowed as permissive in the IDO are only permissive if the policies and processes outlined in the Major Public Open Space Facility Plan are met.

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: The Zone Map Amendment for all parcels meets sub-criteria 1 as the parcels will be served by existing infrastructure. There are no development plans for the sites currently but in the future, the City may create trail systems to connect the parcels to the existing surrounding Open Space areas.

Staff: The subject site is adequately served by existing infrastructure (requirement 1) and will have adequate capacity for the purposes of this request to serve as Open Space in the future. 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 purposed zone map amendment is being justified based on the advantages they provide for the community rather than their location on a major street.

Staff: The subject site is not located on a major street. The response to Criterion F is sufficient.

- G. The applicant's justification is not based completely or predominantly on the cost of land or economic considerations.

Applicant: The purposed zone map amendment is being justified based on the advantages they provide for the community rather than the cost of land of each parcel.

Staff: Staff agrees that the request is not based on the cost of land or economic consideration, but for access to a MPOS for the community. The applicant has adequately demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies and does not conflict with them. 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: The proposed NR-PO-B zoning for the Boca Negra parcels is contiguous to or near an existing Open Space which will not create a "spot zone" in these areas. Changing the current zone to NR-PO-B allows for the preservation of sensitive lands that are in or near the Petroglyph National Monument.

Staff: The request would not result in a "spot zone" as it is adjacent to existing NR-PO-B zoned properties. The response to Criterion H is sufficient.

III. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other agencies reviewed this application. Few Agency Comments were received and there were no objections to the proposed ZMA. Standard comments were offered by Solid Waste and PNM, which will become more important as future site plans are reviewed. Agency comments begin on page 29.

Neighborhood/Public

The affected neighborhood organizations are the Montecito West Community Association Incorporated, the Westside Coalition of Neighborhood Associations, the Molten Rock NA, Taylor Ranch NA, and the Montecito Estates Community Association, which were notified as required. Property owners within 100 feet of the subject site were also notified as required (see attachments).

A pre-application, facilitated neighborhood meeting was held on Monday April 25, 2022 from 6:00 pm to 8:00 pm via Zoom. Several questions and comments were made by neighbors regarding the request, which were answered during the meeting. There was no unresolved issues or concerns (see attached Facilitated meeting report).

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

IV. CONCLUSION

The request is for a zoning map amendment for an approximately 26-acre, vacant site, known as Volcano Cliffs Subdivision. The subject site comprises the southwest corner of the intersection of Villareal Rd. NW and Quivira Dr. NW, and just east of the intersection of Quivira Dr. NW and Retablo Rd. NW. The subject site is comprised of seven tracts, located to the east and west of Boca Negra Open Space, owned and managed by the City.

The applicant requests to change the subject site's zoning from R-A to NR-PO-B to reflect the current ownership and management by the City. The subject site is in an Area of Consistency.

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 as required and property owners within 100 feet of the subject site were also notified as required. Staff is not aware of any support or opposition as of this writing.

Staff recommends approval.

FINDINGS - RZ-2022-00022, June 16, 2022- Zoning Map Amendment (Zone Change)

1. The request is for a zoning map amendment (zone change) for an approximately 26-acre site legally described as Tract 6, correction plat for Montecito West Unit 1 (being comprised of Lots 15 through 21, Volcano Cliffs Subdivision, Unit 6, together with a portion of vacated Retablo Road NW and Albericoque); Tract 8-B, replat of Tract 8, Unit 9, Volcano Cliffs Subdivision; Tract 10-A, replat of Tract 10, Unit 6 Volcano Cliffs Subdivision; Tracts 11-A and 11-B, replat of Tract 11, Unit 6, Volcano Cliffs Subdivision; Tract 11B replat of Tract 11 Unit 9; and Tract 13-A, replat of Tract 13, Unit 9, Volcano Cliffs Subdivision, located at Southwest corner of the intersection of Villareal Rd. NW and Quivira Dr. NW, and just east of the intersection of Quivira Dr. NW and Retablo Rd. NW (the “subject site”).
2. The subject site is currently vacant and adjacent to Open Space uses and low-density residential development. It is zoned R-A (Rural and Agricultural Zone District). The Boca Negra Open Space is adjacent to the subject site.
3. The applicant is requesting a zone change to NR-PO-B (Non-residential – Park and Open Space, Sub-zone B: Major Public Open Space Zone District) to reflect the current ownership and management of these properties by the City of Albuquerque and to preserve the subject site as a Major Public Open Space (MPOS).
4. The subject site is in an area that the Comprehensive Plan designated an Area of Consistency. It is not located on or in a Corridor or Center as designated by the Comprehensive Plan.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the City of Albuquerque Integrated Development Ordinance (IDO), the Facility Plan for Arroyos, and the Major Public Open Space Facility Plan are incorporated herein by reference and made part of the record for all purposes.
6. The request furthers the following, applicable goals and policies from Comprehensive Plan Chapter 4: Community Identity:
 - A. Goal 4.1 – Character: Enhance, protect, and preserve distinct communities.

The subject site is located within an Area of Consistency, Volcano Mesa Character Protection Overlay (CPO-13), and the Northwest Mesa Escarpment View Protection Overlay (VPO-2). A zone change from R-A to NR-PO-B would generally protect, enhance and preserve the distinct Northwest Mesa community, by providing a Major Public Open Space and preserving the natural, scenic views of the Petroglyphs, the Northwest Mesa Escarpment, and the Sandias.
 - B. Policy 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

The subject site is within the Northwest Mesa Escarpment CPO and VPO. The Northwest Mesa is a community characterized by low-density residential development, the Petroglyphs (and other natural landmarks), and scenic views. The request for a zone change would protect

the natural character of the adjacent land designated as Major Public Open Space (MPOS) and would preserve the subject site for public recreation, use, and enjoyment for the surrounding neighborhoods.

- C. Policy 4.1.3 Placemaking: Protect and enhance special places in the built environment that contribute to a distinct identity and sense of place.

The request would protect and enhance the Northwest Mesa Escarpment by ensuring that views of special places such as the Petroglyphs, the Volcanoes, and the Sandia Mountains are preserved. These landmarks (and views to and from them) are distinct and contribute to the surrounding communities, and the City's identity and sense of place.

- D. Policy 4.1.4 – Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

The Northwest Mesa Escarpment has long been characterized by the views of several natural landmarks, i.e. the Petroglyphs. Preservation of the subject site and adjacent Boca Negra Open Space contributes to the City's and neighborhoods overall long-term health and vitality by limiting development at the fringe of the City and preserving natural landmarks.

- E. Goal 4.3 City Community Planning Areas (CPA): Protect and enhance the natural and cultural characteristics and features that contribute to a distinct identity and prioritize projects and programs to meet the needs of communities, neighborhoods, and sub-areas.

The subject site is within the Northwest Mesa CPA, which is described by the Comprehensive Plan as being characterized by the Northwest Mesa Escarpment, Petroglyph National Monument, and the Volcanoes. The request would protect the natural and cultural characteristics of the subject site that contribute to the surrounding residential community and adjacent Boca Negra Open Space.

7. The request furthers the following, additional goals and policies from Comprehensive Plan 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, due to the surrounding residential community. The request would generally promote efficient development patterns and use of land by preserving land as that is adjacent to the Boca Negra Open Space and already recognized as culturally and historically relevant to the community.

- B. Policy 5.5.1 Community Green Space: Provide visual relief from urbanization and offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside publicly-owned Open Space, parks, trail corridors, and open areas throughout the Comp Plan.

The request would allow the subject site to become a part of the City's network of Open Space, therefore facilitating opportunities for the conservation of natural resources. IT would provide access to an additional Open Space area alongside other existing Open Space and provide an opportunity for education, recreation, cultural activities in a publicly owned

MPOS in an urbanized neighborhood on the City's west side. The request would allow a culturally significant piece of land to remain consistent with its existing character as a community open space.

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

The subject site is located in an Area of Consistency, where development reinforces the character and intensity of the surrounding area. The request would allow the subject site to remain consistent in character and zoning to the adjacent properties and surrounding area.

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

The request would protect the character of an existing single-family neighborhood, by adding the subject property to the City's publicly owned network of Open Space. The surrounding neighborhood is primarily low density residential and outside of a center and corridor. There is MPOS adjacent to the subject site as well as a drainage channel.

8. The request furthers the following policy from Comprehensive Plan Chapter 7: Urban Design:

- A. Policy 7.3.1 Natural and Cultural Features: Preserve, enhance, and leverage natural features and views of cultural landscapes.

The Northwest Mesa Escarpment has long been characterized by the views of several natural landmarks, i.e. the Petroglyphs. Preservation of the subject site and adjacent Boca Negra Open Space would preserve the natural features and views of cultural landscapes as well as enhance and leverage the subject site as an accessible Major Public Open Space amenity.

9. The request furthers the following goals and policies from Comprehensive Plan Chapter 10: Parks & Open Space:

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

The subject site is adjacent to the Boca Negra Open Space, near the Petroglyphs and the Northwest Mesa Escarpment, all of which are recognized as cultural amenities to the surrounding community. The request would preserve natural resources and provide an accessible Open Space amenity to all residents.

- 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 subject site is located in an existing residential neighborhood adjacent to the Boca Negra Open Space. The request would improve the community's access to recreational opportunities because it would expand existing Major Public Open Space, that is nearby and accessible to the surround neighborhood.

- C. Goal 10.3 Open Space: Protect the integrity and quality of the region's natural features and environmental assets and provide opportunities for outdoor recreation and education.

The request would protect the region's natural features such as the Petroglyphs and the Northwest Mesa Escarpment, by limiting development, and could provide opportunities for outdoor recreation and education on the subject site. The request would ensure that the subject site is preserved as an environmental asset, and would limit single-family development (and other types) on the Northwest Mesa Escarpment.

- D. Policy 10.3.1 Open Space Acquisition: Acquire significant lands throughout the community to shape the urban form, conserve natural and cultural resources, and protect agricultural land.

The subject property was acquired by the City to be preserved as Open Space. The request would reflect the subject site as a city owned and maintained MPOS, and would conserve the natural and cultural resource of the subject site.

10. The request furthers the following policy from Comprehensive Plan Chapter 11: Heritage Conservation

Policy 11.3.1 Natural and Cultural Features: Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.

The request would preserve and enhance cultural and natural characteristics such as the Petroglyphs, the Volcanos, and the Northwest Mesa Escarpment by ensuring that the subject site is maintained as a Major Public Open Space. These natural features contribute to the distinct identity of the surrounding community, and cultural landscapes.

11. The request furthers the following policy from Comprehensive Plan Chapter 13: Resilience and Sustainability:

- A. Goal 13.4 Natural Resources: Protect, conserve, and enhance natural resources, habitats, and ecosystems.

The request would protect and conserve the subject site as a dedicated MPOS, and would ensure that the subject site remain dedicated to enhancing natural resources, habitat for wildlife and the ecosystem near an existing Boca Negra Open Space and other geological landmarks, i.e., the Petroglyphs.

- B. Policy 13.4.4 Unique Landforms and Habitats: Protect areas with unique landforms, and crucial habitats for wildlife, through sensitive urban development or acquisition as Open Space.

The request for NR-PO-B would protect the Northwest Mesa Escarpment, which is area with unique landforms and crucial habitats for wildlife, because it would ensure that the subject site and the surrounding neighborhoods are developed in a manner that acknowledges and considers the surrounding natural features

12. The request furthers the following policies from the MPOS Facility Plan Section 2: Issues and General Policies - Resource Management:

- A. Policy C.6.e- Major Public Open Space lands provide visual relief from the impacts of urban development; as such, all lands within the Network comprise a visual resource. These resources include view sheds, view corridors, mountaintops and high points, escarpments and others.

The request for NR-PO-B zoning would allow the subject site to remain undeveloped so that visual resources would remain protected and not impacted by development (although open space amenities pursuant to the MPOS Plan would be allowed). The subject site would provide visual relief from the impacts of urban development and would allow the resource to be managed in a way consistent with the City's MPOS program.

13. The Boca Negra Arroyo runs through portions of the subject site. The FPA classifies the Boca Negra Arroyo as an Urban Recreational Arroyo.
14. The applicant has adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 14-16-6-7(G)(3)-Review and Decision Criteria for Zoning Map Amendments, as follows:
- A. Criterion A: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies (and other plans if applicable) and does not significantly conflict with them. The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable Goals and policies regarding Community Identity, Land Use, Urban Design (Natural and Cultural Features), Parks & Open Space, and Resilience & Sustainability and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, morals and general welfare.
- B. Criterion B: The subject site is located wholly in an Area of Consistency. The applicant's policy-based analysis (see response to Criterion A) demonstrates that the request would further a preponderance of applicable Comprehensive Plan Goals and policies and therefore would be more advantageous to the community than the current zoning.
- C. Criterion C: The subject site is located wholly in an Area of Consistency, so Criterion C does not apply.
- D. Criterion D: The applicant compared allowable uses in the existing R-A zone district and the proposed NR-PO-B zone district. Uses allowed as permissive in the IDO are only permissive if the policies and processes outlined in the Major Public Open Space Facility Plan are met.
- 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 Open Space in the future.
- F. Criterion F: The subject site is not located on a major street, and the justification of the request does not rely upon it.

- G. Criterion G: The request is not based on the cost of land or economic consideration, but for access to a MPOS for the community. The applicant has adequately demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies and does not conflict with them.
- H. Criterion H: The request would not result in a “spot zone” as it is adjacent to existing NR-PO-B, zoned properties.
15. The applicant’s policy-based response adequately demonstrates that the request furthers a preponderance of applicable Goals and policies regarding Community Identity, Land Use, Urban Design (Natural and Cultural Features), Parks & Open Space, and Resilience & Sustainability and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City’s health, safety, morals, and general welfare.
16. The affected neighborhood organizations are the Montecito West Community Association Incorporated, the Westside Coalition of Neighborhood Associations, the Molten Rock NA, Taylor Ranch NA, and the Montecito Estates Community Association, which were notified as required. Property owners within 100 feet of the subject site were also notified as required.
17. A pre-application neighborhood meeting was held as A facilitated on Monday April 25, 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.
18. As of this writing, Staff has not been contacted and is unaware of any opposition.

RECOMMENDATION - RZ-2022-00022, June 16, 2022

APPROVAL of Project #: 2022-006903, Case #: 2022-00022, a zone change from R-A to NR-PO-B, for Tract 6, correction plat for Montecito West Unit 1 (being comprised of Lots 15 through 21, Volcano Cliffs Subdivision, Unit 6, together with a portion of vacated Retablo Road NW and Albericoque); Tract 8-B, replat of Tract 8, Unit 9, Volcano Cliffs Subdivision; Tract 10-A, replat of Tract 10, Unit 6 Volcano Cliffs Subdivision; Tracts 11-A and 11-B, replat of Tract 11, Unit 6, Volcano Cliffs Subdivision; Tract 11B replat of Tract 11 Unit 9; and Tract 13-A, replat of Tract 13, Unit 9, Volcano Cliffs Subdivision, located at Southwest corner of the intersection of Villareal Rd. NW and Quivira Dr. NW, and just east of the intersection of Quivira Dr. NW and Retablo Rd. NW, based on the preceding Findings.

Sergio Lozoya

**Sergio Lozoya
Current Planner**

Notice of Decision cc list:

City of Albuquerque,

Consensus Planning, cp@consensusplanning.com

Montecito West Community Association Incorporated, Laura Jennings, lajenn@yahoo.com

Montecito West Community Association Incorporated, Brandy Hetherington,

bhetherington@associatedasset.com

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

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

Molten Rock NA, Jill Yeagly, jillyeagley@swcp.com

Molten Rock NA, Mary Ann Wolf-Lyerla, maryann@hlsnm.org

Taylor Ranch NA, Nita Day, secretary@trna.org

Taylor Ranch NA, Rene Horvath, aboard111@gmail.com

Montecito Estates Community Association, Rosemary Chabala, rhabala@cgres.com

Montecito Estates Community Association, Stephen Koehler, stevek.mebod@gmail.com

Legal, dking@cabq.gov

EPC file

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Long Range Planning

CITY ENGINEER

Transportation Development

Hydrology Development

New Mexico Department of Transportation (NMDOT)

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning- no comments

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

RECOMMENDED CONDITIONS FROM THE CITY ENGINEER: none

WATER UTILITY AUTHORITY

1. No objections to rezoning from residential to open space.
2. When these parcels are proposed to be developed, please submit a request for an availability/serviceability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements.

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- If the zone map amendment is approved a site plan approved for access by the Solid Waste Department will be required to show where a dumpster will be located (if a dumpster is needed).

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

Transportation- No adverse comment to zone change

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

1. No adverse comments to the zone map amendment.
2. When these parcels are proposed to be developed, please submit a request for an availability/serviceability statement online at the following link:
http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements

ALBUQUERQUE PUBLIC SCHOOLS

No Comment.

MID-REGION METROPOLITAN PLANNING ORGANIZATION (MRMPO)

MRMPO has no adverse comments. For informational purposes:

- o Appendix G of Connections 2040 (MTP) Supports the following as it relates to the subject request: Promote natural resource and greenspace conservation.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

There are PNM facilities abutting the site and/or in easements:

Tract 6's eastern frontage along Largo Vista Street and along Espacio Verde Road and Nueva Piedra Street.

Tracts 10A and 11A northern frontages along Villareal Road.

Tract 11B's southern frontage along Retablo Road.

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.



Figure 1: Standing at the eastern most tract looking northeast



Figure 2: Standing at the eastern portion of the subject site, looking east.



Figure 3: Looking west towards the subject site



Figure 4: Standing at the existing Boca Negra Open Space looking northwest

HISTORY

ZONING

Please refer to IDO Section 14-16-2-3(A) for the R-A Zone District
& IDO Section 14-16-2-5(F) for the NR-PO-A Zone District

APPLICANT INFORMATION



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input checked="" type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

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

BRIEF DESCRIPTION OF REQUEST

Zone Map Amendment to NR-PO-B (City Owned or Managed Major Public Open Space)

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

Lot or Tract No.: Please see attached	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): D-08 and D-09	Existing Zoning: R-A	Proposed Zoning: NR-PO-B
# of Existing Lots: 7	# of Proposed Lots: 7	Total Area of Site (acres): ~25.4 acres

LOCATION OF PROPERTY BY STREETS

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

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

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

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

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

Form Z: Policy Decisions

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

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

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

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

☐ **ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN**

☐ **ADOPTION OR AMENDMENT OF FACILITY PLAN**

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

☐ **AMENDMENT TO IDO TEXT**

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

☒ **ZONING MAP AMENDMENT – EPC**

☐ **ZONING MAP AMENDMENT – COUNCIL**

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

☐ **ANNEXATION OF LAND**

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

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

Signature:

Date:

Printed Name:

☐ Applicant or ☐ Agent

FOR OFFICIAL USE ONLY

Project Number:

Case Numbers

Staff Signature:

Date:



UPC List:

TR 6 CORRECTION PLAT FOR MONTECITO WEST UNIT 1:
100906320510930215

TRACT 11-B REPLAT OF TRACT 11 UNIT 6 VOLCANO CLIFFS
SUBD: 100906314214330134

TRACT 11-A REPLAT OF TRACT 11 UNIT 6 VOLCANO CLIFFS
SUBD: 100906314219030133

TRACT 10-A REPLAT OF TRACT 10 UNIT 6 VOLCANO CLIFFS
SUBD: 100906311218730130

TRACT 13 A REPL TR 13 UNIT 9 VOLCANO CLIFFS SUBD:
100806351316640130

TRACT 11B REPL TR 11 UNIT 9 VOLCANO CLIFFS SUBD:
100806348014540131

TRACT 8B REPL TR 8 UNIT 9 VOLCANO CLIFFS SUBD:
100806344718640128

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.

Staff Notes:

1. Are there any issues with tract 6 not being contiguous to other City Open Space tracts?

This will be reviewed through the EPC Zone Map Amendment process.

2. Does the zone change impact adjacent developed residential properties, e.g. does it make them non-conforming and if so how does that impact the home owner?

All new dedications will have to come through EPC for a zone change before MPOS protections apply on surrounding properties. Should the zone change be approved, IDO Section 5-2(K) Major Public Open Space Edges would apply.

Major Public Open Space

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

CITY OF ALBUQUERQUE



March 30th, 2022

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

Re: Letter of Authorization for Zone Map Amendment

To Whom It May Concern:

Consensus Planning, Inc. is hereby authorized to represent me, the City of Albuquerque Parks and Recreation Department Open Space Division in all matters relating to the Zone Map Amendment from R-A, R-1D, R-1A, PD, and MX-T to NR-PO-B for the following properties: Boca Negra, La Cuentista, Poole Property, and Calabacillas Pueblo. The properties are made up of 17 parcels legally described as the following:

1. **Boca Negra (Zone R-A):** 7 parcels consisting of Tract 10-A, 11-A, 11-B, 6, 8B, 11B, 13 A Volcano Cliffs Subdivision
2. **La Cuentista (Zone R-1D):** 6 parcels consisting of Tract E-1 (easterly, southeasterly, southwesterly portions), D (southeasterly, northerly, southwesterly)
3. **Poole Property (Zone R-A):** 3 parcels consisting of Lots 1 thru 3 of West Bank Estates together with Tract A1 Lands of Suzanne H Poole, Lot 4-A of Tracts C-1, C-2, and Lot 4-A Lands of Suzanne H Poole,
4. **Calabacillas Pueblo (Zone MX-T):** Lot 1 of Cottonwood Crossing

PO Box 1293

Albuquerque

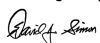
NM 87103

www.cabq.gov

Sincerely,

City of Albuquerque Parks and Recreation Department, Open Space Division

By:

DocuSigned by:

3A1B8403E7FE4D0...

Printed Name:

David Simon

Title:

Director



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 12/2020)

Project Title: COA_ZMA_Open Space Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: D8, D9 DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: Tract, 10A, 11A, 11B, 6

City Address: _____

Applicant: Consensus Planning Contact: _____

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

Phone#: 505 764 9801 Fax#: _____ E-mail: _____

frank@consensusplanning.com

Development Information

Build out/Implementation Year: _____ Current/Proposed Zoning: Current R-A Proposed NR-PO-E

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

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

Describe development and Uses:

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

Days and Hours of Operation (if known): _____

Facility

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

Number of Residential Units: n/a

Number of Commercial Units: n/a

Traffic Considerations

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

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

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

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

Driveway(s) Located on: Street Name

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

Street Name Posted Speed

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: n/a
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: n/a
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): n/a

Adjacent Roadway(s) Traffic Volume: n/a Volume-to-Capacity Ratio: n/a
(if applicable)

Adjacent Transit Service(s): n/a Nearest Transit Stop(s): n/a

Is site within 660 feet of Premium Transit?: no

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

Current/Proposed Sidewalk Infrastructure: n/a

Relevant Web-sites for Filling out Roadway Information:

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

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

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

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

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

TIS Determination

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

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

Thresholds Met? Yes [☐] No ☒

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

Notes:

 P.E.

2/25/2022

TRAFFIC ENGINEER

DATE

Submittal

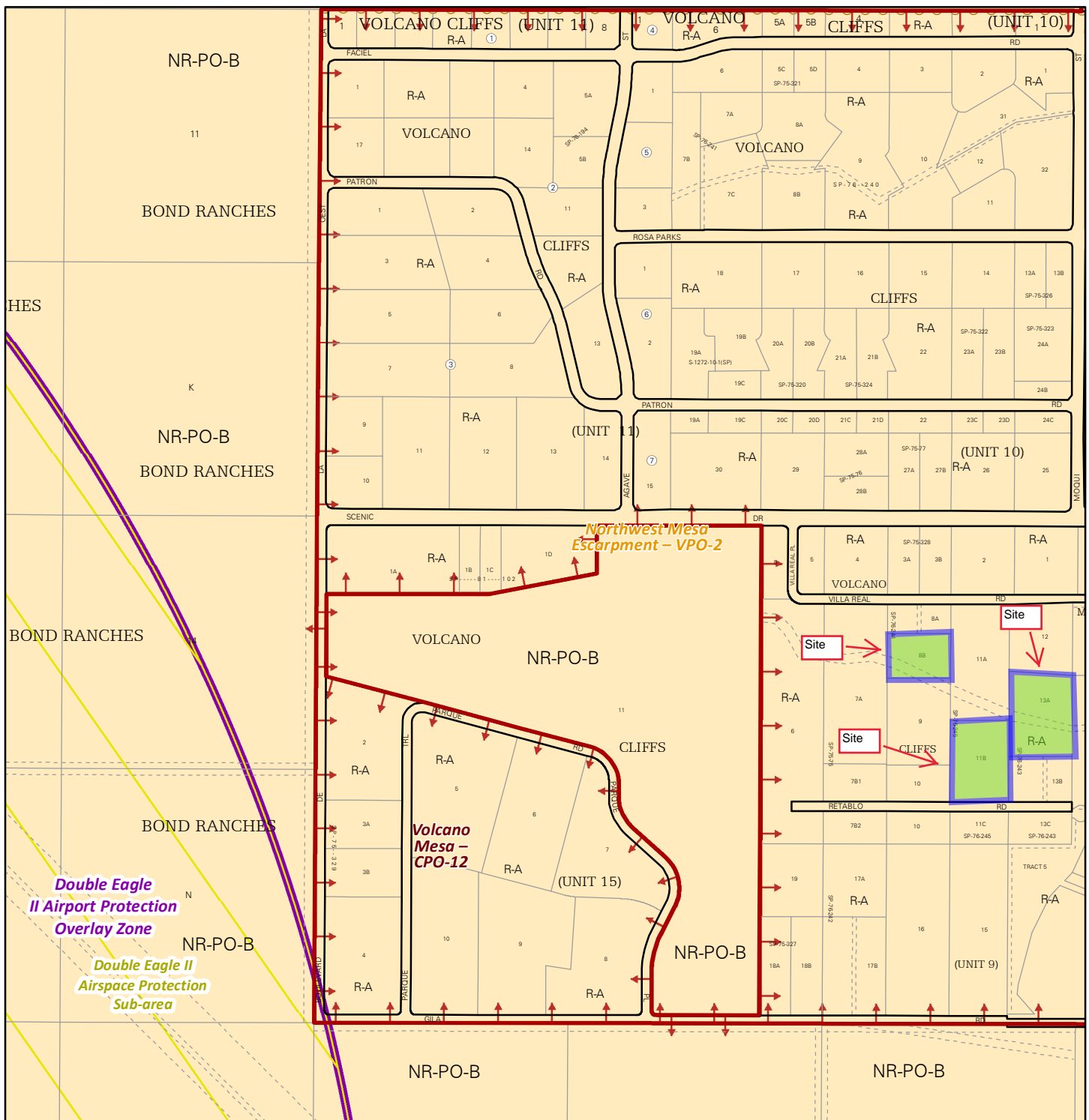
The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

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

Site Plan/Traffic Scoping Checklist

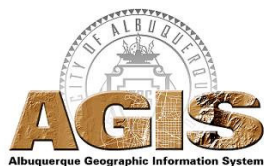
Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

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

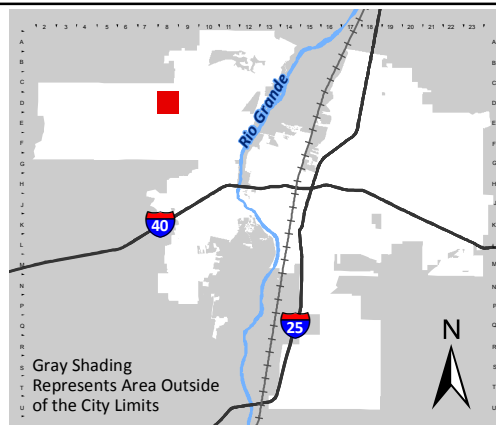


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

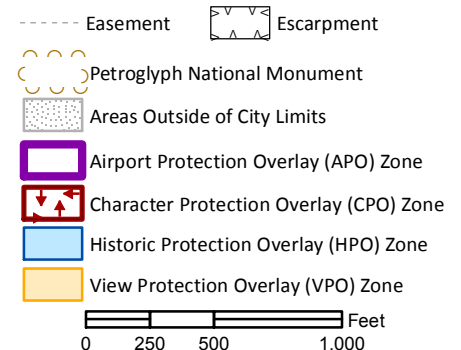
IDO Zone Atlas May 2018



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



Zone Atlas Page:
D-08-Z





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

Date 5/5/22

RE: Request for a Zoning Map Amendment

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

Dear Mr. Chairman:

The purpose of this letter is to justify our request for NR-PO-B Zoning Map Amendment – EPC for the Boca Negra Property which comprises 7 parcels totaling 25.49 acres. The parcels are legally described as:

1. TR 6 CORRECTION PLAT FOR MONTECITO WEST UNIT 1 (BEING COMPRISED OF LTS 15-21 VOLCANO CLIFFS SUBD UNIT 6 TOGETHER WITH A PORTION OF VACATED RETABLO ROAD NW AND ALBERICOQUE (UPC: 100906320510930215)
2. TRACT 11-B REPLAT OF TRACT 11 UNIT 6 VOLCANO CLIFFS SUBD CONT 3.5474 AC (UPC: 100906314214330134)
3. TRACT 11-A REPLAT OF TRACT 11 UNIT 6 VOLCANO CLIFFS SUBD CONT 3.8255 AC (UPC: 100906314219030133)
4. TRACT 10-A REPLAT OF TRACT 10 UNIT 6 VOLCANO CLIFFS SUBD CONT 4.6831 AC (UPC: 100906311218730130)
5. TRACT 13 A REPL TR 13 UNIT 9 VOLCANO CLIFFS SUBD CONT 3.348AC (UPC: 100806351316640130)
6. TRACT 11B REPL TR 11 UNIT 9 VOLCANO CLIFFS SUBD CONT 3.218 AC (UPC: 100806348014540131)
7. TRACT 8B REPL TR 8 UNIT 9 VOLCANO CLIFFS SUBD CONT 1.773 AC (UPC: 100806344718640128)

These parcels are currently zoned R-A and the request is to rezone all of the parcels to NR-PO-B to reflect the current ownership and management of these properties by the City of Albuquerque. Per IDO the purpose of the NR-PO-B zone district is to protect the natural character of lands designated as Major Public Open Space and to preserve these areas for public recreation, use, and enjoyment. The request meets the applicability criteria in IDO section 14-16-6-7(G), therefore the request is subject to approval by the Environmental Planning Commission as a Zoning Map Amendment – EPC and does not require City Council approval.

PRINCIPALS

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

SITE OVERVIEW + LAND USE AND ZONING

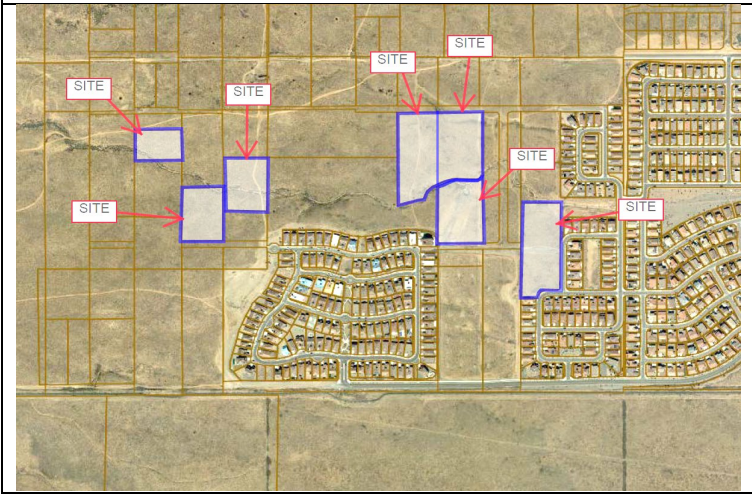
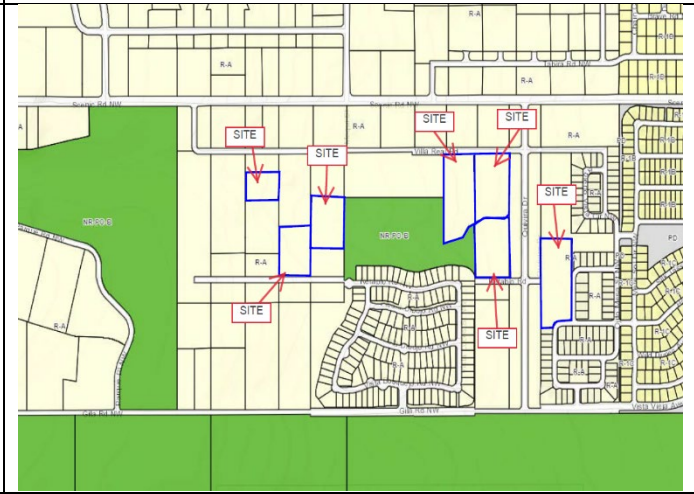
Site Overview:	Zoning & Land Use:
	
<p>Current Zone Designation: R-A Proposed Zone Designation: NR-PO-B Size of Site: 25.49 (7 separate parcels) Current Condition: Vacant lots Surrounding Conditions: Single-family housing, vacant lots, Petroglyph National Monument, West Mesa City Development Area: Consistency Community Planning Area: Northwest Mesa Boundary Streets: Quivira Drive, Villa Real Road, and Retablo Road NW</p>	<p>The Boca Negra site is currently zoned R-A (Rural Agricultural) allowing for residential and limited agricultural uses. The Boca Negra site is bound by Quivira Drive, Villa Real Road, and Retablo Road NW. Currently, all the parcels are vacant and undeveloped. The parcels are not located in or near a Major or Main Street Transit Corridor. Additionally, the site is over a mile from the closest Center which is the Volcano Heights Urban Center. The site is located in the Northwest Mesa Community Planning Area as well as being in an Area of Consistency as designated by the ABC Comprehensive Plan.</p>

TABLE 1. Boca Negra Surrounding Zoning & Land Use

NORTH	R-A	Vacant land
SOUTH	R-A, NR-PO-B	Residential rural agricultural, Major Public Open Space, vacant land
EAST	R-A, R-1C, PD	Residential rural agricultural, residential single-family, vacant land
WEST	NR-PO-B, R-A	Major Public Open Space, vacant land

THE REQUEST

The applicant, the City of Albuquerque seeks a Zone Map Amendment for approximately 25 acres of land consisting of 7 parcels. The request seeks to change the current zoning to NR-PO-B to reflect the correct ownership and management of these properties.

SITE HISTORY

Historic aerial imagery shows this area remained vacant until around 2018. There is a DRB case with project number 1009506 with approved site plans from 2014 for a subdivision. Tract 6 was included in the site development plan for the subdivision and recorded on the final plat submittal as dedicated to the City of Albuquerque as Major Public Open Space.

INTEGRATED DEVELOPMENT ORDINANCE JUSTIFICATION CRITERIA

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

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

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

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

ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN

This request is aligned with the scale, character, and current land uses for the neighborhood the parcels are located in. Approval of the requested zone change to NR-PO-B is advantageous to the surrounding communities as conveyed by the ABC Comprehensive Plan. The following section provides an analysis of the relevant ABC Comprehensive Plan goals and policies that confirm the advantages of the proposed zone change for the surrounding communities.

POLICY 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

Applicant Response: This zone map amendment encourages quality development that is consistent with the distinct character of the community by preserving natural amenities and views of the scenery. The site falls under the Northwest Mesa Community Planning Area which is described by the ABC Comp Plan as a suburban community with superb views of natural geological features such as the North West Mesa Escarpment, Sandia Mountains, and the Volcanoes. The preservation of Open Space in this area: therefore, is consistent with and helps to preserve the distinct characteristics of the Northwest Mesa Community.

POLICY 4.1.3 Placemaking: Protect and enhance special places in the built environment that contribute to a distinct identity and sense of place.

Applicant Response: This zone map amendment helps to protect and enhance special places in the built environment that contribute to the distinct identity and sense of place by preserving land near significant natural geological features like the West Mesa, Petroglyph National Monument, and Volcanoes which contributes to and highlights the distinct identities and cultures of the region.

POLICY 4.1.4 Neighborhoods Sub Policy (c):

c) Support improvements that protect stable, thriving residential neighborhoods and enhance their attractiveness.

Applicant Response: This zone map amendment meets subcriteria policy (c) which supports improvements that protect stable thriving residential neighborhoods and enhance their attractiveness by providing visual relief from urbanization which increases the quality of life for residents in or near these parcels.

Goal 4.3 City Community Planning Areas

Protect and enhance the natural and cultural characteristics and features that contribute to a distinct identity and prioritize projects and programs to meet the needs of communities, neighborhoods, and sub-areas.

Applicant Response: This zone map amendment helps to protect and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities by preserving for community use geologically and culturally significant outdoor spaces that are contiguous with or near the West Mesa, Volcanoes, and Petroglyph National Monument thereby designating them as Major Public Open Space.

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

Applicant Response: Adding approximately 25 acres of land to the existing open space network fosters communities where residents can play and learn about cultural, historical, and geological information by providing increased access to Major Public Open Space areas in and near existing neighborhoods.

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.

Applicant Response: Development patterns on Albuquerque's west side have historically prioritized single-family housing. This zone map amendment promotes efficient use of land to support the public good by creating a balance of land uses, preserving natural resources including historically and culturally relevant spaces, and increasing residents' quality of life through open space that provides relief from urbanization.

POLICY 5.5.1 Community Green Space: Provide visual relief from urbanization and offer opportunities for education, recreation, cultural activities, and conservation of natural resources by setting aside publicly-owned Open Space, parks, trail corridors, and open areas throughout the Comp Plan.

Applicant Response: Dedicating land as Open Space is an eco-conscious way of providing relief from urbanization that helps to preserve and protect natural resources and landscapes. Therefore this zone map amendment provides visual relief from urbanization and offers opportunities for education, recreation, and cultural activities by correctly zoning approximately 25 acres of publically owned Open Space land on Albuquerque's west side.

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

Applicant Response: This zone map amendment seeks to correctly zone approximately 25 acres of land in an Area of Consistency near the Montecito West neighborhood which is near-natural geological features such as the West Mesa and the Petroglyph National Monument. This action will help to reinforce the character of the area while encouraging development in Areas of Change where it is desired.

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

Applicant Response: This zone map amendment protects and enhances the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space by correctly zoning approximately 25 acres of land to the existing open space network which protects the natural environment and enhances the characteristics of the residential neighborhoods the parcels are near.

POLICY 7.3.1 Natural and Cultural Features: Preserve, enhance, and leverage natural features and views of cultural landscapes.

Applicant Response: This zone map amendment preserves, enhances, and leverages natural features and views of the cultural landscape by correctly zoning a City owned and managed Major Public Open Space near significant geological, cultural, and historical places thereby preserving these spaces for community use. Boca Negra is within the Northwest Mesa Escarpment View Protection

Overlay furthering the importance of preserving the natural landscape, geological features, and views.

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

Applicant Response: This zone map amendment seeks to correctly zone approximately 25 acres of land as Major Public Open Space to create more opportunities for community access to outdoor natural resources and open space.

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

Applicant Response: This zone map amendment will improve the community's access to recreational opportunities and balance the City and County's Open Space system with the built environment by correctly zoning approximately 25 acres of land to reflect its part of the existing Open Space network. The site is located in a residential area, which helps to increase the community's access to open space.

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.

Applicant Response: This zone map amendment provides opportunities for outdoor recreation, education, and cultural activities that meet community needs, enhance quality of life, and promote community involvement by documenting and correctly zoning these open space lands to create visual relief from urban development.

Goal 10.3 Open Space Protect the integrity and quality of the region's natural features and environmental assets and provide opportunities for outdoor recreation and education.

Applicant Response: This zone map amendment protects the integrity and quality of the region's natural features and environmental assets while providing opportunities for outdoor recreation and education by seeking to correctly zone lands near the Petroglyph National Monument, the West Mesa Escarpment, and Volcanoes.

POLICY 10.3.1 Open Space Acquisition: Acquire significant lands throughout the community to shape the urban form, conserve natural and cultural resources, and protect agricultural land.

Applicant Response: The Boca Negra parcels are culturally and environmentally significant as they help to preserve natural landscapes as part of the West Mesa Open Space adjacent to the Volcanoes; therefore, this zone map amendment seeks to provide the appropriate zone for these significant lands which will help with conservation and protection.

POLICY 10.3.5 Petroglyph National Monument: Preserve the volcanoes, key portions of the basalt flow, and the Northwest Mesa Escarpment as part of the Open Space network.

a) Identify and conserve the unique environmental, visual, recreational, archaeological, and historical qualities and opportunities of the Northwest Mesa Escarpment.

Applicant Response: This zone map amendment helps to preserve land adjacent to the Volcanoes and contiguous to the West Mesa Open Space all of which are part of the Northwest Mesa Escarpment by correctly zoning these lands NR-PO-B.

This zone map amendment meets subcriteria policy (a) Identify and conserve the unique environmental, visual, recreational, archaeological, and historical qualities and opportunities of the Northwest Mesa Escarpment by adding the Boca Negra parcels to the Open Space network and creating increased access to natural outdoor recreational spaces which hold historical and visually appealing qualities.

Goal 11.3 Cultural Landscapes Protect, reuse, and/or enhance significant cultural landscapes as important contributors to our heritage and rich and complex identities.

Applicant Response: The Petroglyph National Monument is recognized as historically, culturally, and geologically significant. This zone map amendment request seeks to correctly zone the Boca Negra parcels thereby protecting the cultural landscape and increasing the Open Space Network.

POLICY 11.3.1 Natural and Cultural Features: Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.

Applicant Response: This zone map amendment helps to preserve and enhance the natural and cultural characteristics of the Boca Negra parcels which ultimately contribute to the neighborhood and community they are located in or near.

POLICY 11.3.4 Petroglyph National Monument: Regulate adjacent development to protect and preserve the Petroglyph National Monument – its volcanoes, petroglyphs, and Northwest Mesa Escarpment – as a priceless cultural landscape and community resource that provides physical, cultural, and economic benefits.

Applicant Response: This zone map amendment helps to regulate development adjacent to the Petroglyph National Monument by zoning tracts of land for open space at the Boca Negra site which is contiguous to the monument.

POLICY 11.3.6 Volcano Mesa Sub Policy H:

h) Encourage shared usable open space and park development to be accessible to the public and to connect to adjacent MPOS or the Monument, preserving wildlife corridors and encouraging active living.

Applicant Response: This zone map amendment preserves wildlife corridors because the parcels are creating an extension to the existing contiguous Open Space areas and increasing the wildlife habitat thereby minimizing roadways and

other urban barriers that could restrict wildlife movement or disrupt existing corridors.

Goal 13.4 Natural Resources Protect, conserve, and enhance natural resources, habitats, and ecosystems.

Applicant Response: This zone map amendment protects, conserves, and enhances natural resources, habitats, and ecosystems by seeking to correctly zone these parcels as Open Space.

POLICY 13.4.4 Unique Landforms and Habitats: Protect areas with unique landforms, and crucial habitats for wildlife, through sensitive urban development or acquisition as Open Space.

Applicant Response: This zone map amendment protects the unique landforms and crucial habitats for wildlife by seeking to correctly zone these city-owned properties as Open Space.

POLICY 13.5.2 Healthful Development: Encourage public investments and private development that enhance community health.

Applicant Response: This zone map amendment encourages public investments that enhance community health by creating spaces for outdoor recreation, education, and leisure as well as protecting natural resources and mitigating harmful effects of global climate change.

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

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

Applicant response: This zone change meets sub-criteria 3 as the addition of Open Space is more advantageous to the community for health, environmental, and cultural reasons as outlined by the ABC Comprehensive Plan. Boca Negra parcels are located in an area of consistency and the addition of the NR-PO-B zone classification helps to protect and enhance the characteristics of the community.

6-7(G)(3)(c) If the subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has

demonstrated that the existing zoning is inappropriate because it meets any of the following criteria:

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

Applicant Response: The Boca Negra parcels are located entirely in an Area of Consistency.

6-7(G)(3)(d) The requested zoning does not include permissive uses that would be harmful to adjacent property, the neighborhood, or the community unless the Use-specific Standards in Section 16-16-0 are associated with that use will adequately mitigate those harmful impacts.

Applicant Response: Permissive uses in NR-PO-B zones are advantageous to creating complete communities and protecting environmentally significant lands.

Allowable Uses for NR-PO-B compared to R-A

A=Permissive Accessory T= Temporary CA=Conditional Accessory

P=Permissive C=Conditional Primary Blank Cell=Not Allowed

CV=Conditional if Structure is Vacant for 5 years or more

Allowable Uses	R-A	NR-PO-B
Museum		A
Community Garden	P	A
Nursery	P	A
Campground or Recreational Vehicle Park		A
Outdoor Vehicle Storage		A
Paid Parking Lot		A
Club or Event Facility		P
Self-Storage		A
Amphitheater		A
Farmers Market	T	A
Drainage Facility	P	A
Electric Facility	P	A
Geothermal Energy Generation	A	A
Major Utility, Other	P	A
Wind Energy Generation		A
Automated Teller Machine (ATM)		T

Dwelling unit, accessory with kitchen		A
Dwelling Unit, Accessory without kitchen	CA	A

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

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

Applicant Response: The Zone Map Amendment for all parcels meets sub-criteria 1 as the sites will be served by existing infrastructure. There are no development plans for the sites currently but in the future, the City may create trail systems to connect the parcels to the other surrounding Open Space areas.

6-7(G)(3)(f) The applicant's justification for the Zoning Map Amendment is not completely based on the property's location on a major street.

Applicant's Response: The proposed zone map amendment is being justified based on the advantages they provide for the community rather than their location on a major street.

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

Applicant's Response: The proposed zone map amendment is being justified based on the advantages they provide for the community rather than the cost of land or other economic considerations.

6-7(G)(3)(h) The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premise (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone") unless the requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:

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

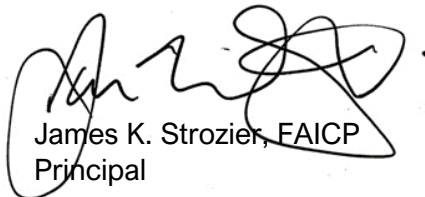


unsuitable for the uses allowed in any adjacent zone district.

Applicant Response: The proposed NR-PO-B zoning for the Boca Negra parcels is contiguous to or near existing Open Space which will not create a "spot zone" in these areas. Changing the current zone to NR-PO-B allows for the preservation of sensitive lands that are in or near the Petroglyph National Monument. The zone map amendment request meets criteria 1 functioning as a transition space and helping to increase walkability, providing visual relief from the urban environment, protecting natural resources, as well as promoting community healthy and complete neighborhoods.

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

Sincerely,



James K. Strozier, FAICP
Principal

STAFF INFORMATION

May 24, 2022

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

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

⇒ A revised zoning change justification letter pursuant to the zone change criteria (one PDF copy) by:
Tuesday, May 31, 2022.

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

1) Introduction:

- A. Though We've done our best for this review, additional items may arise as the case progresses. If so, we will inform you immediately.
- B. It is our understanding that you have submitted 4 separate requests for a Zone Map Amendment to 4 separate subject sites. Each of these requests will require individual justification letters, Staff Reports, and be presented separately at the EPC.
- C. This is what we have for the legal descriptions:

Poole (PR-2018-001402)

Lots 1 through 3, block 1, plat of West Bank Estates, together with tract A1 lands of Suzanne H. Poole

Lot 4-A plat of Tracts C-1, C-2 & lot 4-A, lands of Suzanne H. Poole, being a replat of Tract C, lands of Suzanne H. Poole, Tract C annexation plat, land in section 25 & 36 T11N R2E, lot 4 block 1 west.

Tract C-1, plat of Tracts C-1, C-2 & lot 4-A, lands of Suzanne H. Poole, being a replat of Tract C, lands of Suzanne H. Poole, Tract C annexation plat, land in section 25 & 36 T11N R2E, lot 4 block 1 west.

Boca Negra

Tract 6, correction plat for Montecito West, Unit 1 (being comprised of Lots 15 through 21, Volcano Cliffs Subdivision, Unit 6, Together with a portion of vacated Retablo Road NW and Albericoque)

Tract 8-B and 11-B, Replat of Tract 8, Unit 9, Volcano Cliffs Subdivision
Tract 10-A, Replat of Tract 11, Unit 6 Volcano Cliffs Subdivision
Tract 11-A and 11-B, Replat of Tract 11, Unit 6, Volcano Cliffs Subdivision
Tract 13-A, Replat of Tract 13, Unit 9, Volcano Cliffs Subdivision

Calabacillas (PR-2021-005816)

Lot 1 Plat of Lots 1, 2, 3, 4, 5 & 6 Cottonwood Crossing Phase II (Being a Replat of Tracts 14-A & 14-B Black Ranch) 0.5 acres.

La Cuentista (PR-2022-006906)

Northernly Portion of Tract D Correction Plat of the bulk land Plat of La Cuentista Subdivision (tracts A thru E) 5.1 acres.

South-westerly Portion of Tract D Correction Plat of the bulk land Plat of La Cuentista Subdivision (tracts A thru E) 5 acres.

Southernly Portion of Tract D Correction Plat of the bulk land Plat of La Cuentista Subdivision (tracts A thru E) 5.1 acres.

South-westerly Portion of Tract E-1 Plat of Tracts E-1 Thru E-5 La Cuentista Subdivision (A Replat of Tact E of the Corrected Plat of the bulk land Plat of La Cuentista Subdivision) 10.4 acres.

South-easterly Portion of Tract E-1 Plat of Tracts E-1 Thru E-5 La Cuentista Subdivision (A Replat of Tact E of the Corrected Plat of the bulk land Plat of La Cuentista Subdivision) 10.1 acres.

2) Process:

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at:
<http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. Timelines and EPC calendar: the EPC public hearing for June 16, 2022. Final staff reports will be available one week prior, on June 9, 2022.
- C. Note that, if a zone change request is denied, you cannot reapply again for one year.
- D. Agency comments will be distributed as staff receives them. I will email you a copy of the comments.

3) Notification & Neighborhood Issues:

Notification requirements for a zone change are explained in Section 14-16-6-4(K), Public Notice (IDO, p. 378). The required notification consists of: i) an emailed letter to neighborhood representatives indicated by the ONC, and ii) a mailed letter (first-class) to property owners within 100 feet of the subject site.

- A. It appears that notification offering the pre-application facilitated meeting is complete.
- B. A facilitated meeting was held Via Zoom on 4-28-22 and several questions and comments were made. Is that correct?
- C. The notification to property owners appears that it may be incomplete for some sites. Please provide a correct list for each of the subject sites individually. Thank you for providing photos of the certified mail receipts and a list of the neighbors within a 100' buffer.
- D. **The sign posting period is 15 days prior and after the EPC hearing date from Wednesday June 1, 2022 to July 1, 2022.**
- E. Have any neighborhood representatives or members of the public contacted you so far?

4) Project Letter:

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

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

- A. The task in a zone change justification is to choose applicable Goals and policies from the Comprehensive Plan and demonstrate how the request furthers (makes a reality) each applicable Goal and policy. **Furthering is shown by providing explanations using “because” statements and tailoring the response to match the wording of the Goal or policy.**
- B. Please revise or add goals/policies that align with zone map request pursuant to each individual site.

NOTIFICATION

From: Carmona, Dalaina L.
To: Avery Frank
Subject: Quivira and Scenic drive Neighborhood Meeting Inquiry Sheet Submission
Date: Monday, April 4, 2022 1:20:17 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image007.png
boca.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	Address Line 2	City	State	Zip	Mobile Phone	Phone
Montecito West Community Association Incorporated	Laura	Jennings	lajenn21@yahoo.com	8731 Abierta Vista Circle NW			Albuquerque	NM	87120	7028373339
Montecito West Community Association Incorporated	Brandy	Hetherington	bhetherington@associatedasset.com	8212 Louisiana Boulevard NE	Suite C	Albuquerque	NM	87113		5058561212
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW			Albuquerque	NM	87120	
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW			Albuquerque	NM	87114	5054074381
Molten Rock NA	Jill	Yeagley	jillyeagley@swcp.com	7936 Victoria Drive NW			Albuquerque	NM	87120	
Molten Rock NA	Mary Ann	Wolf-Lyerla	maryann@hlsnm.org	5608 Popo Drive NW			Albuquerque	NM	87120	
Taylor Ranch NA	Nita	Day	secretary@trna.org	6127 Deegrass Circle NW			Albuquerque	NM	87120	5059084988
Taylor Ranch NA	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW			Albuquerque	NM	87120	
Montecito Estates Community Association	Rosemary	Chabala	rchabala@cgres.com	8500 Jefferson Street NE	Suite B	Albuquerque	NM	87113		5053422797
Montecito Estates Community Association	Stephen	Koehler	stevek.mebod@gmail.com	8515 Chilte Pine Road NW			Albuquerque	NM	87120	

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?documents=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: Monday, April 4, 2022 8:38 AM
To: Office of Neighborhood Coordination <frank@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

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

Neighborhood Meeting Inquiry For:

Other (please specify in field below)

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

City project EPC

Contact Name

Avery

Telephone Number

5057649801

Email Address

frank@consensusplanning.com

Company Name

Company Address

City

State

ZIP

Legal description of the subject site for this project:

Physical address of subject site:

Subject site cross streets:

Near Quivira and Scenic drive

Other subject site identifiers:

This site is located on the following zone atlas page:

D8v9

Captcha

x

From: [Avery Frank](#)
To: ["aboard111@gmail.com"](#); ["abqrmeyners@gmail.com"](#); ["akingnm@gmail.com"](#); ["albgdog@aol.com"](#); ["aludi2wo@yahoo.com"](#); ["aludi415@gmail.com"](#); ["amanda.candelaria1@gmail.com"](#); ["anvanews@aol.com"](#); ["aotero82@gmail.com"](#); ["associations@corderandcompany.com"](#); ["baurpati@yahoo.com"](#); ["bhetherington@associatedasset.com"](#); ["bobnsh@aol.com"](#); ["cjames@ups.com"](#); ["dana@nationalheat.com"](#); ["dchavez@cgres.com"](#); ["debracox62@comcast.net"](#); ["dgi.lla.board@gmail.com"](#); ["dlrhealing@aol.com"](#); ["dvoth@uark.edu"](#); ["eawalth@comcast.net"](#); ["ebrizuela@cgres.com"](#); ["ekhaley@comcast.net"](#); ["epapafra@gmail.com"](#); ["fpawlak@cgres.com"](#); ["gforrest47@comcast.net"](#); ["gillingworth@hoamco.com"](#); ["gyonas@aol.com"](#); ["jane.baechle@gmail.com"](#); ["jholt@hoamco.com"](#); ["jillson66@comcast.net"](#); ["jillyeagley@swcp.com"](#); ["jim@vmnet.us"](#); ["jvigil56@outlook.com"](#); ["keggleston@cgres.com"](#); ["lajenn21@yahoo.com"](#); ["learrael@aol.com"](#); ["lftrost@gmail.com"](#); ["lilog2002@yahoo.com"](#); ["limabq@gmail.com"](#); ["marijo.rymer@gmail.com"](#); ["maryann@hlsnm.org"](#); ["mazmasher@aol.com"](#); ["mofitz48@gmail.com"](#); ["n2ition@hotmail.com"](#); ["newmexmba@aol.com"](#); ["nick.new.mex@comcast.net"](#); ["patsyncnelson@msn.com"](#); ["peggynorton@yahoo.com"](#); ["pmeyer@sentrymgt.com"](#); ["president@alvaradoneighborhood.com"](#); ["rchabala@cgres.com"](#); ["reschlecht@yahoo.com"](#); ["rgar4@comcast.net"](#); ["rlawlor619@gmail.com"](#); ["roberer@comcast.net"](#); ["samralphroxy@yahoo.com"](#); ["sanderue@comcast.net"](#); ["Schaefer@unm.edu"](#); ["secretary@trna.org"](#); ["steidley@centurylink.net"](#); ["stevek.mebod@gmail.com"](#); ["steven.m.stewart@gmail.com"](#); ["ta_a@msn.com"](#); ["timbowen9@aol.com"](#); ["valarid@gmail.com"](#)
Cc: [Jim Strozier](#); ["oweegon@bridgesofpeace.com"](#)
Subject: Notice of Zone Map Amendment
Date: Wednesday, April 13, 2022 5:09:00 PM
Attachments: [open space complete pacakge.pdf](#)

Hello,

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

Zoom Information:

When: Monday, April 25, 2022

Time: 6:00 pm to 8:00 pm

Place: Zoom meeting

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

Purpose of the Facilitated Meeting is to:

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

Agenda:

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

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

For questions about the application, contact: frank@consensuplanning.com, Consensus Planning, Agent: Avery Frank

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

From: [Avery Frank](#)
To: ["aboard111@gmail.com"](#); ["abqrmeyners@gmail.com"](#); ["akingnm@gmail.com"](#); ["albgdog@aol.com"](#); ["aludi2wo@yahoo.com"](#); ["aludi415@gmail.com"](#); ["amanda.candelaria1@gmail.com"](#); ["anvanews@aol.com"](#); ["aotero82@gmail.com"](#); ["associations@corderandcompany.com"](#); ["baurpati@yahoo.com"](#); ["bhetherington@associatedasset.com"](#); ["bobnsh@aol.com"](#); ["cjames@ups.com"](#); ["dana@nationalheat.com"](#); ["dchavez@cgres.com"](#); ["debracox62@comcast.net"](#); ["dgi.lla.board@gmail.com"](#); ["dlrhealing@aol.com"](#); ["dvoth@uark.edu"](#); ["eawalth@comcast.net"](#); ["ebrizuela@cgres.com"](#); ["ekhaley@comcast.net"](#); ["epapafra@gmail.com"](#); ["fpawlak@cgres.com"](#); ["gforrest47@comcast.net"](#); ["gillingworth@hoamco.com"](#); ["gyonas@aol.com"](#); ["jane.baechle@gmail.com"](#); ["jholt@hoamco.com"](#); ["jillson66@comcast.net"](#); ["jillyeagley@swcp.com"](#); ["jim@vmnet.us"](#); ["jvigil56@outlook.com"](#); ["keggleston@cgres.com"](#); ["lajenn21@yahoo.com"](#); ["learrael@aol.com"](#); ["lftrost@gmail.com"](#); ["lilog2002@yahoo.com"](#); ["limabq@gmail.com"](#); ["marijo.rymer@gmail.com"](#); ["maryann@hlsnm.org"](#); ["mazmasher@aol.com"](#); ["mofitz48@gmail.com"](#); ["n2ition@hotmail.com"](#); ["newmexmba@aol.com"](#); ["nick.new.mex@comcast.net"](#); ["patsyncnelson@msn.com"](#); ["peggynorton@yahoo.com"](#); ["pmeyer@sentrymgt.com"](#); ["president@alvaradoneighborhood.com"](#); ["rchabala@cgres.com"](#); ["reschlecht@yahoo.com"](#); ["rgar4@comcast.net"](#); ["rlawlor619@gmail.com"](#); ["roberer@comcast.net"](#); ["samralphroxy@yahoo.com"](#); ["sanderrue@comcast.net"](#); ["Schaefer@unm.edu"](#); ["secretary@trna.org"](#); ["steidley@centurylink.net"](#); ["stevek.mebod@gmail.com"](#); ["steven.m.stewart@gmail.com"](#); ["ta_a@msn.com"](#); ["timbowen9@aol.com"](#); ["valarid@gmail.com"](#)
Cc: [Jim Strozier](#)
Subject: Zone Map Amendment
Date: Thursday, May 5, 2022 10:36:00 AM
Attachments: [neighborhood association emailed notice.pdf](#)
[property owner boca.docx](#)
[CABQ-Official public notice form-2019.pdf](#)
[CABQ Open Space Proposed Zone Map Amendment Meeting Report .pdf](#)
[calabasillas.pdf](#)
[cuentista.pdf](#)
[poole.pdf](#)
[boca.pdf](#)

Dear Neighbors,

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

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

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

To call in: (301) 715-8592

Meeting ID: 226 959 2859

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

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

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

Sincerely,

Owner	Owner Address	Owner Address 2
NELSON RONALD M	6605 UPTOWN BLVD NE SUITE 340	ALBUQUERQUE NM 87110-4230
CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103
SLICK STEVEN G & MARY LC	10112 SAN BERNARDINO DR NE	ALBUQUERQUE NM 87122-3209
GIL VIRGIL JR	6506 CALLE REDONDO NW	ALBUQUERQUE NM 87120-2728
MCCRARY CAROL GOODSEL	17 WOODCHUCK DR	HATTIESBURG MS 39402
HEATH DEBORAH	3 DESERT SKY RD SE	ALBUQUERQUE NM 87123-3983
NASON MARSHALL R & MAI	1300 FLORIDA ST NE	ALBUQUERQUE NM 87110-6804
TRIPLE M LAND LLC C/O TIA	422 NE 100TH AVE	STAFFORD KS 67578-7827
TWILIGHT HOMES OF NEW	1301 CUESTA ARRIBA CT NE SUITE A	ALBUQUERQUE NM 87113-1395
MUELLER BARBARA A	4904 ALBERTA LN NW	ALBUQUERQUE NM 87120-2402
HERNANDEZ CESAR & MOD	7431 VIA SERENITA SW	ALBUQUERQUE NM 87121
PULTE HOMES	7601 JEFFERSON ST NE SUITE 320	ALBUQUERQUE NM 87109-4496
VICTORY LAND LLC & MUEL	PO BOX 91417	ALBUQUERQUE NM 87199-1417
MONTECITO VISTAS COMM	1600 W BROADWAY RD SUITE 200	TEMPE AZ 85282-1134
HALL SHEILA A & JAMES ED	6808 VISTA LUCES ST NW	ALBUQUERQUE NM 87120-7068
CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE NM 87103-2248
ORTIZ HAROLD R & JANET L	6810 VISTA LUCES ST NW	ALBUQUERQUE NM 87120-7072
PULTE HOMES	7601 JEFFERSON ST NE SUITE 320	ALBUQUERQUE NM 87109
MICHAEL JONATHAN T & T	9000 PIEDRA DIBUJO RD NW	ALBUQUERQUE NM 87120-7071
RODRIGUEZ JESUS M & BAC	PO BOX 66853	ALBUQUERQUE NM 87120-7072
STOUT TARA M	6816 VISTA LUCES ST NW	ALBUQUERQUE NM 87120-7072
KIST THOMAS F & RENEE S	6820 VISTA LUCES ST NW	ALBUQUERQUE NM 87120-7072
PULTE HOMES	7601 JEFFERSON ST NE SUITE 320	ALBUQUERQUE NM 87109
PULTE HOMES	7601 JEFFERSON ST NE SUITE 320	ALBUQUERQUE NM 87109
SPARKS KEVIN LEE & SHERR	6824 VISTA LUCAS ST NE	ALBUQUERQUE NM 87120-7072
KORYCKI DENISE M	9004 RETABLO RD NW	ALBUQUERQUE NM 87120-7073
ARCHULETA BRITTANY & IS	9000 RETABLO RD NW	ALBUQUERQUE NM 87120-7073
PULTE HOMES	7601 JEFFERSON ST NE SUITE 320	ALBUQUERQUE NM 87109
THEOBALD KENDELL L & SH	9023 RETABLO RD NW	ALBUQUERQUE NM 87120-7074
COLSON SETH & MICHELLE	9019 RETABLO RD NW	ALBUQUERQUE NM 87120-7074
MCGIRT STEPHANIE L HUBB	9015 RETABLO RD NW	ALBUQUERQUE NM 87120-0000
FREESE ALLAN & LYNN TRU	9001 RETABLO RD NW	ALBUQUERQUE NM 87120-7074
LOCK TROY E & EMILY A	9013 RETABLO RD NW	ALBUQUERQUE NM 87120-7074
MAULTSBY DENNIS & KATH	9005 RETABLO RD NW	ALBUQUERQUE NM 87120-7074
BUSTOS ANTHONY M & JAN	9009 RETABLO RD NW	ALBUQUERQUE NM 87120-7074
POUNDS EDWENA C/O RAN	3130 HOLLY GREEN DR	KINGWOOD TX 77339-1369
ESTES BETSY EZZELL	4581 W LAURENDALE DR	FRESNO CA 93722-3244
DEREU NICHOLAS JOSEPH T	6709 BORDE ABIERTO ST NW	ALBUQUERQUE NM 87120-3569
BANUELOS MICHAEL	8716 PLACITAS ROCA RD NW	ALBUQUERQUE NM 87120
VASQUEZ SAMUEL Q & KAY	8720 PLACITAS ROCA RD NW	ALBUQUERQUE NM 87120-3583
PACHECO MARK A & PACHE	8724 PLACITAS ROCA RD NW	ALBUQUERQUE NM 87120-3583
CHAVEZ EDUARDO A & MAI	6708 NUEVA PIEDRA ST NW	ALBUQUERQUE NM 87120-3618
ROBINSON WILLIAM D & B	6715 NUEVA PIEDRA ST NW	ALBUQUERQUE NM 87120-3620
MONTECITO WEST COMM	1600 W BROADWAY RD SUITE 200	TEMPE AZ 85282
GALLEGOS MATTHEW	6723 NUEVA PIEDRA ST NW	ALBUQUERQUE NM 87120-3620
PAIZ LAURENCE A & JOANN	6727 NUEVA PIEDRA ST NW	ALBUQUERQUE NM 87120-3620

ZAMBRANO JOHN & CHAVE 8723 ABIERTO VISTA CIR NW
SOTELO JENNIFER 8728 ABIERTO VISTA CIR NW
MONTECITO WEST COMM 1600 W BROADWAY RD SUITE 200
LUJAN ANTHONY 5 BAJADA PL
ROYBAL CHARLOTTE & BELL 10119 CORRAL GATE LN SW
ARCHBOLD JOSEPH L & MAI PO BOX 65888
MORALES LIDIA G 3212 CALLE DE MOLINA
EAGLE RANCH REALTY LLC & PO BOX 65888
LUJAN ANTHONY 5 BAJADA PL
MUELLER BARBARA & ARCH PO BOX 65888
PULTE HOMES 7601 JEFFERSON ST NE SUITE 320
JAQUEZ TRINIDAD L 6819 PIEDRA ASPERO ST NW
TURNER BRIAN & CHRISTY 9119 RETABLO RD NW
GARDINER KELLY A & ANDE 9123 RETABLO RD NW
WILDAU CHRISTINA N & RO 9127 RETABLO RD NW
PROCTOR JAMES T II 9131 RETABLO RD NW
MILLER GLEN RAYMOND & 1964 LYON PL
LILY BARRACK LIMITED 1000 GABALDON RD NW
DUGAS GEORGE A TRUSTEE 6 SAINT ANN DR
CREEL LILIAN M TRUSTEE W 4722 TRAILS END ST NW
KOWAL GARY S PO BOX 371795
EAGLE RANCH REALTY LLC PO BOX 65888
GOMEZ LARRY & GARNAND 6509 MAGMA PL NW
FALLS PROPERTY TRUST PO BOX 14777
HAM WENDY 2610 S GARLAND ST

ALBUQUERQUE NM 87120
ALBUQUERQUE NM 87120-6800
TEMPE AZ 85282
SANTA FE NM 87508
ALBUQUERQUE NM 87121-7258
ALBUQUERQUE NM 87193-5888
SANTA FE NM 87505-9261
ALBUQUERQUE NM 87193-5888
SANTA FE NM 87508
ALBUQUERQUE NM 87193-5888
ALBUQUERQUE NM 87109
ALBUQUERQUE NM 87120-7146
ALBUQUERQUE NM 87120-7138
ALBUQUERQUE NM 87120-7138
ALBUQUERQUE NM 87120-7138
ALBUQUERQUE NM 87120-7138
LAS CRUCES NM 88001-8400
ALBUQUERQUE NM 87104-1811
SANTA BARBARA CA 93109-1238
ALBUQUERQUE NM 87120-2014
SAN DIEGO CA 92137-1795
ALBUQUERQUE NM 87190-5888
ALBUQUERQUE NM 87120
ALBUQUERQUE NM 87191-4777
LAKEWOOD CO 80227-2936

Tabira Rd NW

Scenic Rd NW

Univira Dr

Kashilo Rd NW

Pletera Dibulo Rd NW

Vista Dibulo Rd NW

Espacio Verde Rd NW

Placitas Road Rd NW

Escuela Univira Dr

Olito Mesa St NW

Mesa Solir NW

Haw

PLATE HOMES 7101 JEFFERSON ST NE
SUITE 320 ALBUQUERQUE NM 87109

STOUT TARA M 6816 VISTA LUCES ST
NW ALBUQUERQUE NM 87120-7072

KORYCK DENISE M 9004 RETABLO RD
NW ALBUQUERQUE NM 87120-7073

HALL SHERLA A & JAMES EDWARD 6808
VISTA LUCES ST NW ALBUQUERQUE
NM 87120-7068

SUCK STEVEN G & MARY LOU SAND
10112 SAN BERNARDINO DR NE
ALBUQUERQUE NM 87122-3209

HEATH DEBORAH S DESERT SKY RD SE
ALBUQUERQUE NM 87123-3983

TWILIGHT HOMES OF NEW MEXICO LLC
1301 CUESTA ARRIBA CT NE SUITE A
ALBUQUERQUE NM 87113-1395

MONTECITO VISTAS COMMUNITY
ASSOCIATION INC C/O AAM LLC 1600 W
BROADWAY RD SUITE 200 TEMPE AZ
85282-3134

RODRIGUEZ JESUS M & BACA-
RODRIGUEZ MONICA PO BOX 68853
ALBUQUERQUE NM 87120-7072

ARCHULETA BRITTANY & GAAH T 9000
RETABLO RD NW ALBUQUERQUE NM
87120-7075

PAIZ LAURENCE A & JOANN 6727
NUEVA PIEDRA ST NW ALBUQUERQUE
NM 87120-3620

ROYBAL CHARLOTTE & BELL ROYAL
10119 CORRAL GATE LN SW
ALBUQUERQUE NM 87123-7258

SOTELO JENNIER 8728 ABIERTO VISTA
CIR NW ALBUQUERQUE NM 87120-
6800

BANKCASTLE JAMES & BRANDY E 8710
ESPACIO VERDE RD NW ALBUQUERQUE
NM 87120-3619

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

HARVEY MARGA J & DONOVN E
JIMENEZ DIANA MAE 6801 QUITO MESA
ST NW ALBUQUERQUE NM 87120-6802

DUGAS GEORGE A TRUSTER DUGAS
FAMILY TRST C/SANT ANN CR SANTA
BARBARA CA 93109-1238

CITY OF ALBUQUERQUE PO BOX 1253
ALBUQUERQUE NM 87103

NASON MARSHALL R & MARILEE
SCHMITT CO TRUSTEES RVT 1300
FLORIDA ST NE ALBUQUERQUE NM
87110-6804

NELSON RONALD M 6605 UPTOWN
BLVD NE SUITE 340 ALBUQUERQUE NM
87110-4230

ROBINSON WILLIAM D & BARBARA A
8715 NUEVA PIEDRA ST NW
ALBUQUERQUE NM 87120-3620

COLSON BETH & MICHELLE 9019
RETABLO RD NW ALBUQUERQUE NM
87120-7074

CITY OF ALBUQUERQUE PO BOX 2248
ALBUQUERQUE NM 87103-2248

MCGIRT STEPHANIE L HUBBARD &
GEOFF F 9015 RETABLO RD NW
ALBUQUERQUE NM 87120-0000

SANDOVAL KATHLEEN & RICHARD D JR
8727 PLACITAS ROCA RD NW
ALBUQUERQUE NM 87120-3582

LITTLES MYRLON A & NICOLE S 8719
ABIERTO VISTA CIR NW ALBUQUERQUE
NM 87120-7401

BACON ROBERT J & ANA O 8705
PLACITAS ROCA RD NW ALBUQUERQUE
NM 87120

MINNICK LUSIAN SARA J & MINNICK
LUSIAN VERONICA 8719 PLACITAS ROCA
RD NW ALBUQUERQUE NM 87120

BANUELOS MICHAEL 8716 PLACITAS
ROCA RD NW ALBUQUERQUE NM
87120

CHAVEZ EDUARDO A & MARIA L 6708
NUEVA PIEDRA ST NW ALBUQUERQUE
NM 87120-3618

GALLEGOS MATTHEW 6723 NUEVA
PIEDRA ST NW ALBUQUERQUE NM
87120-3620

NEVES JOSE A & OLIVERA MARISOL
8716 ABERTO VISTA CR NW
ALBUQUERQUE NM 87120-6800

POUNDS EDWENA CAD RANDALL
POUNDS 3130 HOLLY GREEN DR
KINGWOOD TX 77339-1369

GIL VIRGIL JR 6506 CALLE REDONDO
NW ALBUQUERQUE NM 87120-2728

PACHECO MARK A & PACHECO ROBERT
& MARIA C 8724 PLACITAS ROCK RD
NW ALBUQUERQUE NM 87120-1583

DEREU NICHOLAS JOSEPH TRUSTEE
DEREU RVT 6709 BORDE ABERTO ST
NW ALBUQUERQUE NM 87120-3569

LOCK TROY E & EMILY A 9013 RETABLO
RD NW ALBUQUERQUE NM 87120-7074

SPARKS KEVIN LEE & SHERRY LEE 6824
VISTA LUCAS ST NE ALBUQUERQUE NM
87120-7072

MUELLER BARBARA A 4904 ALBERTA LN
NW ALBUQUERQUE NM 87120-2402

TOLAND JOHN N 8735 PLACITAS ROCK
RD NW ALBUQUERQUE NM 87120-3382

MCCARY CAROL GOODSELL 17
WOODCHUCK DR HATTIESBURG MS
39402

OTERO MAX J & OTERO MARIA L
TRUSTEES OTERO LVT 8723 PLACITAS
ROCK RD NW ALBUQUERQUE NM
87120-3582

VASQUEZ SAMUEL O & KAY MARIE
8720 PLACITAS ROCK RD NW
ALBUQUERQUE NM 87120-3583

JAQUEZ TRINIDAD L 6819 PIEDRA
ASPERO ST NW ALBUQUERQUE NM
87120-7146

THEOBALD KENDALL L & SHARON L
TRUSTEES THEOBALD RVT 9023
RETABLO RD NW ALBUQUERQUE NM
87120-7074

ESQUIVEL MARY & MARTINEZ ALEX
8701 PLACITAS ROCK RD NW
ALBUQUERQUE NM 87120

ORTIZ HAROLD R & JANET L TRUSTEES
ORTIZ RVT 6810 VISTA LUCAS ST NW
ALBUQUERQUE NM 87120-7072

MONTERO ALEX & MELISSA 8704
ESPACIO VERDE RD NW ALBUQUERQUE
NM 87120-3619

MICHAEL JONATHAN T & TAYLOR JIAN C
9000 PIEDRA BLANCO RD NW
ALBUQUERQUE NM 87120-7071

TRIPLE M LAND LLC C/O TIANA L
WENDELUNG 422 NE 100TH AVE
STAFFORD KS 67578-7827

HERNANDEZ CESAR & MODISTA 7431
VIA SERENITA SW ALBUQUERQUE NM
87121

GUZMAN GABRIEL R 8715 PLACITAS
ROCK RD NW ALBUQUERQUE NM
87120

MUELLER BARBARA & ANDERSON
JOSEPH L & MARY K PO BOX 65885
ALBUQUERQUE NM 87193-5888

WILDAU CHRISTINA N & ROBERT DAVID
9127 RETABLO RD NW ALBUQUERQUE
NM 87120-7138

COBB SARA L & JAMES E JR 8731
PLACITAS ROCK RD NW ALBUQUERQUE
NM 87120

BUSTOS ANTHONY M & JAMES 9009
RETABLO RD NW ALBUQUERQUE NM
87120-7074

FRIESE ALLAN & LYNN TRUSTEES
FRIESE LVT 9001 RETABLO RD NW
ALBUQUERQUE NM 87120-7074

FALLS PROPERTY TRUST PO BOX 14777
ALBUQUERQUE NM 87193-4777

KOWAL GARY S PO BOX 371795 SAN
DIEGO CA 92137-1795

LEVY BARRACK LIMITED 1000
GABALDON RD NW ALBUQUERQUE NM
87104-1811

EAGLE RANCH REALTY LLC & MUELLER
BARBARA PO BOX 65885
ALBUQUERQUE NM 87193-5888

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

PIZZO ANTHONY J & ALICIA A 8720
ESPACIO VERDE RD NW ALBUQUERQUE
NM 87120-3819

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

CARLSON DOUGLAS J & JACQUELINE M
TRUSTEE DAI CARLSON TRUST 8823
QUITO MESA ST NW ALBUQUERQUE NM
87120-6802

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

COMEAU TIMOTHY JAMES &
PHOEBE MARZAN 8723 PIEDRA
LUMBRE RD NW ALBUQUERQUE NM
87120-6805

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

HAM WENDY 2610 S GARLAND ST
LAKEWOOD CO 80227-2936

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

AUSTER LAWRENCE & CHARNA 8708
ABIERTO VISTA CIR NW ALBUQUERQUE
NM 87120-6800

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

SERNA WALTER I 8700 ABIERTO VISTA
CIR NW ALBUQUERQUE NM 87120-
6800

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

WITTLER ANDREAS M & DANIELLE
NICOLE 8715 PIEDRA LUMBRE RD NW
ALBUQUERQUE NM 87120-6805

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

GIANG-UMEZU NGAN K & UMEZU
KELLY H 6827 QUITO MESA ST NW
ALBUQUERQUE NM 87120-6802

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

BRUNER CHRISTOPHER W & CYNTHIA R
6813 QUITO MESA ST NW
ALBUQUERQUE NM 87120-6802

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

LARSEN NATHAN J 8701 PIEDRA
LUMBRE RD NW ALBUQUERQUE NM
87120-6805

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

SANCHEZ JACOB J & GALLEGO
CHRISTOPHER C 8800 LARGO VISTA ST
NW ALBUQUERQUE NM 87120-6803

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

GOMEZ LARRY & GARNAND SHARON &
MARTINEZ JOSEPH & CINDY 6509
MAGNIA PL NW ALBUQUERQUE NM
87120

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

LUCERO RICHARD E JR 8724 ESPACIO
VERDE RD NW ALBUQUERQUE NM
87120-3819

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

CREEK LILIAN M TRUSTEE WILLIAM R &
LILIAN M CREEK RVT 4722 TRAILS END

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

MILLER GLEN RAYMOND & MILLER
BRANDON VALERIE 1964 LYON PL LAS
ALAMOS NM 87001-8600

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

GUTIERREZ CHARLES F & MARGARET R
6809 QUITO MESA ST NW
ALBUQUERQUE NM 87120

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

VICTORY LAND LLC & MUELLER
BARBARA A PO BOX 91417
ALBUQUERQUE NM 87129-1417

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

PANDO ROSARIO D & PACE DOUGLAS R
8709 PIEDRA LUMBRE RD NW
ALBUQUERQUE NM 87120-6805

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

ANDUJO SIMON & AIDA L 6808 LARGO
VISTA ST NW ALBUQUERQUE NM
87120

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

WELLS FARGO BANK TR RIGGS TRUST
6804 LARGO VISTA ST NW
ALBUQUERQUE NM 87120

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

ESTES BETSY EZZELL 4581 W
LAURENDALE DR FRESNO CA 93722-
3244

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

CATANESE LOUIS M JR & JENNIFER A
6711 NUEVA PIEDRA ST NW
ALBUQUERQUE NM 87120-3620

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

PADILLA ISAAC R & FRANCES A 8700
ESPACIO VERDE RD NW ALBUQUERQUE
NM 87120-3819

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

JACKS STEVEN & BROOKE 8712
ABIERTO VISTA CIR NW ALBUQUERQUE
NM 87120-6800

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

BUSTERRA ROSEMARY G TR BUSTERRA
LYT 6812 LARGO VISTA ST NW
ALBUQUERQUE NM 87120-6803

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

FLORES DAVID J JR & ANNABEL I 8705
PIEDRA LUMBRE RD NW
ALBUQUERQUE NM 87120-6805

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

DENSON KATHLEEN BELL TRUSTEE
DENSON RVT 8715 PIEDRA LUMBRE RD
NW ALBUQUERQUE NM 87120-6805

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

TORRES STEPHEN MATTHEW &
DENISE LOUISE 6811 LARGO VISTA ST
NW ALBUQUERQUE NM 87120

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

MORALES LIDIA G 3212 CALLE DE
MOLINA SANTA FE NM 87505-9261

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

LOCARNO DONALD T & PAIR LYDIA L
8708 ESPACIO VERDE RD NW
ALBUQUERQUE NM 87120

Consensus Planning, Inc.
302 8th Street NW
Albuquerque, NM 87102

STRASSER PAUL J & ELIZA A 8728
ESPACIO VERDE RD NW ALBUQUERQUE
NM 87120-3819

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102

PROCTOR JAMES T II 9131 RETABLO RD
NW ALBUQUERQUE NM 87120-7138

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102

MAULTSBY DENNIS & KATHY L 9005
RETABLO RD NW ALBUQUERQUE NM
87120-7074

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102

KIST THOMAS F & RENEE S 6820 VISTA
LUCES ST NW ALBUQUERQUE NM
87120-7072

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102

GARDINER KELLY A & ANDERSON LESLIE
SCOTT 9123 RETABLO RD NW
ALBUQUERQUE NM 87120-7138

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102

TEGMEYER GLENN H & ANNE W 8712
ESPACIO VERDE RD NW ALBUQUERQUE
NM 87120-3619

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102

ZAMBRANO JOHN & CHAVEZ ROXANNA
L 8723 ABIERTO VISTA CIR NW
ALBUQUERQUE NM 87120

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102

CLARK TRAVIS AARON & TRACIE ANNE
8709 PLACITAS ROCA RD NW
ALBUQUERQUE NM 87120-3582

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102

INGRAM MARVIN BERNARD 8704
ABIERTO VISTA CIR NW ALBUQUERQUE
NM 87120-6800

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102

JIN SAI 8720 ABIERTO VISTA CIR NW
ALBUQUERQUE NM 87120-6800



Consensus Inc.
302 8th Street NW
Albuquerque, NM 87102

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Albuquerque, NM 87102

WOLFE STACEY LYNN & ANDREW
JAMES 8724 ABIERTO VISTA CIR NW
ALBUQUERQUE NM 87120-6800

MARQUEZ THOMAS M & LATU
ELIZABETH HOPE 6735 NUEVA PIEDRA
ST NW ALBUQUERQUE NM 87120

ARCHBOLD JOSEPH L & MARY K PO BOX
65888 ALBUQUERQUE NM 87193-5888

ESCOLAS SANDRA M & THRONE PHILIP
JAMES 6805 OJITO MESA ST NW
ALBUQUERQUE NM 87120-6802

LUJAN ANTHONY S BAJADA PL SANTA
FE NM 87508

TURNER BRIAN & CHRISTY 9119
RETABLO RD NW ALBUQUERQUE NM
87120-7138

MARTINEZ JORGE & MARTINEZ-
MAJALCA JAMIELYNN MARIE 6815
OJITO MESA ST NW ALBUQUERQUE NM
87120-6802



From: [Avery Frank](#)
To: ["aboard111@gmail.com"](#); ["abqrmeyners@gmail.com"](#); ["akingnm@gmail.com"](#); ["albgdog@aol.com"](#); ["aludi2wo@yahoo.com"](#); ["aludi415@gmail.com"](#); ["amanda.candelaria1@gmail.com"](#); ["anvanews@aol.com"](#); ["aotero82@gmail.com"](#); ["associations@corderandcompany.com"](#); ["baurpati@yahoo.com"](#); ["bhetherington@associatedasset.com"](#); ["bobnsh@aol.com"](#); ["cjames@ups.com"](#); ["dana@nationalheat.com"](#); ["dchavez@cgres.com"](#); ["debracox62@comcast.net"](#); ["dgi.lla.board@gmail.com"](#); ["dlrhealing@aol.com"](#); ["dvoth@uark.edu"](#); ["eawalth@comcast.net"](#); ["ebrizuela@cgres.com"](#); ["ekhaley@comcast.net"](#); ["epapafra@gmail.com"](#); ["fpawlak@cgres.com"](#); ["gforrest47@comcast.net"](#); ["gillingworth@hoamco.com"](#); ["gyonas@aol.com"](#); ["jane.baechle@gmail.com"](#); ["jholt@hoamco.com"](#); ["jillson66@comcast.net"](#); ["jillyeagley@swcp.com"](#); ["jim@vmnet.us"](#); ["jvigil56@outlook.com"](#); ["keggleston@cgres.com"](#); ["lajenn21@yahoo.com"](#); ["learrael@aol.com"](#); ["lftrost@gmail.com"](#); ["lilog2002@yahoo.com"](#); ["limabq@gmail.com"](#); ["marijo.rymer@gmail.com"](#); ["maryann@hlsnm.org"](#); ["mazmasher@aol.com"](#); ["mofitz48@gmail.com"](#); ["n2ition@hotmail.com"](#); ["newmexmba@aol.com"](#); ["nick.new.mex@comcast.net"](#); ["patsyncnelson@msn.com"](#); ["peggynorton@yahoo.com"](#); ["pmeyer@sentrymgt.com"](#); ["president@alvaradoneighborhood.com"](#); ["rchabala@cgres.com"](#); ["reschlecht@yahoo.com"](#); ["rgar4@comcast.net"](#); ["rlawlor619@gmail.com"](#); ["roberer@comcast.net"](#); ["samralphroxy@yahoo.com"](#); ["sanderrue@comcast.net"](#); ["Schaefer@unm.edu"](#); ["secretary@trna.org"](#); ["steidley@centurylink.net"](#); ["stevek.mebod@gmail.com"](#); ["steven.m.stewart@gmail.com"](#); ["ta_a@msn.com"](#); ["timbowen9@aol.com"](#); ["valarid@gmail.com"](#)
Cc: [Jim Strozier](#)
Subject: Zone Map Amendment
Date: Thursday, May 5, 2022 10:36:00 AM
Attachments: [neighborhood association emailed notice.pdf](#)
[property owner boca.docx](#)
[CABQ-Official public notice form-2019.pdf](#)
[CABQ Open Space Proposed Zone Map Amendment Meeting Report .pdf](#)
[calabasillas.pdf](#)
[cuentista.pdf](#)
[poole.pdf](#)
[boca.pdf](#)

Dear Neighbors,

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

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

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

To call in: (301) 715-8592

Meeting ID: 226 959 2859

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

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

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

Sincerely,

Avery M Frank

Consensus Planning, Inc.

302 8th Street NW

Albuquerque, NM 87102

Phone (505) 764-9801

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



PART I - PROCESS

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

Application Type: Zoning Map Amendment

Decision-making Body: EPC

Pre-Application meeting required: ☒ Yes ☐ No

Neighborhood meeting required: ☒ Yes ☐ No 4/25/22

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

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

PART II – DETAILS OF REQUEST

Address of property listed in application: Please see attached

Name of property owner: City of Albuquerque

Name of applicant:

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

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

Address, phone number, or website for additional information:

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

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

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

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

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

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

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

Jim Strozier

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

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

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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

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

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

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

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

Date of Notice*: 5/5/22

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

Property Owner within 100 feet*: See attached

Mailing Address*: See attached

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

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

☒ Zoning Map Amendment

☐ Other: _____

Summary of project/request¹*:

Zone Map Amendment to NR-PO-B (City Owned or Managed Major Public Open Space)

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

☒ Environmental Planning Commission (EPC)

☐ City Council

This application will be first reviewed and recommended by:

☐ Environmental Planning Commission (EPC)

☐ Landmarks Commission (LC)

☐ Not applicable (Zoning Map Amendment – EPC only)

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

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

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

² Physical address or Zoom link

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

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

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

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

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

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

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

Explanation*:

n/a

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

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

Please see attached

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

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

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

Additional Information:

From the IDO Zoning Map⁵:

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

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

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

Avery M Frank

Consensus Planning, Inc.

302 8th Street NW

Albuquerque, NM 87102

Phone (505) 764-9801

FACILITATED MEETING

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

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

Project: CABQ Pre-Application for Open Space Sites' Zone Map Amendment

Property Description/Address: Calabacillas Pueblo; La Cuentista; Boca Negra; & Poole Property.

Date Submitted: April 28, 2022

Submitted By: Kathleen Oweegon

Meeting Date/Time: April 25, 2022, 6:00-8:00 pm

Meeting Location: Via Zoom

Facilitator: Kathleen Oweegon

Co-facilitator: Jocelyn M. Torres

Applicant: City of Albuquerque (City)

Agent: Consensus Planning

Neighborhood Associations/Interested Parties: Various Neighborhood Associations (NA); Districts 1, 2, 4, 5 and 6 NA Coalitions; President of City and County Districts; Representative for City Councilor Dan Lewis.

Background Summary:

This was a Pre-Application meeting for an EPC zone change, which allows property owners to request a different zone from the one currently assigned.¹ The City of Albuquerque is requesting a Zone Map Amendment for four groups of properties totaling approximately 83 acres. The properties were purchased after the enactment of the Integrated Development Ordinance (IDO). They are located at various points in the city. This request seeks to change existing zoning to NR-PO-B (Major Public Open Space). This will reflect the proper zone classification under the City's ownership and management of the properties. All lots are vacant. Three lots are adjacent to existing Major Public Open Space; thereby increasing the size of the Open Space network if approved. Calabacillas Pueblo is not adjacent to existing Open Space.

This zone change will enable the City to display increased transparency regarding this Open Space designation and management. The City also seeks to support and implement the ABC Comprehensive Plan; provide relief from urbanization; preserve green space; protect the landscape's natural and cultural characteristics; enhance the character of existing single-family neighborhoods; conserve natural resources; and protect fragile ecosystems.

Parcel Identification

Boca Negra:

Current Zone: R-A (Rural Agricultural)

Size of Site: 25.49 acres (7 parcels)

Current Conditions: The site is vacant and surrounded by single-family housing, vacant land, and Major Public Open Space.

Nearest Streets: Quivira Drive, Villa Real Road, and Retablo Road NW.

Development Pattern: Area of Consistency.

La Cuentista:

Current Zone: R-1D (Residential Single-Family Extra-Large Lot)

Size of Site: 35.4082 acres (6 parcels)

Current Conditions: The site is vacant and surrounded by single/multi-family housing, vacant land, and Major Public Open Space.

Nearest Streets: Rosa Parks Road NW and Kimmick Drive NW.

Development Patterns: Area of Consistency.

¹ See Attached Consensus Power Point Presentation

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

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

Poole Property:

Current Zone: R-A (Rural Agricultural)

Size of Site: 22.716 acres (3 parcels)

Current Conditions: The site is vacant and surrounded by single-family housing, a neighborhood park, private Open Space, and Major Public Open Space.

Nearest Streets: La Bienvenida Place NW, Tres Gracias NW, and Namaste Road NW.

Development Patterns: Area of Consistency.

Calabacillas:

Current Zone: MX-T (Mixed Use Transition)

Size of Site: 0.4314 acres (1 parcel)

Current Conditions: The site is vacant and surrounded by commercial, vacant commercial land, and large lot (unincorporated County) residential.

Nearest Streets: Coors Boulevard NW, and 7 Bar Loop NW.

Development Patterns: Area of Change.

Outcomes:

1) Areas of Agreement:

- a) Participants asked several questions and generally voiced support for the contemplated EPC zone change to Major Open Space.

2) Areas of Discussion:

- a) Participants encouraged adherence to strict guidelines that do not deviate from the primary purpose of having Open Space to include protection of the existing landscape; ecosystem; and native wildlife species.

3) Unresolved Issues & Concerns

- a) None noted

Meeting Specifics: *Neighbor questions and comments are in Italics. Q = Question; C = Comment*

1) Current Designation

- a) *Q/C: You're speaking though you know all these properties that are owned by the city are already Open Space, but isn't it true that they're actually just properties that aren't zoned for open space, so they're just properties owned by the city?*

A: These properties have been acquired by the city, and they've been acquired for the purpose of expanding the city's Open Space network. This action that we're that we're moving forward on the city's behalf is to make it clear and finish that effort to make them officially part of the city's Open Space network.

1) Open Space Zoning Requirements.²

- a) *Q/C: How will the City abide by the strict requirements of the Open Space designation? There are several allowable and permissive uses for the NR-PO-B designation.*

A: The City relies on its Open Space Advisory Board to ensure that the Open Space restrictions are implemented and maintained. The IDO also requires that the City implement a site plan and master plan. Although the list includes several things that could possibly be done, there are processes and protections in place that would at least require community review.

² See attached Consensus Planning table: "Allowable Uses – Open Space" (for NR-PO-B compared to R-1A/D, R-A, MX-T)

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

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

b) *Q: What are the master plans? Are they in existence or will they be separate plans for these properties?*

A: I think that for the most part these particular properties are not included in an existing master plan. I think that the city would have to take additional steps to either bring these properties into an existing master plan or do a separate master plan for those properties once the zoning is in place is my understanding of it.

C: *I think that one of the contingencies of having this happen is that the City should do a master plan for these areas that is consistent with what's presented here tonight.*

c) *Q: What does the "B" mean? I agree that some uses may be OK and some not OK. Are we including the neighborhoods working together so it's not such a battle all the time? I'm really glad we got these parcels and want it to be something that everyone agrees is appropriate.*

A: The Agent quoted a portion of IDO page 56 in stating that (in Subzone B) there will be oversight by the Open Space Advisory Board and there should be community input as to the City's use of Major Public Open Space.³ Three properties are adjacent to City Open Space. The Open Space Division can also be asked whether they intend to do anything else with these properties.

The Agent quoted the definition of "Major Public Open Space" from IDO pages 563-564.⁴ He also offered to look into the City's facility plan for Major Public Open Space.

2) Protection of Ecosystems and Wildlife.

a) *Q: I live in District 1, Andalucia. I agree with the goals of protecting wildlife and fragile ecosystems. The Poole Property drains into the wetlands with beavers, porcupines and a waterfall. I'm concerned about a mass pilgrimage to that location.*

A: From our conversations with the City Open Space Division, they are in sync with what you've just said in terms of their goals for management of that property.

b) *C/Q: I have a master's in architecture and planning and was a consultant for the National Park Service. The Trump administration loosened up development uses in areas relegated as migratory bird flyways. Are the IDO City processes sufficient to meet those larger state and federal regulations?*

A: We have discussed the goals and definitions of Major Public Open Space. There is also a facility plan for the Open Space Division that we will look into. The City's management of Oxbow and the Petroglyph National Monument demonstrates that its purpose is in alignment (with the preservation of migratory birds). The Open Space Division has a small staff that is very dedicated towards protecting and managing these lands.

C: *There's a lot of Federal and State programs and grants for these kinds of things.*

³ 2-5(F)(3)(b) Sub-zone B: Major Public Open Space

1. Uses and development standards specified in a Resource Management Plan or Master Plan approved or amended by the Open Space Division of the City Parks and Recreation Department for each facility or in the Facility Plan for Major Public Open Space prevail over IDO standards and may be reflected in Site Plans approved pursuant to this IDO.
2. For facilities without a Resource Management Plan or Master Plan, allowable uses other than those specified in Table 4-2-1 or the Facility Plan for Major Public Open Space may be approved pursuant to Subsection 14-16-6-6(J) (Site Plan – EPC).
3. Any Extraordinary Facility shall be reviewed and decided pursuant to Subsection 14-16-6-6(J) (Site Plan – EPC).

⁴ Major Public Open Space: Publicly-owned spaces managed by the Open Space Division of the City Parks and Recreation Department, including the Rio Grande State Park (i.e. the Bosque), Petroglyph National Monument, and Sandia foothills. These are typically greater than 5 acres and may include natural and cultural resources, preserves, low-impact recreational facilities, dedicated lands, arroyos, or trail corridors. The adopted Facility Plan for Major Public Open Space guides the management of these areas. For the purposes of this IDO, Major Public Open Space located outside the city municipal boundary still triggers Major Public Open Space Edge requirements for properties within the city adjacent to or within the specified distance of Major Public Open Space

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

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

3) Nature and Purpose of Zone Change.

- a) *C/Q: A couple of comments, and then a question for clarity. I'm in (the) District 4 Coalition. The District 4 Coalition is connected with private citizens that caused the Poole Property to not become 93 McDonald mansions. The west side, especially the Poole Property, is part of the entire City. I understand that both tonight and Wednesday night we're talking about a zone map amendment or amendments. I need to understand which decision-making body will handle the zone map amendments. A second part is what's the difference or distinction between zone map amendment, and a zone change? My concern is that we would take a can of tomato soup and put a new label on it, and say it's chicken gumbo, and on the map it's going to show the difference, but in reality, nothing has changed except the map. If you would help me understand that.*

A: A zone map amendment, zone mapping amendment, and a zone change are all different terminology for the same process. They all mean the same thing. Had the Poole property been acquired by the City for Open Space at the time the IDO was created, the zoning would have automatically been changed to NR-PO-B. Since the City did not own these properties when the IDO was adopted, this process is required to have the proper zone designation for these properties and accuracy as to the City's online interactive display. There may not be a practical difference, but it's important for the public, so people can look at the online interactive zoning map and see the purpose of the property. This is important for disclosure and transparency. The Poole Property looks like it is zoned for those 93 houses, but it's not. It is owned and managed by the City as Open Space. The properties purchased by the City for the purpose of Open Space are usually not initially zoned for that purpose. This is the process that the City can go through to change the zoning to align with the new use. That also brings into play the City's Facility Plan for Major Public Open Space, which is tied directly to the properties that are zoned for Major Public Open Space. That is why there is an Open Space Advisory Board and Environmental Planning Commission to make those decisions.

Q: Who is the decision-making body for this?

A: The EPC decides zone map amendments. The application will be filed May 5, 2022. The EPC hearing on all four properties will be held June 16, 2022. Although the EPC will have to make a separate decision for each property, their purpose/use is the same so they will be grouped for the purpose of the presentation to the EPC.

4) City's Property Purchases.

- a) *Q: Please display the map of La Cuentista. (see slide #6 of Agent's PowerPoint presentation) How much Open Space property is the City purchasing?*

A: They're in the process of acquiring additional properties. We thought we were going to be making this application for 6 parcels because they haven't completed the transaction on the sixth, so we're only at 5: the ones outlined in blue. I believe the City plans to acquire the two La Cuentista properties in yellow highlighting near the blue outline, and also near the street named Rosa Parks, but has not yet done that.⁵

C: The two properties highlighted in yellow have nice rock formations and petroglyphs. I favor the City purchasing them. I'm a neighbor and hope the City also purchases the arroyo outlined in blue.

- b) *Q: Regarding the Boca Negra property, the outlined in blue next to the green area that's already Open Space, that's along an arroyo. They're going to leave that natural, right?*

⁵ See attached: "Open Space Zone Map Amendment" – description and maps provided by Agent.

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

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

A: This is another area where I believe the City is interested in acquiring more land surrounding the arroyo that you've mentioned but hasn't done so yet. We're only allowed to request the zone change on the properties that the City owns now.

C: I hope that will be left natural. There's another grouping of rocks with petroglyphs there. It would be nice to leave it and protect it. I hope the City acquires as much land as it can around that arroyo.

A: I think the Open Space Division shares your goals for that.

5) Other

- a) A participant requested to know which Council district each meeting participant resides in. Six people responded: D1: (1), D2: (1), D3: (1), D4: (1), D5: (2)

Anticipated Application and Hearing timetable:

EPC Application will be filed May 5, 2022

EPC Hearing will be held June 16, 2022.

Names & Affiliations of Attendees

Jim Strozier	Consensus Planning
Avery Frank	Consensus Planning
Melissa Sanchez	District 1
Peggy Neff	District 2
Dan Regan	District 4 Coalition
Elizabeth Haley	West Side Coalition of NAs President
Joshua Beutler	District 5
Tony Chavez	District 3
Alan Schwartz:	District 5
Laura Mason	No affiliation noted

SIGN POSTING

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

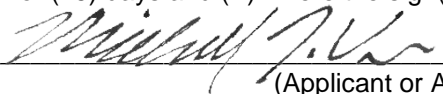
4. TIME

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

5. REMOVAL

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

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


(Applicant or Agent)

5/5/22
(Date)

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

PROJECT NUMBER: _____