



**Environmental
Planning
Commission**

Agenda Number: 3
Project #: PR-2022-006906
Case #: RZ-2022-00024
Hearing Date: June 16, 2022

Staff Report

Agent	Consensus Planning Inc.
Applicant	City of Albuquerque
Request	Zoning Map Amendment – EPC
Legal Description	Northerly 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 Tract 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 Tract E of the Corrected Plat of the bulk land Plat of La Cuentista Subdivision) 10.1 acres.
Location	5 parcels between Kimmick Dr. NW and Ridgeway Dr. NW
Size	Approximately 35 acres (5 parcels)
Existing Zoning	R-1D
Proposed Zoning	NR-PO-B

Staff Recommendation

APPROVAL of RZ-2022-00024, based on the Findings beginning on p.23.



STAFF PLANNER
Leroy Duarte, Planner

Summary of Analysis

The request is for a Zoning Map Amendment from R-1D to NR-PO-B for an approximately 35-acre site(s).

The subject site(s) are vacant and surrounded by La Cuentista and Piedras Marcadas Canyon open space. The sites would be managed by the City of Albuquerque.

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

The subject site(s) are in an Area of Consistency and are not located within a corridor or Activity Center.

The affected neighborhood organizations are the Westside Coalition of Neighborhood Associations, Piedras Marcadas Neighborhood Association, Rancho Sereno Neighborhood Association, Taylor Ranch Neighborhood Association, Paradise Hills Civic Association, and Alban Hills Neighborhood Association, which were notified. Property owners within 100 feet of the subject site were also notified as required. As of this writing, Staff has not been contacted and there is no known opposition.

Staff recommends approval.

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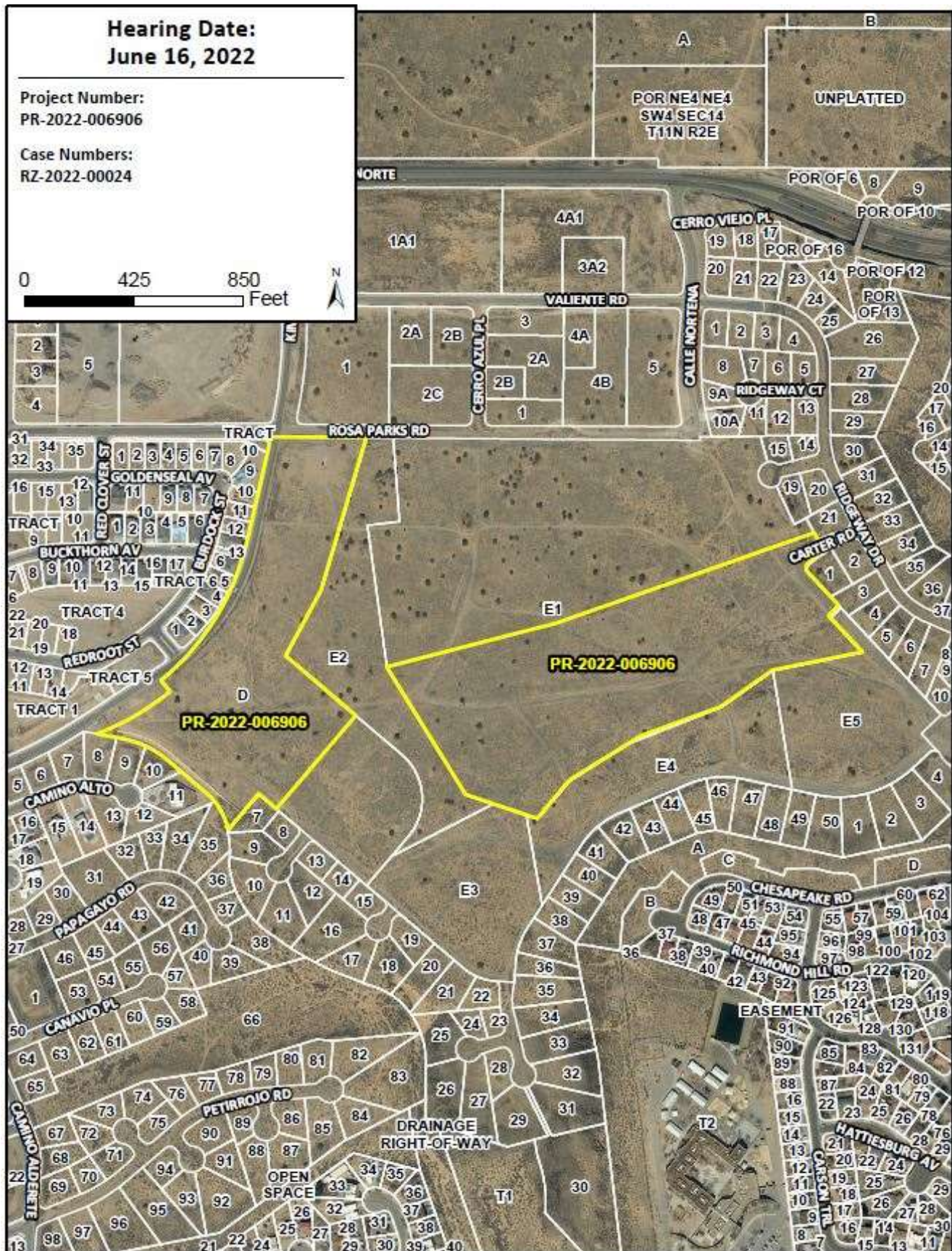
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- 2-Photographs – Existing Conditions
- 3-History
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IDO ZONING MAP

Note: Gray shading
indicates County.



1 inch = 500 feet

Hearing Date:
6/16/2022
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RZ-2022-00024

Zone Atlas Page:
C-11 and D-11



LAND USE MAP

Note: Gray shading indicates County.

Key to Land Use Abbreviations

LDRES | Low-density Residential
MULT | Multi-family
COMM | Commercial Retail
CMSV | Commercial Services
OFC | Office
IND | Industrial
INSMED | Institutional / Medical
ED | Educational

APRT | Airport
TRANS | Transportation
AGRI | Agriculture
PARK | Parks and Open Space
DRNG | Drainage
VAC | Vacant
UTIL | Utilities
CMTY | Community
KAFB | Kirtland Air Force Base



1 inch = 500 feet

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HISTORY MAP

Note: Gray shading
Indicates County.



1 inch = 500 feet

Hearing Date:

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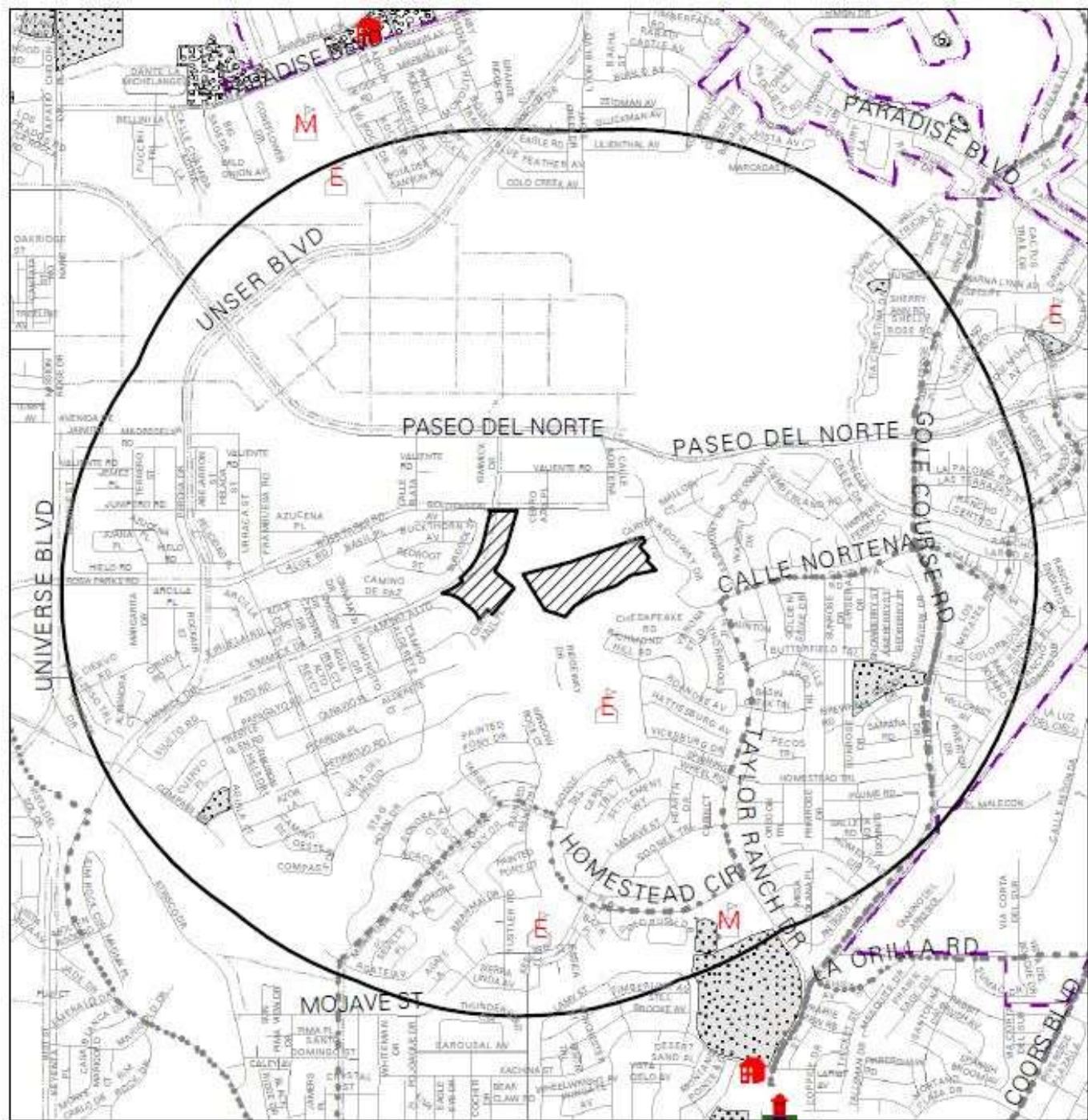
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Public Facilities Map with One-Mile Buffer

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

I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	R-1D	Area of Consistency	Vacant land
<i>North</i>	R-1B, R-ML and R-1D	Area of Consistency/ Change	Vacant Land/ residential single-family
<i>South</i>	NR-PO-B and R-1D	Area of Consistency	Vacant/ Parks and Open Space
<i>East</i>	NR-PO-B	Area of Consistency	Parks and Open space
<i>West</i>	NR-PO-B, R-1B, and R-1D	Area of Consistency	Vacant Land/ residential single-family and Parks and Open Space

Request

The request is for a Zoning Map Amendment for an approximately 35-acre site(s) legally described as follows: The northerly Portion of Tract D Correction Plat of the bulk land Plat of La Cuentista Subdivision (tracts A thru E) 5.1 acres; The south-westerly Portion of Tract D Correction Plat of the bulk land Plat of La Cuentista Subdivision (tracts A thru E) 5 acres; The southerly Portion of Tract D Correction Plat of the bulk land Plat of La Cuentista Subdivision (tracts A thru E) 5.1 acres; The south-westerly Portion of Tract E-1 Plat of Tracts E-1 Thru E-5 La Cuentista Subdivision (A Replat of Tract E of the Corrected Plat of the bulk land Plat of La Cuentista Subdivision) 10.4 acres; The south-easterly Portion of Tract E-1 Plat of Tracts E-1 Thru E-5 La Cuentista Subdivision (A Replat of Tract E of the Corrected Plat of the bulk land Plat of La Cuentista Subdivision) 10.1 acres; located between Kimmick Dr. NW and Ridgeway Dr. NW (“the subject site”).

The subject site is currently zoned R-1D (Single-family extra-large lot). The applicant requests a Zoning Map Amendment from R-1D to NR-PO-B (Non-residential – Park and Open Space, Sub-zone B: Major Public Open Space Zone District).

The subject site is currently vacant and bounded by residential single-family lots and the La Cuentista and Piedras Marcadas Canyon Open Spaces.

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 35-acre site is located between Kimmick Dr. NW and Ridgeway Dr. NW.

The subject site(s) are surrounded by low density residential uses and open space. Adjacent to the subject site(s) to the north lies vacant land and single-family residential development. South and East of the subject site(s) is the Piedras Marcadas Canyon Open Space that is open to the public. West of the site(s) lies La Cuentista Open Space and La Cuentista subdivision.

History

In 2003 a Bulk Land Plat and Variance was approved by the DRB (09 DRB-70255). The Bulk Land Plat consisted of 71 acres and received a variance or waiver from certain subdivision requirements the in place at the time.

On August 19, 2009, a preliminary plat and bulk land variance was granted by the DRB (09DRB-70253). Vacation of public easements was also granted (09 DRB-70254).

In May 2018, a preliminary plat was approved for the 60-acre site. The final plat was deferred to planning for AMAFCA and utility signatures. The Bulk Land Variance was also approved based on conditions. (see attachment)

Roadway System

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

The LRRS map classifies Kimmick Dr NW as a minor collector street and Ridgeway NW as a local street.

Comprehensive Plan Designations

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

The subject site is 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.

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. Currently, Kimmick Dr. NW NE does not contain any trails or bicycle lanes but there is a proposed bike lane along the street in the future.

Transit

Currently no transit routes run along or near Kimmick Dr. 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(s) are currently zoned R-1D (Residential single-family extra-large lot), IDO 14-16-2-3(B) which was assigned upon the adoption of the IDO. The purpose of the R-1 zone district is to provide for neighborhoods of single-family homes with a variety of lot sizes and dimensions. When applied in developed areas, an additional purpose is to require that redevelopment reinforce the established character of the existing neighborhood. Primary land uses include single-family detached homes on individual lots, with limited civic and institutional uses to serve the surrounding residential area.

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

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

The subject site is located in an area that the 2017 Albuquerque/Bernalillo County Comprehensive Plan has designated an Area of Consistency. In Areas of Consistency, significant growth is unlikely or undesirable and any new development or redevelopment will need to be consistent with the established character of the surrounding context in order to reinforce the existing character of established neighborhoods.

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

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

The subject site(s) are within La Cuentista Subdivision that could be considered distinct because it is adjacent to the La Cuentista Open Space. The request to NR-PO-B is to not only reflect the City's ownership, but to protect the natural characteristics of the landscape and to preserve the areas for public recreation and use. This request would be consistent with the surrounding Open Space zone districts and distinct character of the surrounding land. This 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 the distinct identity of the La Cuentista Subdivision and surrounding Open Space by preserving the subject site as a MPOS. The subject site(s) are adjacent to La Cuentista and Piedras Marcadas Canyon Open space, and residential developments to the east and west. The subject site(s) would expand to the existing open space and provide the surrounding community with a sense of place by not only preserving, but adding 35 acres to the land as MPOS. The request furthers Policy 4.1.3 – Placemaking.

Policy 4.1.4(c): Support improvements that protect stable, thriving residential neighborhoods and enhance their attractiveness.

The request would protect the long-term health and vitality of the community by preserving the subject site as MPOS, remaining consistent with the adjacent Open Space. Based on one of the conditions for the Bulk Land Variance: The Variance will not permit, encourage or make possible undesired development in the 100-year floodplain; therefore, the request would protect and stabilize the attractiveness of the neighborhood. The request furthers Sub-policy 4.1.4(c).

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(s) are within the Northwest Mesa CPA, which is described by the Comp Plan as being characterized by its proximity to the Petroglyph National Monument, and Rio Grande. The request would protect the natural and cultural characteristics of the subject site(s) that contribute to the surrounding residential community and adjacent to La Cuentista and Piedras Marcadas Canyon open Space. The request furthers Goal 4.3 – City Community Planning Areas.

Chapter 5: Land Use

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

The subject site(s) are currently surrounded by existing open space- La Cuentista and Piedras Marcadas Canyon. Adding 35 acres to the existing open space network would foster the La Cuentista Subdivision community with more access to public open space where residents can live, learn and play together. The request furthers Goal 5.2-Complete Communities

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(s) are 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 La Cuentista and Piedras Marcadas Canyon Open Space. The use of land would be efficient and support the existing open space network to support the public good. 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(s) to become part of the City's network of Open Spaces, therefore creating and expanding more opportunities for the conservation of natural resources. The request would provide access to an additional Open Space area alongside the existing La Cuentista and Piedras Marcadas Canyon Open Space and provide the opportunity for education, recreation, cultural activities in a publicly owned MPOS in the Northwest Mesa. The request would allow the neighboring parcels of land to remain consistent with the existing open space that currently surrounds them. The request furthers Policy 5.5.1 – Community Green 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(s) to remain consistent in respect to the characteristics and zoning to the existing adjacent open space properties. The request 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 La Cuentista Subdivision a single-family neighborhood, by adding the subject properties to the City's publicly owned network of Open Space. The surrounding neighborhood La Cuentista Subdivision consists of low-density residential lots and is not located within a corridor or centers. There is existing Major Public Open space adjacent to the subject site(s). The request 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 subject site(s) are located in the Volcano Mesa Character Protection Overlay Zone and the Northwest Mesa Escarpment View Protection Overlay Zone. The request would preserve the natural features and cultural landscape as well as enhance and leverage the subject site(s) as an accessible 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(s) are adjacent to La Cuentista and Piedras Marcadas Canyon Open Space and are recognized as a natural amenity to the surrounding community. The request would preserve natural resources and would expand and provide an accessible Open Space amenity to all residents. 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(s) are adjacent to existing open space. The request would expand to La Cuentista and Piedras Marcadas Canyon Open space network allowing the opportunity to provide access to the existing open space network. The request furthers Policy 10.1.1.- Distribution

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

The request to NR-PO-B is categorized as a Major Public Open Space. The request will enhance the quality of life for residents within the surrounding neighborhood, by preserving the natural landscape. The request would be accessible to the community, provide opportunities for outdoor education from the neighboring Chamiza Elementary School, recreation, and cultural activities. The request furthers Goal 10.2 Parks.

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 natural features and provide opportunities for outdoor recreation and education on the subject site(s). The subject site(s) are located in an area primarily utilized and preserved as Open Space and the request would ensure that the subject site(s) are preserved as an environmental asset for outdoor recreation and for education purposes. 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 request would reflect the subject site(s) as Major Public Open Space which would be maintained by the City of Albuquerque. Acquiring these parcels would conserve natural resources and protect the existing open space. The request furthers Policy 10.3.1- Open space Acquisition.

Chapter 11: Heritage Conservation

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

The subject site(s) are located in the Volcano Mesa Character Protection Overlay Zone, and located in the Northwest Mesa which is characterized by its proximity to the volcanoes and volcanic Northwest Mesa Escarpment that overlooks the river and mountains. The site(s) would enhance the area by protecting the cultural landscapes and retaining the identity of the overlay zone. The request furthers Policy 11.3.1 – Natural and Cultural Features.

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 Petroglyphs have cultural significance to the surrounding neighborhood due to its historical characteristics and natural features. The subject site(s) would preserve and enhance the cultural landscapes by matching the existing zoning NR-PO-B (La Cuentista and Piedra Marcadas Canyon Open Space), which would contribute to the identity of the neighborhood. Previous conditions on the site deter any undesired development to occur, therefore making the request for Open Space use complementary. The request furthers Policy 11.3.1 – Natural and Cultural Features.

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.

The subject site(s) would regulate development and protect the Petroglyphs by regulating the land as NR-PO-B adding more land to the open space network that currently surrounds La Cuentista Subdivision. Other measures such as the character protection overlay zone and view protection overlays also help regulate development. The request furthers Policy 11.3.4 – Petroglyph National Monument.

Policy 11.3.6- Volcano Mesa sub policy (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.

The subject site(s) would connect to surrounding existing major public open space network which would add approximately 35 more acres of land, thus preserving and expanding the

wildlife corridors and encourage active living. The request furthers Sub-Policy h 11.3.6 – Volcano Mesa.

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 Major Public Open Space, therefore ensuring that the subject site(s) remain dedicated to enhancing natural resources, habitats for wildlife and the ecosystem for the existing La Cuentista and Piedras Marcadas Canyon Open Space. 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 would protect the site(s) by correctly identifying the parcels as Major Public Open Space and expanding the existing open space that currently surrounds the subject site(s). The request furthers Policy 13.4.4.

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

The request would provide additional access to Open Space within an existing residential community and adjacent to La Cuentista and Piedras Marcadas Canyon Open Space, therefore continuing to enhance the health of the surrounding community through public investment. The request generally furthers Policy 13.5.2.

NOT APPLICABLE:

Chapter 8: Economic Development

Policy 8.1.4- Leverage Assets: Enhance and market the region's unique characteristics internally and to outside businesses and individuals in order to compete with other regions.

The request would facilitate the subject site(s)'s ability to become a part of the City's network of Open Space, therefore providing an opportunity for more accessible open space in an existing neighborhood with surrounding city open space areas. This request does not leverage assets to compete with other regions. The request does not apply to Policy 8.1.4.

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

The *Comprehensive Plan* mandates that access to the Rio Grande, Bosque and surrounding river lands be carefully designed to provide entry to areas suitable for recreational, scientific and educational use. The *Major Public Open Space Facility Plan* lists several points of access (both existing and proposed) to provide access to the Bosque area in order “to preserve wildlife habitat and maintain essential watershed and drainage functions.”

Section five in the *Major Public Open Space Facilities Plan*, regarding the Rio Grande Bosque, states several policies. The categories of the policies include planning, land use, management and revenue generation. Applicable policies specific to this project are presented in the land use category and stated below:

Policy B.1 (d)- Conserve archaeological and cultural resources including petroglyphs, pueblo sites, historic resources and sites sacred to Native Americans.

The request would conserve the subject site as Major Public Open Space, which is adjacent to the Petroglyph Nation Monument; an archeological and cultural resource. The NR-PO-B zone designation protects the Petroglyph National Monument from further development of residential subdivisions, which can have an impact on the petroglyph landscape. The request furthers Policy B.1(d)-City of Albuquerque Major Public Open Space Facility Plan.

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-1D (Residential – single-family extra-large lot). The requested zoning is NR-PO-B (Non-Residential – Park and Open Space, Zone District) with Sub-zone B: 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(s) as a dedicated MPOS. The subject site is in an Area of Consistency.

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

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

Applicant Response: The proposed Zoning Map Amendment furthers criteria 6-7(G)(3)(a) by maintaining the health, safety, and general welfare of the City, which is demonstrated by the request's consistency with the following Comprehensive Plan goals and policies:

Staff: Consistency with the City's health, safety, and general welfare is shown by demonstrating that the request furthers applicable Comprehensive Plan Goals and policies and does not significantly conflict with them.

Applicable citations: Policy 4.1.1 Distinct Communities; Policy 4.1.3 Placemaking; Sub-Policy 4.1.4(c) 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 10.2 Parks; 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; Policy 11.4.3 Petroglyph National Monument; Policy 11.3.6 Volcano Mesa sub-policy (h); Goal 13.4 Natural Resources; Policy 13.4.4 Unique Landforms and Habitats; and Policy 13.5.2 Healthful Development.

Non-applicable citations: Policy 8.1.4 Leverage Assets.

The applicant's policy-based response satisfactorily demonstrates that the request furthers a preponderance of applicable Goals and policies regarding character, identity, complete communities, land uses, efficient development patterns, infill development, city development areas and compatibility and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, and general welfare. The response to Criterion A is sufficient.

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

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

Applicant Response: This zone change meets sub-criteria 3 as the addition of Open Space is more advantageous to the community for health, environmental, and cultural reasons as outlined by the ABC Comprehensive Plan. The La Cuentista 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 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. Criterion 6-7(G)(3)(c) If the subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets any of the following criteria:

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

Applicant Response: The La Cuentista parcels are located entirely in an Area of Consistency.

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

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

Applicant Response:

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. Permissive uses in NR-PO-B zones are advantageous to creating complete communities and protecting environmentally significant lands. (see attachment)

Allowable Uses for NR-PO-B compared to R-1D

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

Allowable Uses	R-1D	NR-PO-B
Museum		A
Community Garden	P	A
Equestrian Facility		P
General Agriculture		P
Nursery		A
Campground or Recreational Vehicle Park		A
Outdoor Vehicle Storage		A
Club or Event Facility		P
Self-Storage		A
Amphitheater		A
Farmers Market		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

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. Uses that would be allowed would have adequate protections to mitigate any harmful impacts from those uses.

The response to Criterion D is sufficient.

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

1. Have adequate capacity to serve the development made possible by the change of zone.

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

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

Applicant Response: The purposed zone map amendment is being justified based on the advantages it provides for the community rather than the location of the parcels on a major street.

Staff: The subject site(s) are not located on a major street. Kimmick Dr. NW is considered as a minor collector street. The response to Criterion F is sufficient.

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

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

Staff: The request is not based on the cost of land or economic consideration, but for 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. Criterion 6-7(G)(3)(h) The zone change does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone") unless the requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:

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

Applicant Response: The proposed NR-PO-B zoning for the La Cuentista 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.

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 could become more important in the future. Agency comments begin on p.30.

Neighborhood/Public

Notification requirements are found in 14-16-6, in the Procedures Table 6-1-1 and are further explained in 14-16-6-4(K), Public Notice. 9. The affected, registered neighborhood organizations are the Westside Coalition of Neighborhood Associations, Piedras Marcadas Neighborhood Association, Rancho Sereno Neighborhood Association, Taylor Ranch Neighborhood Association, Paradise Hills Civic Association, and Alban Hills Neighborhood. They were notified as required. Property owners within 100 feet of the subject site(s) were also notified as required.

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 were 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 35-acre site(s) located between Kimmick Dr. NW and Ridgeway Dr. NW (“the subject site”).

The subject site(s) are currently vacant and surrounded by low density residential uses and open space. It is zoned R-1D (Single-Family Residential extra-large lot). La Cuentista and Piedras Marcadas Canyon Open Space lie adjacent to subject site(s).

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 parcels as a Major Public Open Space.

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

The affected neighborhood organizations were notified as required and property owners within 100 feet of the subject site were also notified as required. A neighborhood meeting was held on April 25, 2022. Staff is not aware of any support or opposition as of this writing.

Staff recommends approval.

FINDINGS – RZ-2022-00024, June 19, 2022 – Zoning Map Amendment

1. The request is for a Zoning Map Amendment for an approximately 35-acre site(s) legally described as The northernly Portion of Tract D Correction Plat of the bulk land Plat of La Cuentista Subdivision (tracts A thru E); The south-westerly Portion of Tract D Correction Plat of the bulk land Plat of La Cuentista Subdivision (tracts A thru E); The southernly Portion of Tract D Correction Plat of the bulk land Plat of La Cuentista Subdivision (tracts A thru E); The south-westerly Portion of Tract E-1 Plat of Tracts E-1 Thru E-5 La Cuentista Subdivision (A Replat of Tract E of the Corrected Plat of the bulk land Plat of La Cuentista Subdivision); The south-easterly Portion of Tract E-1 Plat of Tracts E-1 Thru E-5 La Cuentista Subdivision (A Replat of Tract E of the Corrected Plat of the bulk land Plat of La Cuentista Subdivision), located between Kimmick Dr. NW and Ridgeway Dr. NW (“the subject site”).
2. The subject site(s) are currently vacant and surrounded by low density residential uses and open space. It is zoned R-1D (Single-Family Residential extra-large lot). La Cuentista and Piedras Marcadas Canyon Open Space lie adjacent to subject site(s).
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 Major Public Open Space Facilities Plan (MPOS Plan), and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
6. The request furthers the following, applicable goals and policies from Comprehensive Plan Chapter 4: Community Identity:

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

The subject site(s) are within La Cuentista Subdivision that could be considered distinct because it is adjacent to the La Cuentista Open Space. The request to NR-PO-B is to not only reflect the City’s ownership, but to protect the natural characteristics of the landscape and to preserve the areas for public recreation and use. This request would be consistent with the surrounding Open Space zone districts and distinct character of the surrounding land.

- B. 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 the distinct identity of the La Cuentista Subdivision and surrounding Open Space by preserving the subject site as a MPOS. The subject site(s) are adjacent to La Cuentista and Piedras Marcadas Canyon Open space, and residential developments to the east and west. The subject site(s) would expand to the existing open

space and provide the surrounding community with a sense of place by not only preserving, but adding 35 acres to the land as MPOS.

- C. Policy 4.1.4(c): Support improvements that protect stable, thriving residential neighborhoods and enhance their attractiveness.

The request would protect the long-term health and vitality of the community by preserving the subject site as MPOS, remaining consistent with the adjacent Open Space. Based on one of the conditions for the Bulk Land Variance: The Variance will not permit, encourage or make possible undesired development in the 100-year floodplain; therefore, the request would protect and stabilize the attractiveness of the neighborhood.

- D. 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(s) are within the Northwest Mesa CPA, which is described by the Comp Plan as being characterized by its proximity to the Petroglyph National Monument, and Rio Grande. The request would protect the natural and cultural characteristics of the subject site(s) that contribute to the surrounding residential community and adjacent to La Cuentista and Piedras Marcadas Canyon open Space.

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

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

The subject site(s) are currently surrounded by existing open space- La Cuentista and Piedras Marcadas Canyon. Adding 35 acres to the existing open space network would foster the La Cuentista Subdivision community with more access to public open space where residents can live, learn and play together.

- B. 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(s) are 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 La Cuentista and Piedras Marcadas Canyon Open Space. The use of land would be efficient and support the existing open space network to support the public good.

- C. 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(s) to become part of the City's network of Open Spaces, therefore creating and expanding more opportunities for the conservation of natural resources. The request would provide access to an additional Open Space area alongside the existing La Cuentista and Piedras Marcadas Canyon Open Space and provide the opportunity for education, recreation, cultural activities in a publicly owned MPOS in the Northwest

Mesa. The request would allow the neighboring parcels of land to remain consistent with the existing open space that currently surrounds them.

- D. 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(s) to remain consistent in respect to the characteristics and zoning to the existing adjacent open space properties.

- 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 La Cuentista Subdivision a single-family neighborhood, by adding the subject properties to the City's publicly owned network of Open Space. The surrounding neighborhood La Cuentista Subdivision consists of low-density residential lots and is not located within a corridor or centers. There is existing Major Public Open space adjacent to the subject site(s).

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

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

The subject site(s) are located in the Volcano Mesa Character Protection Overlay Zone and the Northwest Mesa Escarpment View Protection Overlay Zone. The request would preserve the natural features and cultural landscape as well as enhance and leverage the subject site(s) as an accessible 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(s) are adjacent to La Cuentista and Piedras Marcadas Canyon Open Space and are recognized as a natural amenity to the surrounding community. The request would preserve natural resources and would expand 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(s) are adjacent to existing open space. The request would expand to La Cuentista and Piedras Marcadas Canyon Open space network allowing the opportunity to provide access to the existing open space network.

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

The request to NR-PO-B is categorized as a Major Public Open Space. The request will enhance the quality of life for residents within the surrounding neighborhood, by preserving the natural landscape. The request would be accessible to the community, provide opportunities for outdoor education from the neighboring Chamiza Elementary School, recreation, and cultural activities.

- D. 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.

- E. 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 request would reflect the subject site(s) as Major Public Open Space which would be maintained by the City of Albuquerque. Acquiring these parcels would conserve natural resources and protect the existing open space.

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

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

The subject site(s) are located in the Volcano Mesa Character Protection Overlay Zone, and located in the Northwest Mesa which is characterized by its proximity to the volcanoes and volcanic Northwest Mesa Escarpment that overlooks the river and mountains. The site(s) would enhance the area by protecting the cultural landscapes and retaining the identity of the overlay zone.

- B. 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 Petroglyphs have cultural significance to the surrounding neighborhood due to its historical characteristics and natural features. The subject site(s) would preserve and enhance the cultural landscapes by matching the existing zoning NR-PO-B (La Cuentista and Piedra Marcadas Canyon Open Space), which would contribute to the identity of the neighborhood. Previous conditions on the site deter any undesired development to occur, therefore making the request for Open Space use complementary

- C. 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.

The subject site(s) would regulate development and protect the Petroglyphs by regulating the land as NR-PO-B adding more land to the open space network that currently surrounds La Cuentista Subdivision. Other measures such as the character protection overlay zone and view protection overlays also help regulate development.

- D. Policy 11.3.6- Volcano Mesa sub policy (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.

The subject site(s) would connect to surrounding existing major public open space network which would add approximately 35 more acres of land, thus preserving and expanding the wildlife corridors and encourage active living.

11. The request furthers the following goals and policies from comprehensive Plan Chapter 13: Resilience & 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 Major Public Open Space, therefore ensuring that the subject site(s) remain dedicated to enhancing natural resources, habitats for wildlife and the ecosystem for the existing La Cuentista and Piedras Marcadas Canyon Open Space.

- 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 would protect the site(s) by correctly identifying the parcels as Major Public Open Space and expanding the existing open space that currently surrounds the subject site(s).

- C. Policy 13.5.2- Healthful Development: Encourage public investments and private development that enhance community health.

The request would provide additional access to Open Space within an existing residential community and adjacent to La Cuentista and Piedras Marcadas Canyon Open Space, therefore continuing to enhance the health of the surrounding community.

12. The request furthers the following policies from the MPOS Facility Plan Planning section:

Policy B.1 (d)- Conserve archaeological and cultural resources including petroglyphs, pueblo sites, historic resources and sites sacred to Native Americans.

The request would conserve the subject site as Major Public Open Space, which is adjacent to the Petroglyph Nation Monument; an archeological and cultural resource. The NR-PO-B zone designation protects the Petroglyph National Monument from further development of residential subdivisions, which can have an impact on the petroglyph landscape.

13. 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, 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.
 - 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 this criterion does not apply.
 - D. Criterion D: The applicant compared allowable uses in the existing R-1D zone district and the proposed NR-PO-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. Uses that would be allowed would have adequate protections to mitigate any harmful impacts from those uses.
 - 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. Kimmick Dr. NW is considered a minor collector street.
 - 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 properties.
14. 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.

15. The affected neighborhood organizations are the Westside Coalition of Neighborhood Associations, Piedras Marcadas Neighborhood Association, Rancho Sereno Neighborhood Association, Taylor Ranch Neighborhood Association, Paradise Hills Civic Association, and Alban Hills Neighborhood Association, which were notified as required. Property owners within 100 feet of the subject site were also notified as required.
16. 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.
17. As of this writing, Staff has not been conTracted and is unaware of any opposition.

RECOMMENDATION - RZ-2022-000024, June 16, 2022

APPROVAL of Project #: 2022-006906, Case #: RZ-2022-00024, a zone change from R-1D to NR-PO-B, The northernly Portion of Tract D Correction Plat of the bulk land Plat of La Cuentista Subdivision (tracts A thru E); The south-westerly Portion of Tract D Correction Plat of the bulk land Plat of La Cuentista Subdivision (tracts A thru E); The southernly Portion of Tract D Correction Plat of the bulk land Plat of La Cuentista Subdivision (tracts A thru E); The south-westerly Portion of Tract E-1 Plat of Tracts E-1 Thru E-5 La Cuentista Subdivision (A Replat of Tract E of the Corrected Plat of the bulk land Plat of La Cuentista Subdivision); and The south-easterly Portion of Tract E-1 Plat of Tracts E-1 Thru E-5 La Cuentista Subdivision (A Replat of Tract E of the Corrected Plat of the bulk land Plat of La Cuentista Subdivision), located between Kimmick Dr. NW and Ridgeway Dr. NW, based on the preceding Findings.

Leroy Duarte

**Leroy Duarte
Current Planner**

Notice of Decision CC list:

La Cuentista Subdivision Unit 1 HOA Incorporated, Gary Illingworth, gillingworth@hoamco.com
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Legal, dking@cabq.gov
EPC file

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning / Code Enforcement

No adverse comments

Long Range Planning

Metropolitan Redevelopment

No adverse comments

Transportation Development Review Services

No adverse comments.

CITY ENGINEER

Hydrology

Transportation Development Services

No adverse comments

MUNICIPAL DEVELOPMENT DEPARTMENT (DMD) TRANSPORTATION

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

POLICE DEPARTMENT/PLANNING

No adverse comments

SOLID WASTE MANAGEMENT DEPARTMENT

Project # PR-2022-006906 RZ-2022-00024– Zoning Map Amendment (Zone Change - La Cuentista) -
- 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).

TRANSIT DEPARTMENT

The site is very remote from current ABQ RIDE services.

PARKS AND RECREATION

ABC WATER UTILITY AUTHORITY (ABCWUA)

PR-2022-006906 / RZ-2022-00024

1. No objections to rezoning from residential to open space.
2. This area has a limit on available sanitary sewer capacity. The rezone to open space may provide some relief the demands on the existing sanitary sewer lines in the immediate vicinity.
3. 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

Project #2022-006906

EPC Description: RZ-2022-00024—Zoning Map Amendment (Zone Change—La Cuentista).

Site Information: La Cuentista Subdivision, Tracts D and E-1.

Site Location: South of Rosa Parks Rd., east of Kimmick Dr., west and north of the escarpment.

Request Description: Request for a zone change from R-1D (Residential—Single Family) to NR-PO-B (Non-Residential—Parks and Open Space—Major Public Open Space).

APS Comment: Location is less than one-tenth of one mile from Chamiza Elementary School.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)

No adverse comments.

COUNTY OF BERNALILLO

No adverse comments.

MID-REGION COUNCIL OF GOVERNMENTS (MRCOG)

PR-2022-006906

MRMPO has no adverse comment. For informational purposes:

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

MID-REGION METROPOLITAN PLANNING ORGANIZATION(MRMPO)

MRMPO has no adverse comments.

PUBLIC SERVICE COMPANY OF NEW MEXICO

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT
PNM COMPANY***

There are PNM facilities abutting the site and/or in easements along the north, west, and northeastern edge of and within the southwest portion of the site.

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

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

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

The applicant should contract 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 contract PNM as soon as possible at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.

***PETROGLYPH NATIONAL MONUMENT
AVIATION DEPARTMENT
KIRTLAND AIR FORCE BASE***



Figure 1: Sign posting looking east from Kimmick Dr. NW to the subject site.



Figure 2: Second sign posting looking east from Kimmick Dr. NW to the subject site.



Figure 3: Looking north at subject site



Figure 4: Looking south at subject site.



Figure 4: Looking east at subject site.

HISTORY

WILSON
& COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000
SHEET 1 OF 2



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 19, 2009

Project# 1007912

09DRB-70253 BULK LAND VARIANCE
09DRB-70254 VACATION OF PUBLIC EASEMENT
09DRB-70255 - PRELIMINARY/ FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for STANLEY L DIAMOND request(s) the referenced/ above action(s) for all or a portion of Tract(s) E, **THE CORRECTION PLAT OF THE BULK LAND PLAT OF LA CUENTISTA** zoned R-1, located on the south side of ROSA PARK RD NW between KIMMICK DR NW and CALLE NORTENA NW containing approximately 71.2609 acre(s). (C-11 & D-11)

At the August 19, 2009 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance.

(A)(1) The public easement vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) The public welfare is in no way served by retaining the public easements.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

The bulk land variance was approved. The preliminary/final plat was approved with delegation to Planning for clarification that blanket sanitary sewer easement is for the benefit of Tract E-1, to record and for AGIS DXF file.

If you wish to appeal this decision, you must do so by September 3, 2009 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal.

Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

A handwritten signature in black ink, appearing to read "Jack Cloud", is written over a horizontal line.

Jack Cloud, AICP, DRB Chair

Cc: Stanley L. Diamond – 21 Vista Valle Circle – Lamy, NM 87540

Cc: Kristine Susco – Wilson and Company – 4900 Lang Av. NE – Albuquerque, NM 87109

Scott Howell

Marilyn Maldonado

File



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 18, 2016

Project# 1000922

16DRB-70142 BULK LAND VARIANCE

16DRB-70143 PRELIMINARY PLAT

WILSON & COMPANY agents for ELK HAVEN LLC and FRANCES PAVICH LLC request the referenced/ above actions for Tract B, **LA CUENTISTA SUBDIVISION** zoned SU-2/ VCUR, located on the north side of ROSA PARKS RD NW between URRACA ST NW and CALLE PLATA NW containing approximately 60 acres. (C-10)
)[Deferred from 5/11/16]

At the May 18, 2016 Development Review Board meeting, the preliminary plat was approved. The final plat was deferred to planning for AMAFCA signature and for utility companies signatures. the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

BULK LAND VARIANCE:

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.
2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.
3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.
4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

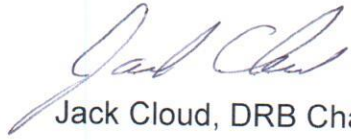
If you wish to appeal this decision, you must do so by June 2, 2016 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

A handwritten signature in blue ink, appearing to read "Jack Cloud", is positioned above the printed name.

Jack Cloud, DRB Chair

Cc:

EXISTING ZONING

Please refer to IDO Section 14-16-2-3(B) for the R-1D Zone District

PROPOSED ZONING

Please refer to IDO Section 14-16-2-5(F) for the NR-PO-B 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): C-11 and D-11	Existing Zoning: R-1D		Proposed Zoning: NR-PO-B
# of Existing Lots: 5	# of Proposed Lots: 5		Total Area of Site (acres): ~35 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:

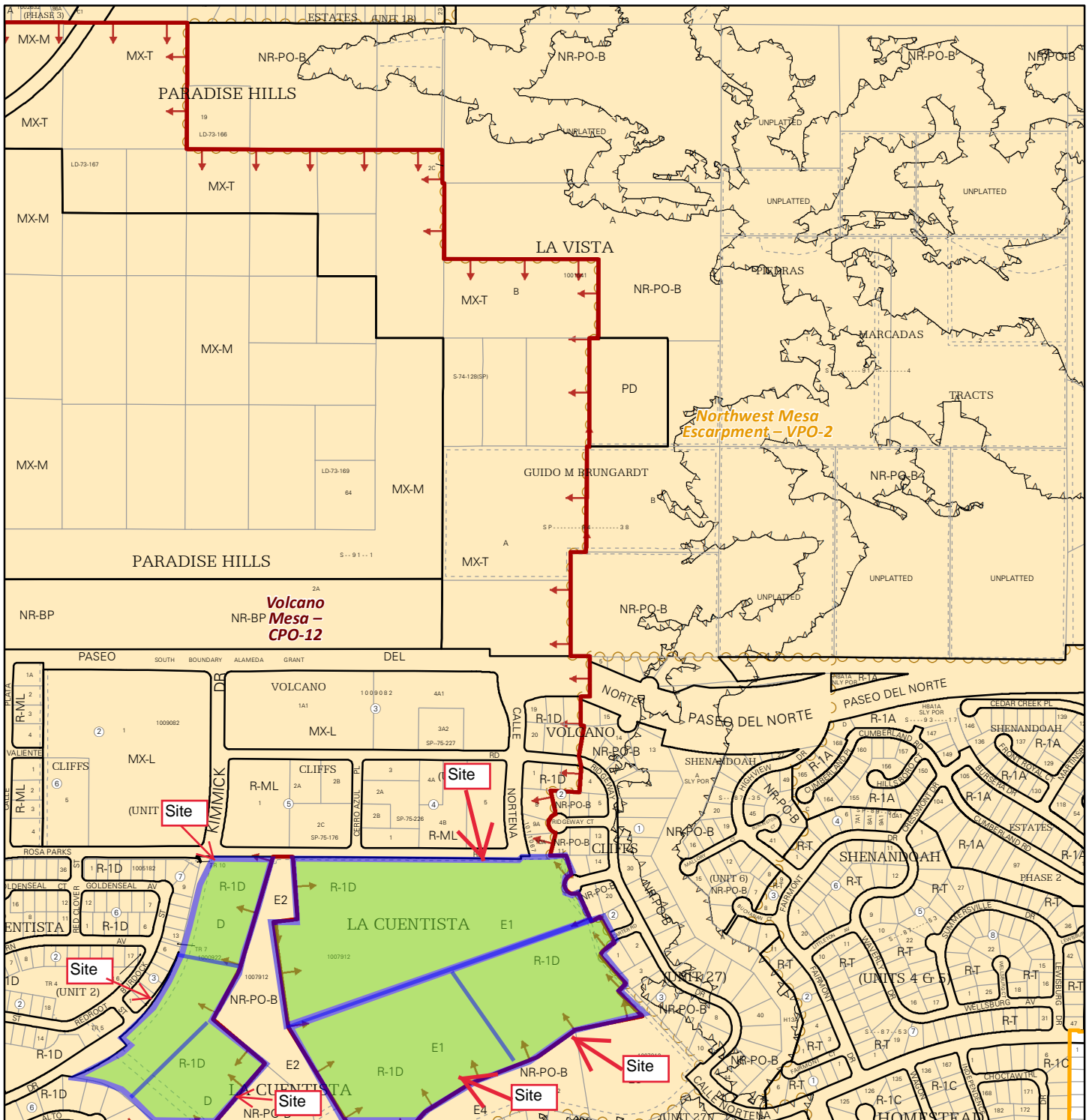
SE'LY PORT OF TR E-1 PLAT OF TRS E-1 THRU E-5 LA CUENTISTA SUBD: 101106425201530605

SW'LY PORT OF TR E-1 PLAT OF TRS E-1 THRU E-5 LA CUENTISTA SUBD: 101106317750520404

S'LY PORT OF TR D CORRECTION PLAT OF THE BULK LAND OF LACUENTISTA SUBD:
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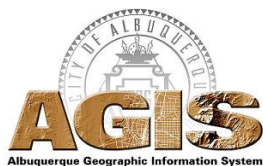
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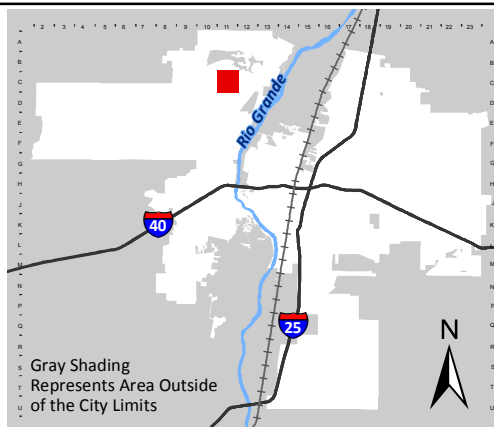


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

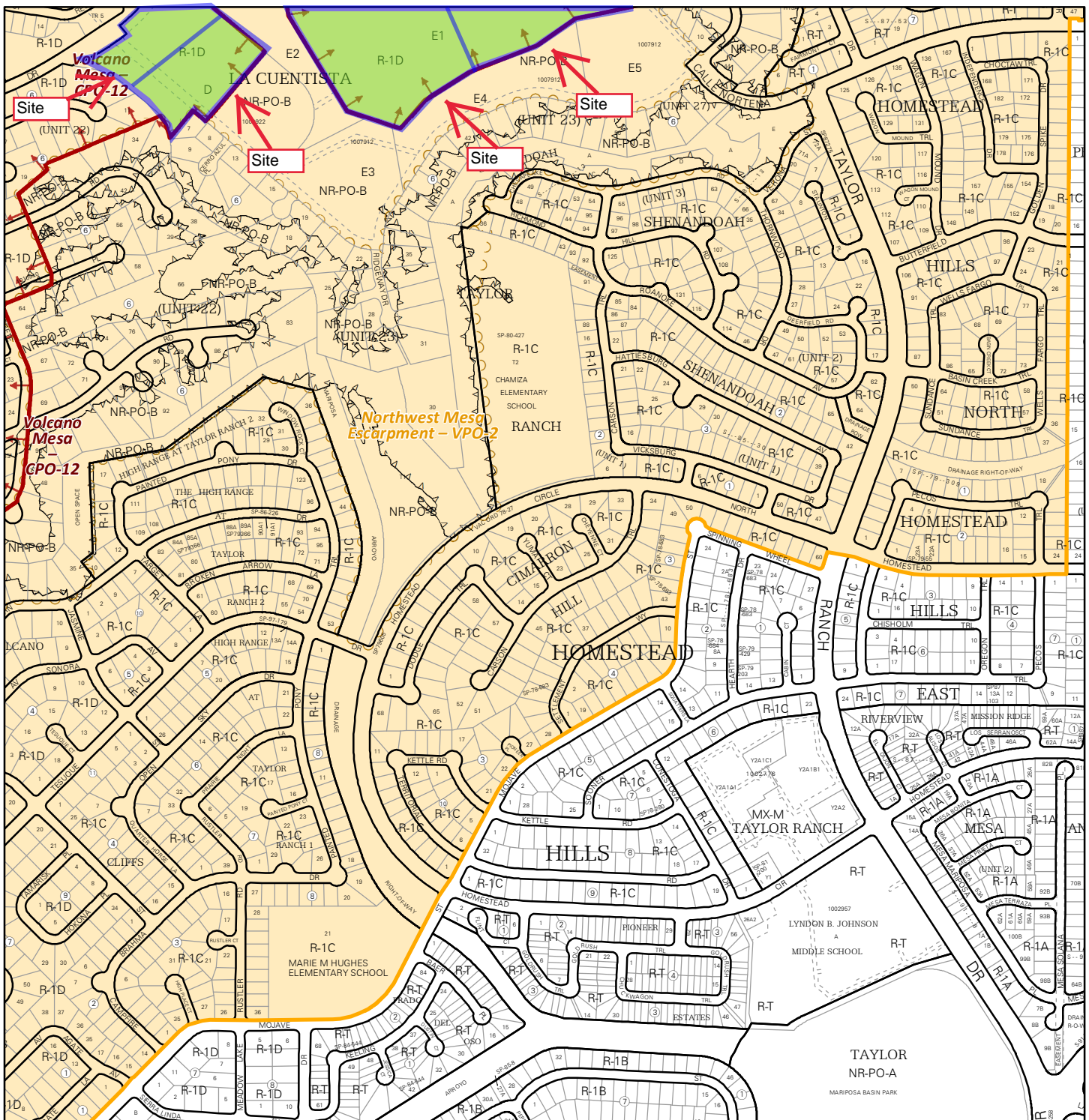


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



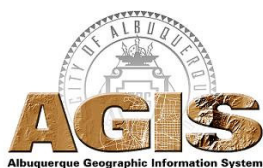
Zone Atlas Page:
C-11-Z

- Easement
 - Escarpment
 - Petroglyph National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- 0 250 500 1,000 Feet

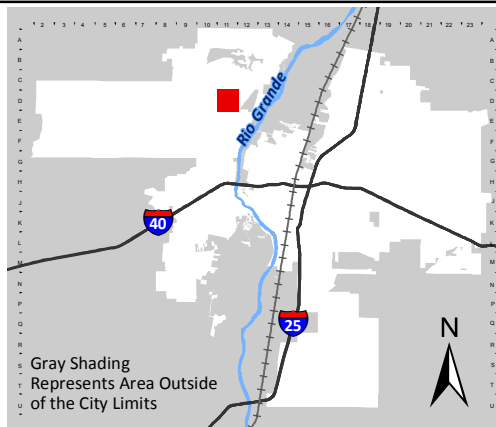


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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-11-Z

- Easement
 - Escarpment
 - Petroglyph National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- Gray Shading
Represents Area Outside
of the City Limits
- 0 250 500 1,000 Feet

PRE-APPLICATION MEETING NOTES

PA#: 22-056 Notes Provided (date): 3-14-22

Site Address and/or Location: ROSA PARKS RD NW, ALBUQUERQUE 87120 - TRACT D CORRECTION PLAT OF THE BULK LAND PLAT OF LA CUENTISTA SUBD & TR E-1 PLAT OF TRS E-1 THRU E-5 LA CUENTISTA SUBD (A REPL OF TR E OF THE CORR PLAT OF THE BULK LAND PLAT OF LA CUENTISTA SUBD)

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 Zoning Map Amendment from R-1D to NR-PO-B for tracts 1 and F to reflect ownership and management by City open space division

Basic Site Information

Current Use(s): Vacant

Size (acreage): Approximately 51 acres

Zoning: R-1D

Overlay Zone(s): CPO 13 & VPO 2

Comprehensive Plan Designations

Development Area: Consistency

Corridor(s): N/A

Center: N/A

Near Major Public Open Space (MPOS)?: **Yes, the site is in La Cuentista Open Space & near Piedras Marcadas Canyon**

Integrated Development Ordinance (IDO)

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

Proposed Use(s): City Owned Park, Zone Change to NR-PO-B

Use Specific Standards: 4-3(C)(7)(b) NR-PO-B

Applicable Definition(s): **Major Public Open Space**

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

Parks and Open Space

All City-owned or managed parks, trails, and Major Public Open Space shall be maintained per City Parks and Recreation standards. Privately-owned parks, trails, and/or open spaces shall be maintained by the property owner (often a homeowner's association) to minimize safety hazards. These areas are subject to Article 9-8 of ROA 1994 (Weeds, Litter, and Snow).

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:

Process

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

Specific Procedure(s)*: Zoning Map Amendment-EPC

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

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

Handouts Provided

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

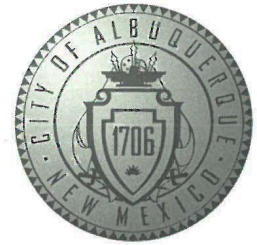
If you have additional questions, please contact Staff at planningprt@cabq.gov or at (505) 924-3860. Please include the PA# with your inquiry.

Additional Notes:

What impact will the ZC have on existing MX-L and RM-L properties?

Please review 5-2(K)(2) Lots Adjacent to Major Public Open Space

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

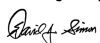
NM 87103

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: C11, D11 DRB#: _____ EPC#: _____ Work Order#: _____

Legal Description: TR E-1, TR D La Cuentista Subdivision

City Address: _____

Applicant: Consensus Planning Contact: _____

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

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

Development Information

Build out/Implementation Year: _____ Current/Proposed Zoning: Current R-1D, Proposed NR-PO-B

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

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

Describe development and Uses:

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

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

Facility

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

Number of Residential Units: n/a

Number of Commercial Units: n/a

Traffic Considerations

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

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

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

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

Driveway(s) Located on: Street Name

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

Street Name Posted Speed

Roadway Information (adjacent to site)

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

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

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

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

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

Is site within 660 feet of Premium Transit?: yes

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

Current/Proposed Sidewalk Infrastructure: n/a

Relevant Web-sites for Filling out Roadway Information:

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

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

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

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

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

TIS Determination

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

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

Thresholds Met? Yes [] No ☒

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

Notes:

M.P. P.E.

TRAFFIC ENGINEER

2/25/2022

DATE

Submittal

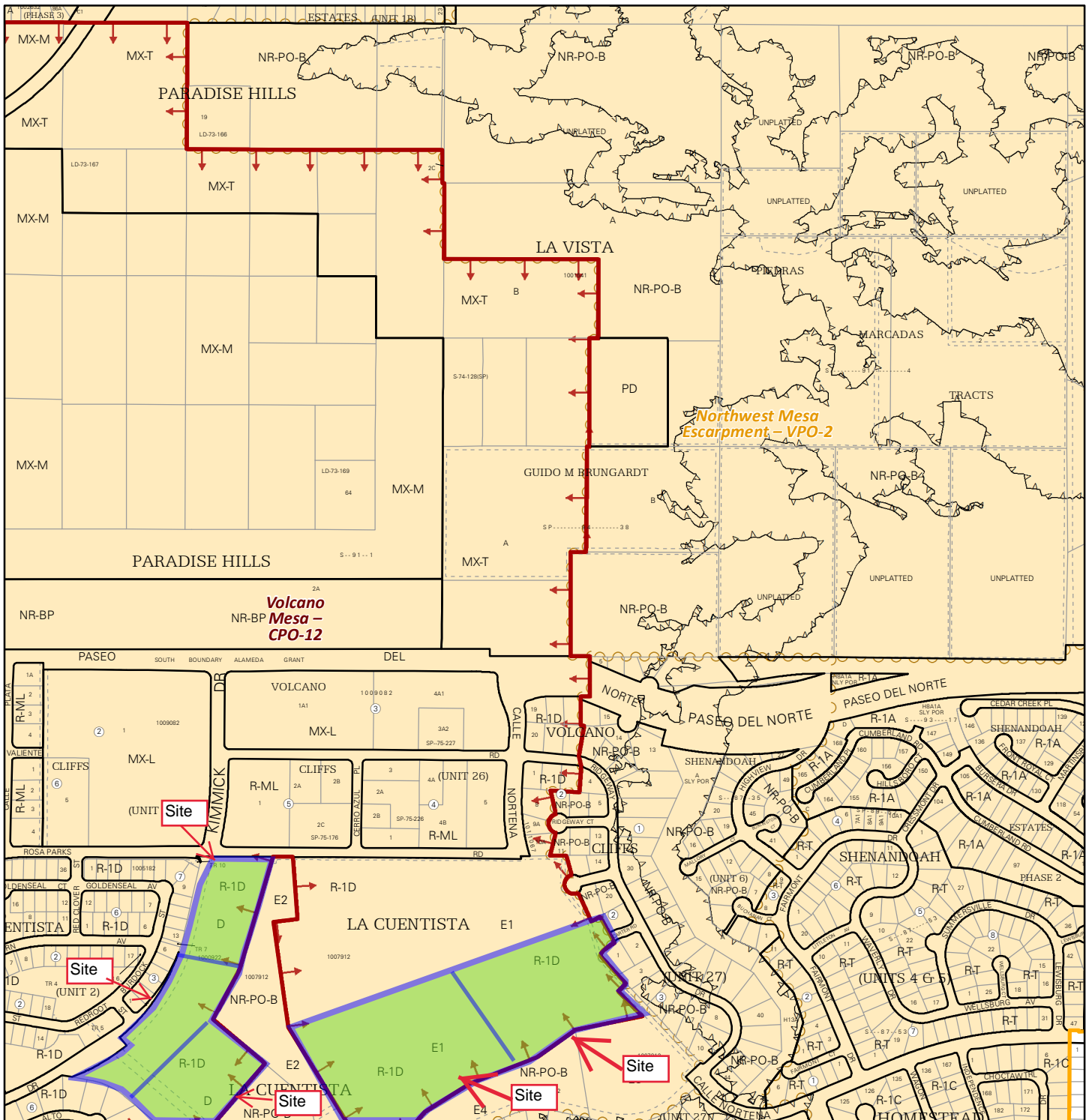
The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

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

Site Plan/Traffic Scoping Checklist

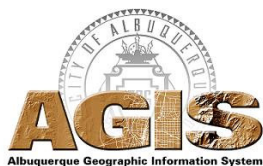
Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

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

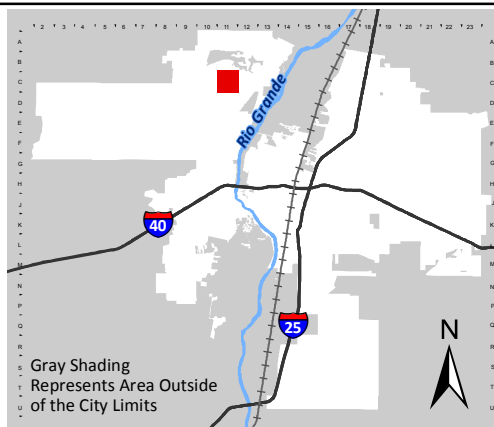


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



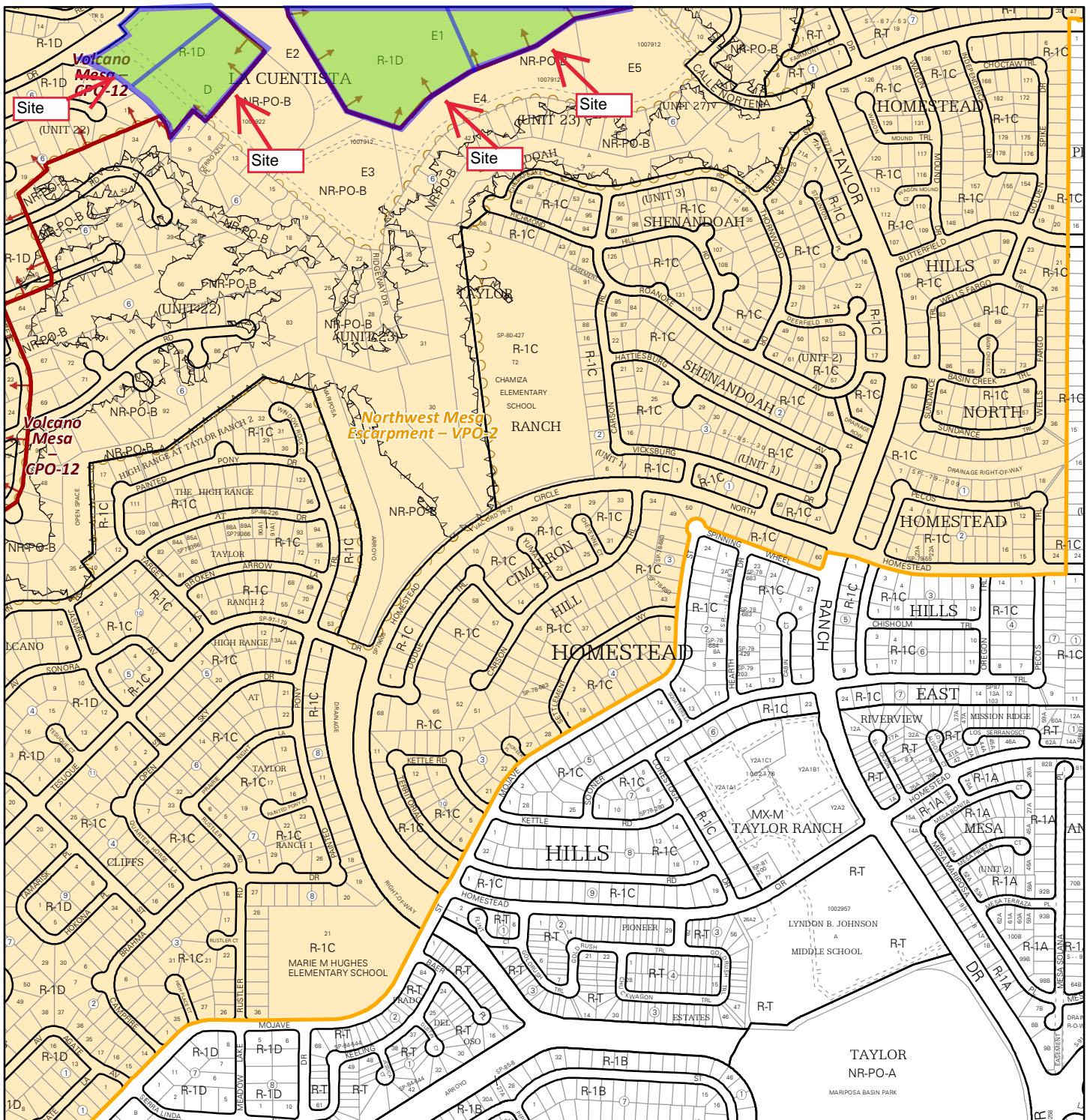
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page: C-11-Z

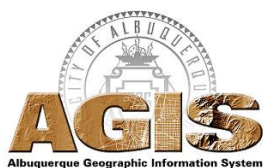
- Easement
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone
- Escarpment

0 250 500 1,000 Feet

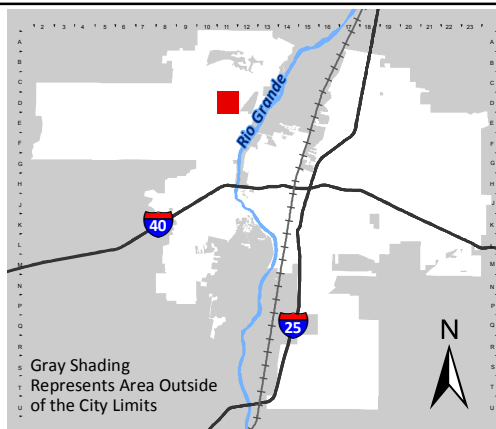


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IDO Zone Atlas May 2018



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Zone Atlas Page:
D-11-Z

- Easement
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- 0 250 500 1,000 Feet



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

Dear Mr. Chairman:

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

The purpose of this letter is to justify our request for NR-PO-B Zoning Map Amendment – EPC for five parcels totaling approximately 35 acres. The parcels are legally described as;

1. N'LY PORT OF TRACT D CORRECTION PLAT OF THE BULK LAND PLAT OF LA CUENTISTA SUBD (TRS A THRU E) CONT 5.0006 +/- AC 9 (UPC: 101106408506130604)
2. SW'LY PORT OF TR D CORRECTION PLAT OF THE BULK LAND OF LA CUENTISTA SUBD (TRS A THRU E) CONT 5.0000 AC (UPC: 101106407101630601)
3. S'LY PORT OF TR D CORRECTION PLAT OF THE BULK LAND OF LACUENTISTA SUBD (TRS A THRU E) CONT 5.0394 AC (UPC: 101106307549520405)
4. SW'LY PORT OF TR E-1 PLAT OF TRS E-1 THRU E-5 LA CUENTISTA SUBD (A REPL OF TR E OF THE CORR PLAT OF THE BULK LAND PLAT OF LA CUENTISTA SUBD) CONT 10.3664 +/- AC (UPC: 101106317750520404)
5. SE'LY PORT OF TR E-1 PLAT OF TRS E-1 THRU E-5 LA CUENTISTA SUBD (A REPL OF TR E OF THE CORR PLAT OF THE BULK LAND PLAT OF LA CUENTISTA SUBD) CONT 10.0018 +/- AC (UPC: 101106425201530605)

These parcels are currently zoned R-1D. The request is to rezone all of the properties 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-1D Proposed Zone Designation: NR-PO-B Size of Site: 35.41 (5 separate parcels) Current Condition: Vacant lots Surrounding Conditions: Residential housing, Chamiza Elementary School, Petroglyph National Monument (Piedras Marcadas Canyon) City Development Area: Consistency Community Planning Area: Northwest Mesa Boundary Streets: Rosa Parks Road NW, Kimmick Drive NW, Pinos Verde Road NW, Ridgeway Drive NW</p>	<p>The La Cuentista site is currently zoned R-1D (Residential Single-Family Extra Large Lot) which allows for single-family detached homes. The site is bound by Rosa Parks Road NW, Kimmick Drive NW, Pinos Verde Road NW, and Ridgeway Drive NW. All the parcels for the La Cuentista site are vacant and undeveloped. The northern portion of the parcels closest to Rosa Parks Drive NW is located within ¼ mile of the Volcano Heights Urban Center. The site is not located in a Major or Main Street Transit Corridor. The nearest Major Transit Corridor is Golf Course Road NW which is nearly a mile away from the site. The parcels are located in the Northwest Mesa Community Planning Area in addition to being located in an Area of Consistency as designated by the ABC Comprehensive Plan.</p>

TABLE 2. La Cuentista Surrounding Zoning & Land Use

NORTH	R-ML, MX-L, MX-M, R-1D	Vacant land
SOUTH	NR-PO-B, R-1C	Major Public Open Space, residential single-family
EAST	NR-PO-B, R-1D	Major Public Open Space, residential single-family
WEST	R-1B, NR-PO-C, R-1D	Residential single-family, non-city parks and open space



THE REQUEST

The applicant, the City of Albuquerque seeks a Zone Map Amendment for approximately 35 acres of land consisting of five parcels. The request is to change the current zoning to NR-PO-B to reflect the correct ownership and management of these spaces.

SITE HISTORY

Historic aerial imagery shows the area is and previously has remained vacant. There is a DRB case with project number 1007912 with a proposed plat of Tracts E-1 thru E-5 for the La Cuentista Subdivision. Project 1007912 included Tract E-1 which is part of this zone map amendment request but there is no documentation of an approved site plan.

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. 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 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 community.

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 suburban communities 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 in line with and helps to preserve the distinct characteristics of the 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.

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 spaces.

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 35 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 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 35 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 35 acres of land in an Area of Consistency near the Volcano Cliffs community which is near-natural geological features such as the Piedras Marcadas Canyon and the Petroglyph National Monument. This action will help to reinforce the character of the area while encouraging development in Areas of Change.

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 adding approximately 35 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 situated in.

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 Major Public Open Space area that is near significant geological, cultural, and historical places thereby preserving these spaces for community use. La Cuentista is within the Northwest Mesa Escarpment View Protection Overlay



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

POLICY 8.1.4 Leverage Assets: Enhance and market the region's unique characteristics internally and to outside businesses and individuals in order to compete with other regions.

Applicant Response: This zone map amendment enhances the region's unique characteristics in order to enhance the quality of life of residents and incentivize tourism by preserving Open Space lands contiguous to or near significant geological features like the Petroglyph National Monument and the Piedras Marcadas Canyon.

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 add approximately 35 acres of land to the existing Major Public Open Space network 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 35 acres of land to reflect its part of the existing Open Space network. The site is located near residential neighborhoods which helps to increase the neighborhood'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 and increase the community's connection to nature.

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 correctly zoning lands near the Petroglyph National Monument and the Piedras Marcadas Canyon .

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 La Cuentista parcels are culturally and environmentally significant as they help to preserve natural landscapes as part of the Petroglyph National Monument, specifically the Piedras Marcada Canyon Open Space; therefore, this zone map amendment seeks to provide the appropriate zone for these City owned, significant lands.

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. The La Cuentista Parcels are contiguous to the Piedras Marcadas Canyon which is part of the Petroglyph National Monument. This zone map amendment request seeks to correctly zone the La Cuentista 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 La Cuentista parcels by seeking to correctly zone them as NR-PO-B which ultimately contributes 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 that is contiguous to the National 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 sites are creating an extension to the existing contiguous Open Space areas and increasing the wildlife habitat thereby minimizing roadways and other urban forms 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 correctly zoning 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 correctly zoning 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. The La Cuentista 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.

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 La Cuentista 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.

Figure 1. Allowable Uses for NR-PO-B compared to R-1D

A=Permissive Accessory T= Temporary CA=Conditional Accessory

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

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

Allowable Uses	R-1D	NR-PO-B
Museum		A
Community Garden	P	A
Equestrian Facility		P
General Agriculture		P
Nursery		A
Campground or Recreational Vehicle Park		A
Outdoor Vehicle Storage		A
Club or Event Facility		P
Self-Storage		A
Amphitheater		A
Farmers Market		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

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 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.

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

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

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.

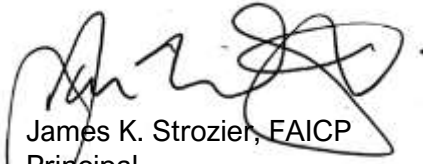
Applicant Response: The proposed NR-PO-B zoning for the La Cuentista parcels is contiguous to or near existing Open Space which will not create a "spot zone" in these areas. Changing the current zone to NR-PO-B allows for the preservation of sensitive lands that are in or near the Petroglyph National Monument.

Conclusion: The requested zone change to NR-PO-B for the five 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



Major Public Open Space ZMA Memorandum

To: Ms. Catalina Lehner, Principal Planner

From: Jim Strozier, Consensus Planning, Inc. 

Date: June 7, 2022

Re: ZMA Criterion D and Major Public Open Space Facility Plan Review

The purpose of this memorandum is to respond to staff's questions and provide supplemental response to the IDO ZMA EPC Criterion (d) as follows:

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

Applicant Response: 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.

Major Public Open Space Facility Plan Overview: Open Space is defined by the Major Public Open Space Facility Plan as relatively undeveloped City or County owned land dedicated to conservation, preservation, outdoor education, and low impact recreation. The Major Public Open Space Network is intended by the corresponding MPOS Facility Plan to provide relief from urbanization and offer opportunities for education, recreation, cultural activities, and conservation of natural resources. This memo outlines the applicable policies and plans that guide the development of MPOS (Major Public Open Space) and provide supplemental information regarding the different types of MPOS.

Guiding Plans:

Area Plans, Facility Plans, Sector Development Plans, and Corridor Plans, which are now incorporated into the IDO, establish more specific policies for geographic areas and for particular types of facilities all of which can have policies related to the MPOS Network. In addition to these plans, numerous

ordinances affect and regulate the operation of the MPOS Program including but not limited to the *City of Albuquerque Open Space Management Ordinance*, the *Bernalillo County Open Space Management Ordinance*, and the *Open Space Advisory Board*. There are several federal regulations that the MPOS Program must comply with, including but not limited to the *Land and Water Conservation Fund Act of 1965*, the *National Environmental Policy Act of 1969*, and the *National Recreation Public Purposes Act*. The MPOS Program must comply with several state regulations including the *Cultural Properties Act*, *Chapter 16 of NM State Acts, Parks, Recreation and Fairs*, and *Chapter 17 of NM State Acts Game and Fish*.

Types of Major Public Open Space:

1. *Open Space Preserve*: an area set aside for its exceptional natural, cultural, or scenic value. Resources are fragile and protection is the primary management objective.
2. *Protected Undeveloped Open Space*: Significant undeveloped or conserved area with outstanding natural features or scenic qualities suitable for low impact recreational activities with no substantial facilities or improvements.
3. *Open Space Facility*: Land area with outstanding natural features and outdoor recreation opportunities. Some active recreational activities are appropriate along with facilities to support compatible uses within MPOS (5 classes of facilities).
4. *Open Space Trail*: A linear corridor within MPOS or linking MPOS to other facilities. Open Space trails include MPOS arroyos and MPOS links.
5. *Special Use Area*: Parcels within the MPOS Network that serves a unique function and is developed with facilities that are unique in the Parks Open Space and Trails (POST) Network. These facilities contribute to the inventory of recreation opportunities in the metropolitan area but are not commonly found in the MPOS Network.
6. *Asset Lands*: Parcels that are suitable for revenue-producing facilities. These properties may or may not serve MPOS purposes. Asset lands are not part of the MPOS Network but are managed by the Open Space Division.
7. *Land Bank*: Parcels that generally do not serve a MPOS purpose but are intended for sale or trade. These lands are not part of the MPOS Network.

Planning Process:

Policy A.1.A: Resource Management Plans and Master Development Plans shall designate types of MPOS for all land within their boundaries. Parcels enter the Network as Protected Undeveloped Open Space.

Policy A.2.A: A planning process shall be established to ensure the implementation and protection of all the functions identified in the ABC Comp Plan and the MPOS Facility Plan.

There are two types of planning for the MPOS Network—(a) acquisition and evaluation, and (b) management of holdings.

Resource Management Plans have been completed for Los Poblanos and Rio Grande Bosque but are needed for the remaining Open Space areas. The purpose of these plans is to:

- a) identify land use, access points, facility locations, and areas to be monitored,
- b) establish policies for resource management,
- c) classify the parcels,

- d) and evaluate impacts of proposed development within the MPOS Network.

Master Development Plans shall be prepared for MPOS contiguous parcels of 100 acres or more that are not covered by the Resource Management plans. The purpose of these plans are to:

- a) identify land use, access points, facility locations,
- b) inventory visual, cultural, archeological and ecosystem resources,
- c) classify areas by MPOS type,
- d) establish areas to be monitored,
- e) develop policies for resource management,
- f) and evaluate impacts of proposed development within the MPOS Network.

Public Involvement:

Policy A.2.G: Public involvement shall occur throughout the planning process. Land use and facility planning shall be done in consultation with adjacent landowners and community planning area partnerships. At a minimum, public meetings will be held at points of initial scoping, draft report and final draft of Resource Management, Master Plans, and site plans for conditional uses. Minimum notification for these meetings shall be:

- a) Posting at major entrances to the site,
- b) legal published notice in local newspaper,
- c) written notification to the parks, open space, and trails community planner,
- d) a certified mailing to recognized City and County neighborhood associations, and
- e) a mailing to persons attending previous meetings for a plan.

West Side Open Space:

Policy B.1: West Side Open Space lands shall be acquired and managed to promote the purposes of MPOS as stated in the Comp Plan and Facility plan for arroyos with the following subgoals:

- a) Conserve natural resources and environmental features.
- b) Provide opportunities for outdoor education and recreation including trails for a variety of users; archeological, biological, and geological based environmental education.
- c) Shape urban form by providing a development-free visual western edge for Albuquerque formed by volcanoes and basaltic escarpment and Atrisco terrace.
- d) Conserve archaeological and cultural resources including petroglyphs, pueblo sites, historic resources, and sites sacred to Native Americans.
- e) Provide trail corridors.
- f) Protect the public from natural hazards including flooding, steep slopes, unstable soils, headward erosion, and rock slides.

Policy B.2: The Open Space Division shall develop a master plan for West Mesa Open Space adjacent to Petroglyph National Monument prior to expansion/modification of existing facilities and/or construction of new facilities.

Policy B.4: Planning for West Mesa Open Space should be conducted in coordination with community planning areas: Westside, Southwest Mesa, and South Valley.

Policy C.1: Land uses on MPOS adjacent to Petroglyph National Monument will complement the management objectives of the monument.

Policy C.3: Facility development adjacent to the escarpment shall be consistent with the requirements of the Northwest Mesa Escarpment Plan.

Policy C.4: Recreational uses appropriate in the MPOS areas adjacent to the monument include scenic overlooks, parking, restrooms, picnic areas and trails.

Policy C.6: The primary uses within the protected, underdeveloped areas of the West Side Open Space will be hiking, jogging, horseback riding, mountain biking and other dispersed, informal recreation.

Bosque Open Space:

Policy B.1: Planning for the Rio Grande Bosque should be conducted in coordination with community planning areas: Westside, North Valley, Central, Southwest Mesa, and South Valley.

Policy C.2: Land uses in the Rio Grande Valley State Park shall be compatible with biophysical land units in the Bosque Action Plan

Policy C.3: Compatible land uses in most of the Rio Grande Valley State Park may include walking, bicycling, fishing, picnicking, horseback riding, and canoeing. Land uses in wildlife preserve areas shall be limited to scientific study.

Conclusion: The MPOS Facility Plan along with the ABC Comp Plan, State and Federal ordinances, numerous local plans, and the IDO all help to regulate, preserve, and protect the character of the Open Space Network. The mission of the MPOS Program is to acquire and protect the natural character of land designated as Major Public Open Space in the ABC Comp Plan. The lands are managed to conserve natural and archaeological resources, provide opportunities for outdoor education and low impact recreation, and define the edges of the urban environment. Open Space lands that have been designated for protection include the Petroglyph National Monument and the Bosque. The La Cuentista and Boca Negra sites are adjacent to the Petroglyph National Monument and the West Mesa while the Poole Property is adjacent to the Bosque. The Major Public Open Space designation will allow these lands to remain protected while increasing the size of the open space network. Use-specific standards are further regulated in the IDO and require public input prior to any decisions or approvals for requests are granted.

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)

Northerly 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.

Southerly 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: Rosa Parks and Kimmick Neighborhood Meeting Inquiry - City Project
Date: Monday, April 4, 2022 2:42:47 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[cuentista.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
La Cuentista Subdivision Unit 1 HOA Incorporated	Gary	Illingworth	gillingworth@hoamco.com	8700A Education Place NW			Albuquerque	NM	87114	
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW			Albuquerque	NM	87114	5054074381
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW			Albuquerque	NM	87120	
Richland Hills HOA	Donna	Chavez	dchavez@cgres.com	8500 Jefferson Street NE	Suite B	Albuquerque	NM	87113	5052396124	5053422797
Piedras Marcadas NA	Amanda	Candelaria	amanda.candelaria1@gmail.com	9301 Jill Patricia NW			Albuquerque	NM	87114	
Piedras Marcadas NA	Robin	Lawlor	rlawlor619@gmail.com	4905 Mikell Court NW			Albuquerque	NM	87114	2063725444
Las Terrazas NA	David	Steidley	steidley@centurylink.net	8434 Rio Verde Place NW			Albuquerque	NM	87120	5052496367
Las Terrazas NA	Donald	Voth	dvoth@uark.edu	4323 Balcon Court NW			Albuquerque	NM	87120	
Rancho Sereno NA	Debra	Cox	debracox62@comcast.net	8209 Rancho Paraiso NW			Albuquerque	NM	87120	5052388563
Rancho Sereno NA	Sander	Rue	sanderrue@comcast.net	7500 Rancho Solano Court NW			Albuquerque	NM	87120	5053010189
Taylor Ranch NA	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW			Albuquerque	NM	87120	
Taylor Ranch NA	Nita	Day	secretary@trna.org	6127 Deergrass Circle NW			Albuquerque	NM	87120	5059084988
Paradise Hills Civic Association	Tom	Anderson	ta_a@msn.com	10013 Plunkett Drive NW			Albuquerque	NM	87114	5053040106
Paradise Hills Civic Association	Maria	Warren	samralphroxy@yahoo.com	5020 Russell Drive NW			Albuquerque	NM	87114	5054402240
Alban Hills NA	Patsy	Nelson	patsynelson@msn.com	3301 La Rambla NW			Albuquerque	NM	87120	5052285087
Alban Hills NA	Gwen	Easterday	mazmasher@aol.com	PO Box 27314		Albuquerque	NM	87125		5054002585

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/Emailled-Notice-Administrative-Print&Fill.pdf>

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

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

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

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

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



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



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

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

Sent: Monday, April 4, 2022 8:43 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 Rosa Parks and Kimmick

Other subject site identifiers:

This site is located on the following zone atlas page:

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.

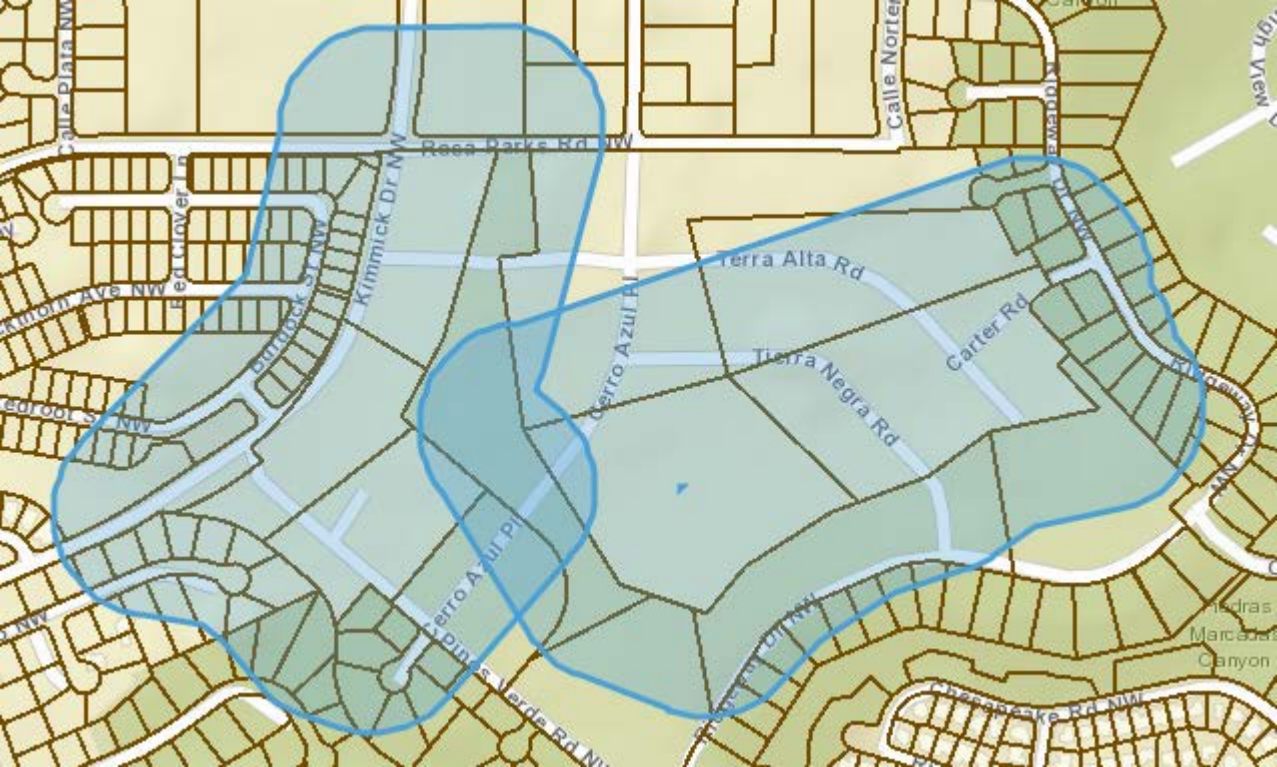
Agenda:

- 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



Owner	Owner Address	Owner Address 2
WALTON JIM & ANDREA M		
TRUSTEES WALTON RV	6212 CAMINO ALTO RD NW	ALBUQUERQUE NM 87120-7058
CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE NM 87103-2248
CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103-2248
PETROGLYPH ESTATES		
NEIGHBORHOOD ASSOC INC	3009 PALO ALTO DR NE	ALBUQUERQUE NM 87111-5630
TORRES ELEAZAR & BERTHA	2036 TELESFOR DR SW	ALBUQUERQUE NM 87105
KEGLE RONALD F & DARLEEN	10028 TALL OAKES ST	PARKER CO 80134-7785
SALAZAR MARTIN DAVID	6205 CAMINO ALTO RD NW	ALBUQUERQUE NM 87120-7059
MGME DEVELOPMENT INC	600 SAN JOSE AVE SE	ALBUQUERQUE NM 87102-5066
BICKEL STEVE & BOO ABRAMS-		
BICKEL	6301 CAMINO DE PAZ NW	ALBUQUERQUE NM 87120-4283
OTERO LAWRENCE C & GLORIA		
HOAK RVT	PO BOX 1090	CORRALES NM 87048-1090
MONTOYA-JAROS CYNTHIA T	9805 DESERT MOUNTAIN RD NE	ALBUQUERQUE NM 87122
CHAVEZ JASON D & NATALLE A	3136 INDIANA ST NE	ALBUQUERQUE NM 87110-2629
KING TERESA A	5647 VALLE ALEGRE PL NW	ALBUQUERQUE NM 87120-1817
STENZEL ROBERT & LYNN	6200 CAMINO ALTO RD NW	ALBUQUERQUE NM 87120-7058
SALAI TOBY J & DIANE L	9900 TETON PL NW	ALBUQUERQUE NM 87114
KEGLE RONALD F & DARLEEN A	10028 TALL OAKES ST	PARKER CO 80134-7785
COLLINS MARY MICHELLE	2806 LYNDALE LN	BILLINGS MT 59102
LEDERER A C JR	12600 EXCHANGE DR SUITE 214	STAFFORD TX 77477-3609
PEREA LYNNE & PHILIP STARKS &		
CONRAD PAGE	PO BOX 94384	ALBUQUERQUE NM 87199-4384
PEDRAZA JOHN WILLIAM &		
WANDA M	6216 CAMINO ALTO RD NW	ALBUQUERQUE NM 87120-7058
GROUP II U26 VC LLC C/O		
WRIGHT BILLY J ROOM 115	2400 LOUISIANA BLVD NE BLDG 3	ALBUQUERQUE NM 87110-4362
LA CUENTISTA SUBDIVISION UNIT		
1 HOMEOWNERS ASSOCIATION		
INC & ETAL	ATTN: HOAMCO	ALBUQUERQUE NM 87193-7590
KNEE HELEN ELIZABETH &		
WRIGHT GLENN DAY III	6200 REDROOT ST NW	ALBUQUERQUE NM 87120-5444
FOUST CHRISTINA L &		
SEPEHRIPOUR BEHZAD	6204 REDROOT ST NW	ALBUQUERQUE NM 87120-5444
RASCH ELIZABETH KELLUM &		
KEYSER RANDALL EUGENE	6208 REDROOT ST NW	ALBUQUERQUE NM 87120-5444
BONILLA JESUS G & IRMA D	6212 REDROOT ST NW	ALBUQUERQUE NM 87120-5444
PREUIT LARRY D & SANDRA L	6201 REDROOT ST NW	ALBUQUERQUE NM 87120-5443
VALENZUELA MIGUEL ANGEL		
PENA	6205 REDROOT ST NW	ALBUQUERQUE NM 87120-5443
TRUJILLO CRYSTAL A	8200 BURDOCK ST NW	ALBUQUERQUE NM 87120-5413
ORTIZ KEVIN M & GERALDINE J	8204 BURDOCK ST NW	ALBUQUERQUE NM 87120-5413

NELSON CHRISTOPHER L	8208 BURDOCK ST NW	ALBUQUERQUE NM 87120-5413
GARCIA ERNEST A & LOIS F TRUSTEES GARCIA FAMILY TRUST LUJAN FAMILY PROTECTIVE TRUST LUJAN ROBERT LAWRENCE & SANDRA KAY CO- TR	8212 BURDOCK ST NW 8216 BURDOCK ST NW	ALBUQUERQUE NM 87120-5413 ALBUQUERQUE NM 87120-5413
BRUNO VICTOR S & BARBARA A SAYYAH MARYAM & BEHNAM ASHKAN	PO BOX 66020 6004 BUCKTHORN AVE NW	ALBUQUERQUE NM 87193-6020 ALBUQUERQUE NM 87120-5432
SABAKO STEPHEN R & EMILY	6008 BUCKTHORN AVE NW	ALBUQUERQUE NM 87120-5434
SCOTT DALE L & PATRICIA	6012 BUCKTHORN AVE NW	ALBUQUERQUE NM 87120-5432
SHIRLEY CANDACE A TRUSTEE SHIRLEY FAMILY TRUST	6016 BUCKTHORN AVE NW	ALBUQUERQUE NM 87120-5432
STEPLER WILLIAM THOMAS & SHARON JEANNE STRANGE	8220 BURDOCK ST NW	ALBUQUERQUE NM 87120-5413
DOUBLE M PROPERTIES INC	4400 ALAMEDA BLVD NE SUITE E	ALBUQUERQUE NM 87113-1519
JACKSON MARK A & LOUGHEAD TRACYLYNN	8224 BURDOCK ST NW	ALBUQUERQUE NM 87120-5413
BIER PATRICK K & DONNA	8228 BURDOCK ST SW	ALBUQUERQUE NM 87120-5413
AUSTIN MEGAN A TINNIN & SHANE A	6001 BUCKTHORN AVE NW	ALBUQUERQUE NM 87120-5433
HEATH MICHAEL M & JULIE K	6005 BUCKTHORN AVE NW	ALBUQUERQUE NM 87120-5433
OROZCO RICARDO E & LOPEZ CAROLINA	6009 BUCKTHORN AVE NW	ALBUQUERQUE NM 87120-5433
BISHOP MISTY	6011 BUCKTHORN AVE NW	ALBUQUERQUE NM 87120-5433
ARCHIBEQUE EDWARD A & KAREN M	8232 BURDOCK ST NW	ALBUQUERQUE NM 87120-5413
GARNER MARISSA	8236 BURDOCK ST NW	ALBUQUERQUE NM 87120-5413
SAAVEDRA CONSTANCE M TRUSTEE SAAVEDRA TRUST	6000 GOLDENSEAL AVE NW	ALBUQUERQUE NM 87120-5430
GOOD KELLI	6004 GOLDENSEAL AVE NW	ALBUQUERQUE NM 87120-5430
EAGLE AUDRY	6008 GOLDENSEAL AVE NW	ALBUQUERQUE NM 87120-5430
SINCLAIR KARINA L & SONO JON M	8240 BURDOCK ST NW	ALBUQUERQUE NM 87120-5413
ELA CHARLES S & CONNIE C	6001 GOLDENSEAL AVE NW	ALBUQUERQUE NM 87120-5427
MOYA JOHN A	6005 GOLDENSEAL AVE NW	ALBUQUERQUE NM 87120-5427
SANCHEZ JACOB TY	6009 GOLDENSEAL AVE NW	ALBUQUERQUE NM 87120-5427
GARCIA JEFFREY C & SANDRA KAREN	6011 GOLDENSEAL AVE NW	ALBUQUERQUE NM 87120-5427
SAUERS CAROLYN I	6015 GOLDENSEAL AVE NW	ALBUQUERQUE NM 87120-5427
ELK HAVEN LLC & FRANCES PAVICH LLC	21 VISTA VALLE CIR	LAMY NM 87540

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102

PERA LYNN & PHIL STARKS &
CORBAG PAGE PO BOX 94384
ALBUQUERQUE NM 87199-4384

ELA CHARLES S & CONNIE C 6001
GOLDENSEAL AVE NW ALBUQUERQUE
NM 87120-5417

PRELUT LARRY D & SANDRA L 6201
REDROOT ST NW ALBUQUERQUE NM
87120-5443

KING TERESA A 5647 VALLE ALEGRE PL
NW ALBUQUERQUE NM 87120-1817

HEATH MICHAEL M & JULIE K 6005
BUCKTHORN AVE NW ALBUQUERQUE
NM 87120-5443

JACKSON MARK A & LOUGHEAD
TRACYLYNN 8224 BURDOCK ST NW
ALBUQUERQUE NM 87120-5413

SAYYAN MARYAM & BEHNAM ASHIAN
6004 BUCKTHORN AVE NW
ALBUQUERQUE NM 87120-5432

MONTEJO JAYDA CYNTHIA T 1905
DESERT MOUNTAIN RD NE
ALBUQUERQUE NM 87122

LEDERER A C JR 13609 EXCHANGE DR
SUITE 214 STAFFORD TX 77477-3609

EAGLE AUDRY 6008 GOLDENSEAL AVE
NW ALBUQUERQUE NM 87120-5430

GARNER MARISA 8236 BURDOCK ST
NW ALBUQUERQUE NM 87120-5413

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102

TOMRES ELIZABETH & BERTHA 2036
TELESCOP DR SW ALBUQUERQUE NM
87105

SALAS TORY J & DIANE L 9900 TETON
PL NW ALBUQUERQUE NM 87114

COLLINS MARY MICHELLE 2806
LYNDALE LN BILLINGS MT 59102

ELK HAVEN LLC & FRANCES PAVICH LLC
21 VISTA VALLE CIR LAMT NM 87540

BIER PATRICK K & DONNA 8228
BURDOCK ST SW ALBUQUERQUE NM
87120-5413

CHAVEZ JASON D & NATALIE A 3136
INDIANA ST NE ALBUQUERQUE NM
87110-2629

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

SAVEDRA CONSTANCE M TRUSTEE
SAVEDRA TRUST 6000 GOLDENSEAL
AVE NW ALBUQUERQUE NM 87120-
5430

SHULAIR KARINA L & SOYO JON M
8240 BURDOCK ST NW ALBUQUERQUE
NM 87120-5413

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

SANCHEZ JACOB TY 6009 GOLDENSEAL
AVE NW ALBUQUERQUE NM 87120-
5427

OROZCO RICARDO E & LOPEZ
CAROLINA 6003 BUCKTHORN AVE NW
ALBUQUERQUE NM 87120-5433

SAUERS CAROLYN J 6015 GOLDENSEAL
AVE NW ALBUQUERQUE NM 87120-
5427

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102

WALTON JIM & ANDREA M TRUSTEES
WALTON RV 6212 CAMINO ALTO RD
NW ALBUQUERQUE NM 87120-7058

GARCIA JEFFREY C & SANDRA KAREN
6011 GOLDENSEAL AVE NW
ALBUQUERQUE NM 87120-5427

GOOD KELLI 6004 GOLDENSEAL AVE
NW ALBUQUERQUE NM 87120-5430

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Albuquerque, NM 87102

BISHOP MISTY 6011 BUCKTHORN AVE
NW ALBUQUERQUE NM 87120-5433

Consensus Planning
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Albuquerque, NM 87102

TRUJILLO CRYSTAL A 8200 BURDOCK ST
NW ALBUQUERQUE NM 87120-5413

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102

KNEE HELEN ELIZABETH & WRIGHT
GLEN DAY H 6202 REDROOT ST NW
ALBUQUERQUE NM 87120-5444

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

DOUBLE M PROPERTIES INC 4400
ALAMEDA BLVD NE SUITE E
ALBUQUERQUE NM 87113-1519

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102

VALENZUELA MIGUEL ANGEL PENA
6205 REDROOT ST NW ALBUQUERQUE
NM 87120-5443

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102

ARCHIBUEQUE EDWARD A & KAREN M
8212 BURDOCK ST NW ALBUQUERQUE
NM 87120-5413

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102

BONILLA JESUS G & IRMA D 6212
REDROOT ST NW ALBUQUERQUE NM
87120-5444

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Albuquerque, NM 87102

AUSTIN MEGAN A TANNIN & SHANE A
6001 BUCKTHORN AVE NW
ALBUQUERQUE NM 87120-5433

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Albuquerque, NM 87102

LUAN FAMILY PROTECTIVE TRUST
LUAN ROBERT LAWRENCE & SANDRA
RAY CO-TR 8216 BURDOCK ST NW
ALBUQUERQUE NM 87120-5413

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RASCH ELIZABETH KELLUM & KEYSER
RANDALL EUGENE 6208 REDROOF ST
NW ALBUQUERQUE NM 87120-5444

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Albuquerque, NM 87102



KEGLE RONALD F & DARLEEN A 10028
TALL OAKES ST PARKER CO 80134-7785

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102



MGM DEVELOPMENT INC 600 SAN
JOSE AVE SE ALBUQUERQUE NM
87102-5086

Consensus Planning
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Albuquerque, NM 87102



STENZEL ROBERT & LYNN 6200
CAMINO ALTO RD NW ALBUQUERQUE
NM 87120-7058

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302 8th Street NW
Albuquerque, NM 87102



STEPHER WILLIAM THOMAS & SHARON
JEANNE STRANGE 8220 BURDOCK ST
NW ALBUQUERQUE NM 87120-5413

Consensus Planning
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Albuquerque, NM 87102



SABAKO STEPHEN R & EMILY 6008
BUCKTHORN AVE NW ALBUQUERQUE
NM 87120-5434

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302 8th Street NW
Albuquerque, NM 87102



MOYA JOHN A 6005 GOLDENSEAL AVE
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Albuquerque, NM 87102



SCOTT DALE L & PATRICIA 6012
BUCKTHORN AVE NW ALBUQUERQUE
NM 87120-5432

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Albuquerque, NM 87102



SHIRLEY CANDACE A TRUSTEE SHIRLEY
FAMILY TRUST 6016 BUCKTHORN AVE
NW ALBUQUERQUE NM 87120-5432

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Albuquerque, NM 87102



BICKEL STEVE & BOO ABRAMS-BICKEL
6301 CAMINO DE PAZ NW
ALBUQUERQUE NM 87120-4283

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302 8th Street NW
Albuquerque, NM 87102



GARCIA ERNEST A & LOIS F TRUSTEES
GARCIA FAMILY TRUST 8232 BURDOCK
ST NW ALBUQUERQUE NM 87120-5413

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102



SALAZAR MARTIN DAVID 6205 CAMINO
ALTO RD NW ALBUQUERQUE NM
87120-7059

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Albuquerque, NM 87102



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Albuquerque, NM 87102



PEDRAZA JOHN WILLIAM & WANDA M
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Albuquerque, NM 87102



BRUNO VICTOR S & BARBARA A PO BOX
66020 ALBUQUERQUE NM 87193-6020

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Albuquerque, NM 87102



ORTIZ KEVIN M & GERALDINE J 8204
BURDOCK ST NW ALBUQUERQUE NM
87120-5413

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102



CITY OF ALBUQUERQUE PO BOX 2248
ALBUQUERQUE NM 87103-2248

302
Albuquerque, NM 87102



GROUP II U26 VC LLC C/O WRIGHT
BILLY J ROOM 115 2400 LOUISIANA
BLVD NE BLDG 3 ALBUQUERQUE NM

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102



LA CUENTISTA SUBDIVISION UNIT 1
HOMEOWNERS ASSOCIATION INC &
ETAL ATTN HOAMCO ALBUQUERQUE
NM 87193-7590

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102



OTERO LAWRENCE C & GLORIA HOAK
RVT PO BOX 1090 CORRALES NM
87048-1090

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Albuquerque, NM 87102



CITY OF ALBUQUERQUE PO BOX 1293
ALBUQUERQUE NM 87103-2248

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FOUST CHRISTINA L & SEPEHRPOUR
BENCAD 6204 REDROOF ST NW
ALBUQUERQUE NM 87120-5444

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102



DOUBLE M PROPERTIES INC 4400
ALAMEDA BLVD NE SUITE C
ALBUQUERQUE NM 87113-1519

Consensus Planning
302 8th Street NW
Albuquerque, NM 87102



PETROGLYPH ESTATES
NEIGHBORHOOD ASSOC INC 3009 PALO
ALTO DR NE ALBUQUERQUE NM
87111-5630

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

[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>

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

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

Date of Notice*: 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:

Neighborhood Association (NA)*: See attached

Name of NA Representative*: See attached

Email Address* or Mailing Address* of NA Representative¹: See attached

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] Agent: Consensus Planning, Applicant: the City of Albuquerque
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]

☒ Zoning Map Amendment

☐ Other: _____

Summary of project/request²*: _____

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)

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

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

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

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

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

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

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

6. Where more information about the project can be found*⁴:

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

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

1. Zone Atlas Page(s)*⁵ 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*:

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:

³ Physical address or Zoom link

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

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

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

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] _____
 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>

Cc: _____ [Other Neighborhood Associations, if any]

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

FACILITATED MEETING REPORT

CITY OF ALBUQUERQUE

LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

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

Project: CABQ Pre-Application for 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.

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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