



# **Environmental Planning Commission**

## **Staff Report**

**Agenda Number: 4**  
**Project #: PR-2018-001402**  
**Case #: RZ-2022-00025**  
**Hearing Date: June 16, 2022**

<b>Agent</b>	Consensus Planning
<b>Applicant</b>	City of Albuquerque
<b>Request</b>	<b>Zoning Map Amendment (zone change)</b>
<b>Legal Description</b>	Lots 1 through 3, block 1, plat of West Bank Estates, together with tract A1 lands of Suzanne H. Poole  Tract C-1 & 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.
<b>Location</b>	5001 Namaste Rd. NW between La Bienvenida Pl. NW and the Oxbow Open Space
<b>Size</b>	Approximately 23 acres
<b>Existing Zoning</b>	R-A
<b>Proposed Zoning</b>	NR-PO-B

### **Staff Recommendation**

**APPROVAL of RZ-202-00025, based on the Findings beginning on Page 24.**

**Staff Planner**  
**Megan Jones, Current Planner**

### **Summary of Analysis**

The request is for a zoning map amendment for an approximately 23-acre, vacant site, known as the Poole property and comprising the NE corner of Namaste Rd. and Tres Gracias Dr. It is between La Bienvenida Pl. NW and the San Antonio Oxbow Open Space. The applicant wants to change the zoning to NR-PO-B to reflect the current ownership and management by the City. The subject site is in an Area of Consistency.

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

The affected neighborhood organizations and property owners within 100 feet of the subject site were 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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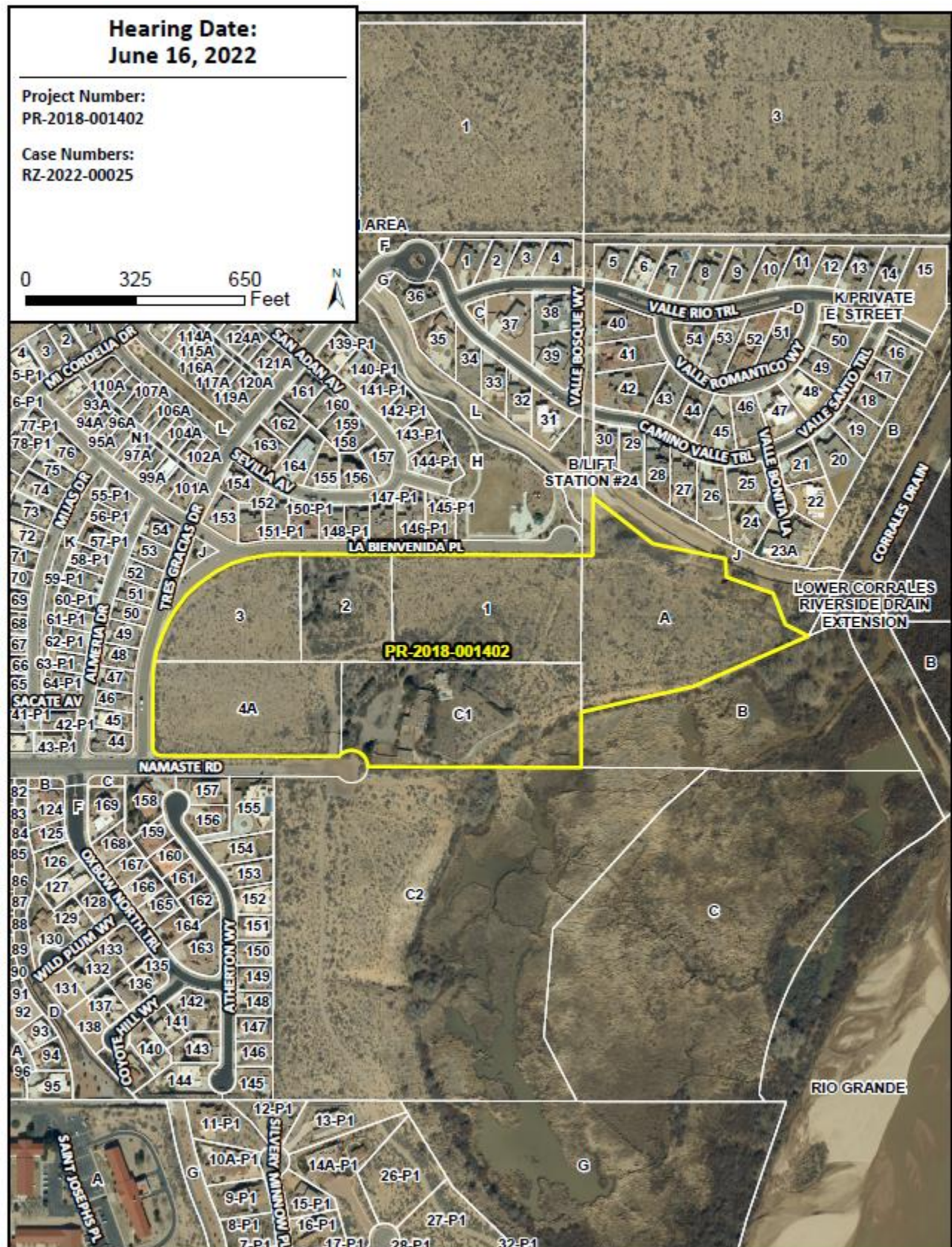
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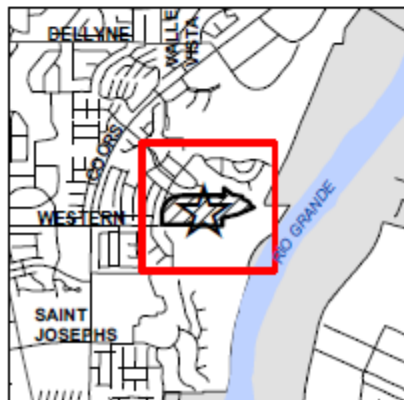
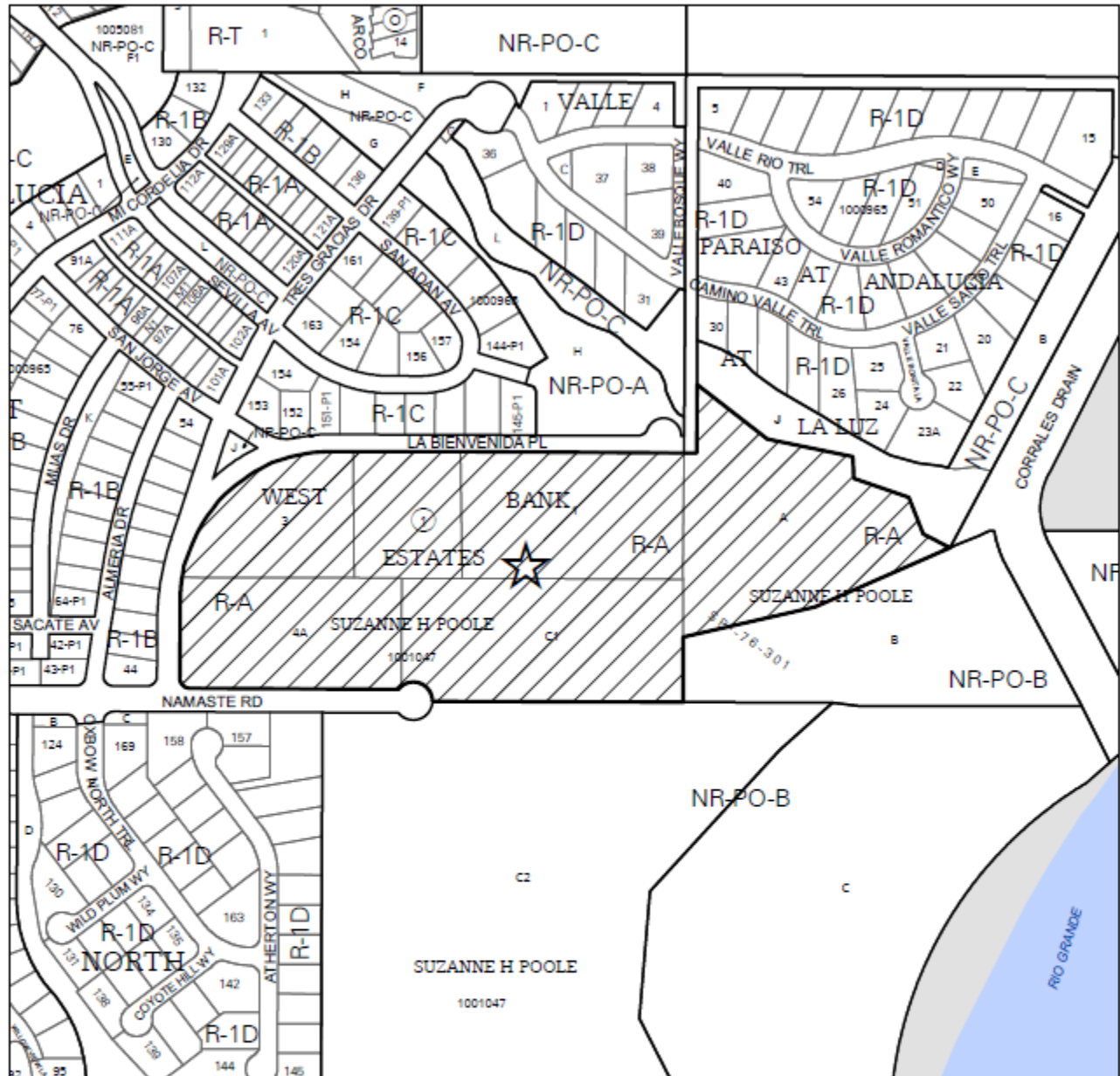
***Attachments***

- 2-Photographs – Existing Conditions
- 3-History
- 4-Zoning
- 5-Applicant Information
- 6-Addendum to Criterion D
- 6-Staff Information
- 7-Notification
- 8-Facilitated Meeting Report
- 9-Sign posting









# IDO ZONING MAP

Note: Gray shading indicates County.

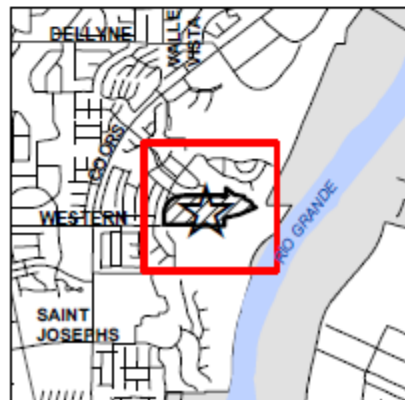
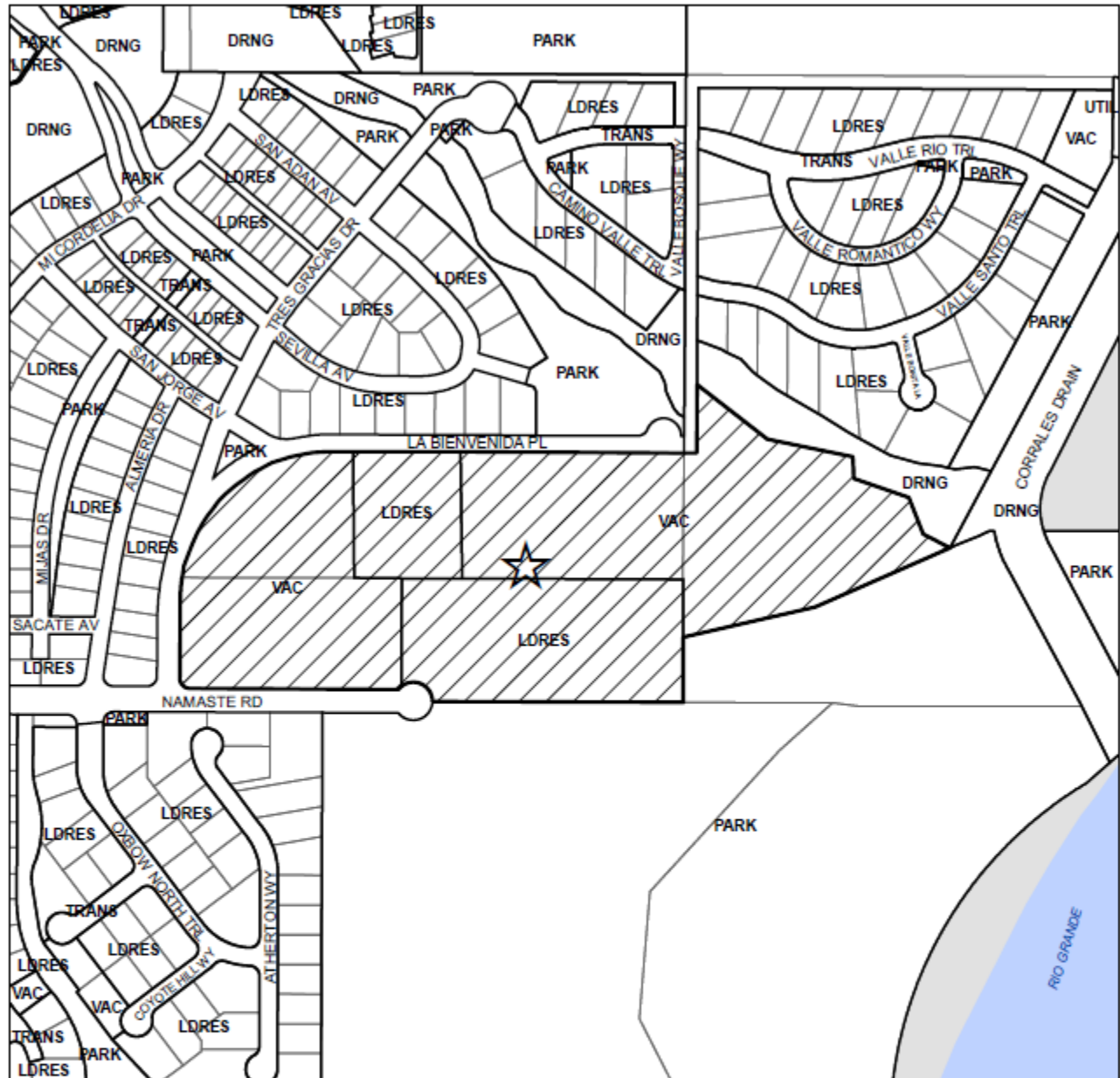


1 inch = 350 feet

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6/16/2022  
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Zone Atlas Page:  
F-11 and F-12





## LAND USE MAP

Note: Gray shading  
Indicates County.

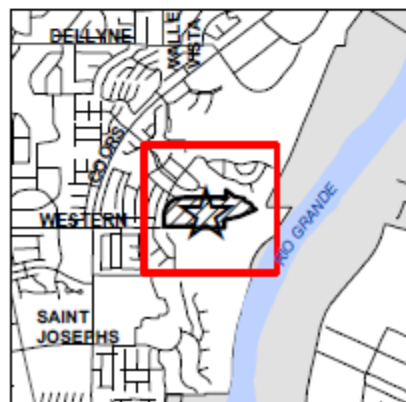
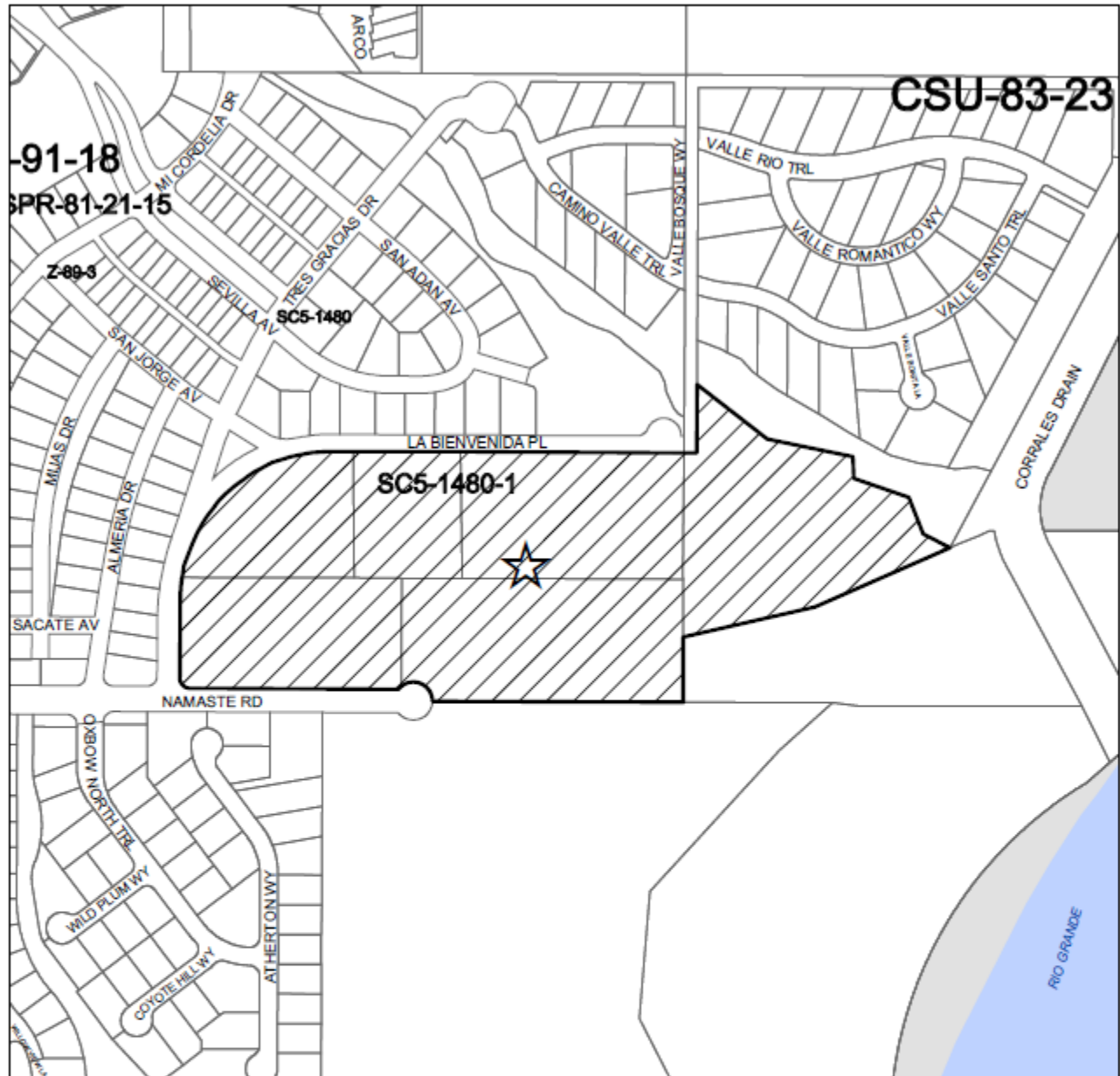
<b>Key to Land Use Abbreviations</b>	APRT   Airport
LDRES   Low-density Residential	TRANS   Transportation
MULT   Multi-family	AGRI   Agriculture
COMM   Commercial Retail	PARK   Parks and Open Space
CMBV   Commercial Services	DRNG   Drainage
OFC   Office	VAC   Vacant
IND   Industrial	UTIL   Utilities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



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## HISTORY MAP

Note: Gray shading  
Indicates County.

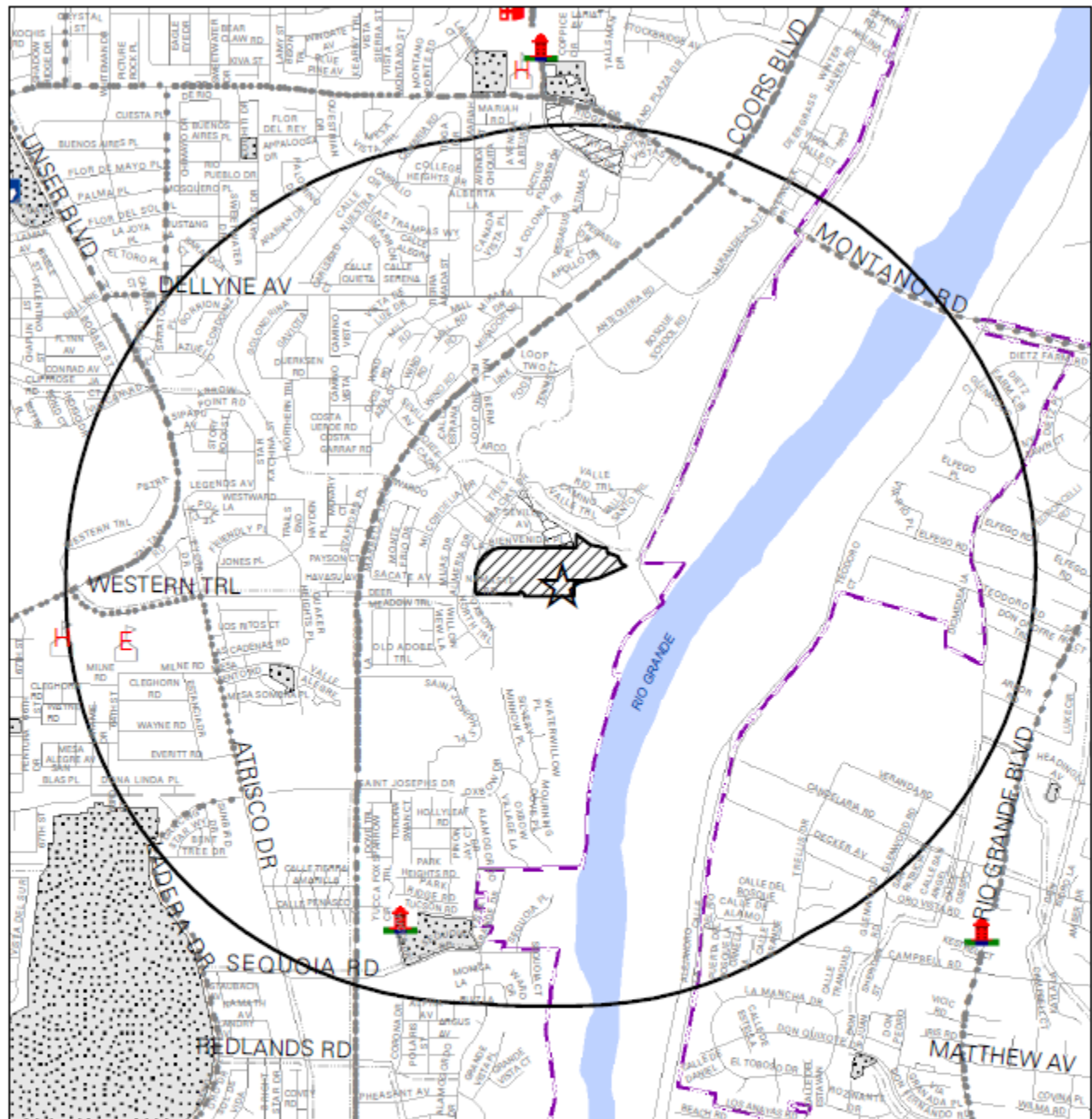


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**Public Facilities Map with One-Mile Buffer**

- |                      |             |                          |                             |
|----------------------|-------------|--------------------------|-----------------------------|
| 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:***

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

### ***Request***

The request is for a zoning map amendment (zone change) for an approximately 23-acre site legally described as: Lots 1 through 3, block 1, plat of West Bank Estates, together with tract A1 lands of Suzanne H. Poole and Tract C-1 & 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, located at 5001 Namaste Rd. NW between La Bienvenida Pl. NW and the Oxbow Open Space (the “subject site”).

The subject site is currently vacant and bounded by existing Park & Open Space uses and low-density residential. It is zoned R-A (Rural and Agricultural Zone District). The San Antonio Oxbow Open Space lies adjacent to the South and SE.

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).

### ***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 6-7(G)(1)(a), the EPC makes the final decision to amend the Official Zoning Map to change land to the NR-PO-B zone district, regardless of the number of gross acres or designation of Area of Change or Area of Consistency.

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 23-acre subject site is located at 5001 Namaste Rd. NW adjacent to the San Antonio Oxbow Open Space. The subject site is historically known as the “Poole Property” and is within an established low-density residential neighborhood on Albuquerque’s West Side. It is characterized by surrounding Park & Open Space uses. The Rio Grande Valley State Park is within 260’ east of the subject site and the Andalucía Park (zoned NR-PO-A) is across La Bienvenida Pl. north of the site. There is a private drainage channel on the NE of the site that connects to the Mariposa Diversion Channel and the San Antonito Arroyo, which is a Major Open Space Arroyo Link and Arroyo (ABQ Facility Plan for Arroyos, FPA Rank II). The lots SW. west and NW of the subject site are comprised of single-family residential detached homes.

### ***History***

The 23-acre subject site has historically been known as the Poole property. The Pooles originally purchased 388 acres from the Joe Taylor Ranch family, making it one of the first modern homestead sites on the West Side of the Rio Grande. A portion of the original homestead acreage was sold to a local developer who worked with famed architect, Antoine Predock, to build the nearby La Luz residential complex.

The existing buildings, on Tract C-1, contain the Poole’s home and a guest house, both originally constructed approximately 55 years ago in the mid-century architectural era in the southwest style attributed to the New Mexican architect, George Clayton Pearl. The Poole’s were generous philanthropists who supported the arts and education. Mr. Poole led efforts with the Army Corps of Engineers to align the Rio Grande River naturally, creating a bow-shaped wetland to protect eroding banks of the west bluff, which is evident on the property.

Upon Ms. Poole’s death, the subject property was transferred to her estate and eventually sold to Gamma Development. The current buildings have been vacant for nearly 10 years, and recent theft of materials has caused further deterioration.

The subject site has remained vacant, though several case history and case tracking numbers come up for the property. In 2018, various cases went through the DRB and Administrative Approvals for variances, replats, and vacations of private easements: PR-2018-001402, PR-2018-001331, PR-2018-001723, and PR-2018-001557.

Outpouring of public concern regarding potential development of a standard subdivision on ecologically sensitive lands allowed the City of Albuquerque to acquire and purchase the property in March 2021 to become part of Albuquerque’s Open Space network.

### ***Transportation System***

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Metropolitan Region Planning Organization (MRMPO), identifies the functional classifications of roadways. Namaste Rd. NW, Tres Garcias NW, and La Bienvenida Pl. NW are all local urban streets.

### ***Comprehensive Plan Designations***

The subject site is in an Area of Consistency as designated by the Comprehensive Plan and is included in the West Mesa Community Planning Assessment (CPA) area. The location is also within the Coors Boulevard Protection Overlay Zone, CPO-2 and the Coors Boulevard View Protection overlay Zone, VPO-2 as designated by the Comprehensive Plan.

The subject site is not located on a Corridor as designated by the Comprehensive Plan. Namaste Rd. NW connects to Coors Blvd NW, a regional Principal Arterial, but it is located approximately 1,400 feet from the subject site.

### ***Trails/Bikeways***

A proposed Bike Route runs along Namaste Rd. NW up to the subject site and connects to an existing paved trail (Oxbow Trail) on Oxbow Dr. NW, west of the subject site. A designated bicycle route is found along the subject site's northwestern and southwestern sides. The proposed bike lane on Namaste Rd. NW connects to the Coors Blvd existing buffered bike lane and the Western Trail existing bike lane. Tres Garcias NW is a proposed bike route, which intersects with a proposed paved trail north of the subject site adjacent to the Andalucia park.

### ***Transit***

The subject site is not currently served by transit, although the Coors Blvd, Primary route 96/155, and Coors Blvd Rapid Ride, intersects with Namaste Rd. NW where there are parallel Bus stops at the intersection of Coors and Namaste Rd. NW/Western Trl. NW.

### ***Public Facilities/Community Services***

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

## ***II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES***

### ***Integrated Development Ordinance (IDO)***

#### ***Definitions***

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

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

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

Open Space: In lowercase letters, a generic term for any outdoor space or amenity intended to retain access to open air and sunlight, regardless of location, ownership, or management responsibility. Open space is required through various means in order to provide a psychological and physical respite from development densities. Open space is intended to create healthy places that balance density vs. openness and urban vs. natural environments. For City-owned open space, see Open Space Definitions for Major Public Open Space.



### ***Zoning***

The subject site is zoned R-A [Rural and Agricultural Zone District, IDO 14-16-2-3(A)], which was assigned upon adoption of the IDO as a conversion from the former RA-1 (Residential and Agricultural, semi-urban) and RA-2 (residential and Agricultural) zoning. The purpose of the R-A zone district is to provide for lower density single-family residential and limited agricultural uses, generally on lots of ¼ acre or larger, as well as limited civic and institutional uses to serve the surrounding residential area. Allowable uses are shown in Table 4-2-1.: Allowable Uses, IDO p. 145.

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

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

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

### ***ALBUQUERQUE / BERNALILLO COUNTY COMPREHENSIVE PLAN***

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

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

#### ***Chapter 4: Community Identity***

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

***The subject site is within a community that could be considered distinct because it is adjacent to the San Antonio Oxbow Open Space. The request would not only reflect the City's ownership, but to protect the natural character of the land designated as Major Public Open Space (MPOS) and to preserve the areas for public recreation, use, and enjoyment, per the IDO description of a MPOS. This request would be consistent with the surrounding Open Space zone districts and distinct character of the community. 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 Poole Property and surrounding Open Space by preserving the subject site as a MPOS. The subject site is adjacent to the San Antonio Oxbow Open space, a drainage channel, a Park to the north, and the Rio Grande Valley State Park to the east. Although accessory uses are permitted under NR-PO-B, the subject site would remain***

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*protected and continue to offer the surrounding community a sense of place by preserving 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. The surrounding neighborhood has historically opposed development on the subject site, therefore the request would continue to enhance the attractiveness of the neighborhood and stabilize the use of the subject site. The request partially 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 is within the West Mesa CPA, which is described by the Comprehensive Plan as being characterized by its proximity to the Northwest Mesa Escarpment, Petroglyph National Monument, and the Bosque. The West Mesa CPA has not been completed, therefore distinct characteristics have not been updated in the Comp Plan, although the request would protect the natural and cultural characteristics of the subject site that contribute to the surrounding residential community and adjacent San Antonio Oxbow open Space. The request generally furthers Goal 4.3 – City Community Planning Areas.*

#### *Chapter 5: Land Use*

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

*The subject site is already served by existing infrastructure and public facilities, due to the surrounding residential community. The request would generally promote efficient development patterns and use of land by preserving land as that is adjacent to the San Antonio Oxbow Open Space and already recognized as culturally and historically relevant to the community. The request furthers Goal 5.3-Efficient Development Patterns.*

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

*The request would allow the subject site to become a part of the City's network of Open Space, therefore facilitating opportunities for the conservation of natural resources. IT would provide access to an additional Open Space area alongside the existing San Antonio Oxbow Open Space and provide an opportunity for education, recreation, cultural activities in a publicly owned MPOS in a highly urbanized neighborhood on the City's west side. The request would allow a culturally significant piece of land to remain consistent with its existing character as a community open space, formally, therefore furthering Policy 5.5.1 – Community Green Space.*



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

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

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

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

#### *Chapter 7: Urban Design*

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

*The subject site, known as the Poole Property, is a culturally relevant piece of land to the surrounding community due to its natural features and cultural landscape. It is located adjacent to the existing San Antonio Oxbow Open space, near the Rio Grande Valley State Park, in a low-density residential neighborhood. The request would preserve the natural features and cultural landscape as well as enhance and leverage the subject site as an accessible Open Space amenity, therefor furthering Policy 7.3.1.*

#### *Chapter 10: Parks & Open Space*

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

*The subject site is adjacent to the San Antonio Oxbow Open Space and recognized as a cultural amenity to the surrounding community. The request would preserve natural resources and provide an accessible Open Space amenity all residents. The subject site would be utilized responsibly because it will be managed by the City. 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.

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*The subject site is located in an existing residential neighborhood adjacent to the San Antonio Oxbow Open Space and a city owned park. The request would allow additional access to a City owned MPOS. The request generally furthers Policy 10.1.1.*

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 would result in a Major Public Open Space. The request would enhance the quality of life for residents within the surrounding neighborhood, by preserving a culturally significant site and natural resource. Although the Open space will be accessible to the community, and provide opportunities for outdoor education, recreation, and cultural activities, it is not being categorized as a City-owned Park. The request partially 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. The subject site is located in an area primarily utilized and preserved as Open Space and the request would ensure that the subject site is preserved as an environmental asset, therefor furthering Goal 10.3.*

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

*The subject property was acquired by the City in 2021 to be preserved as Open Space. The request would reflect the subject site as a city MPOS, which would conserve the natural and cultural resources of the subject site, thereby furthering Policy 10.3.1.*

## *Chapter 11: Heritage Conservation*

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

*The subject site has cultural significance to the surrounding neighborhood due to its historical characteristics and natural features. Known as the Poole Property, the subject site has defined the community for nearly 55 years and remains a distinct identity of the community, neighborhood, and cultural landscape due to its proximity to the San Antonio Oxbow Open Space and natural landscape. The surrounding neighborhood has been opposed to any development occurring on the subject site, therefore making the request to Open Space use a want and need of the community. The request furthers Policy 11.3.1 – Natural and Cultural Features.*

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*Chapter 13: Resilience & Sustainability*

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

*The request would protect and conserve the subject site as a dedicated MPOS, therefore ensuring that the subject site remain dedicated to enhancing natural resources, a habitat for wildlife and the ecosystem near an existing Open Space and the Rio Grande Valley State Park. 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 City acquired the subject site in 2021 for the purpose of preserving it as Open Space. The request would formally dedicate the land as a MPOS, therefore protecting the unique landform, which you can see through AGIS, and as a habitat for wildlife adjacent to the existing San Antonio Oxbow Open Space. The request furthers Policy 13.4.4.*

DOES NOT FURTHER:

*Chapter 5: Land Use,*

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

*The request would allow the subject site to be consistent with the surrounding network of open spaces and provide an amenity for the community to utilize as an MPOS within an existing neighborhood. This would provide the community with additional access to Open Space in an area that already has access to parks, open space, and trails. In general, the request does not contribute to creating a complete community, but stabilizes an existing community. Goal 5.2-Complete Communities is not furthered.*

*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 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 further 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 C. 3: Compatible land uses in most of 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. Public access to the Bosque shall be located in areas least sensitive to human use. Facilities shall be located and designed to divert uses away from sensitive habitats.

***The request to NR-PO-B would provide additional access to MPOS adjacent to the existing San Antonio Oxbow Open Space, which has access trails to the Bosque. The subject site is located in an area that is least sensitive to human use, near an existing MPOS. The request furthers Policy C.3.***

Policy C.5: Coordinate plans for other facilities to ensure access to Rio Grande Valley State Park. Plans for development adjacent to the Park shall be reviewed to coordinate access consistent with the *Major Public Open Space Facility Plan* and the *Bosque Action Plan*.

***The request to NR-PO-B would allow the subject site to become a MPOS and ensure access to the Rio Grande Valley State Park. The location of the request is adjacent to an existing MPOS, the San Antonio Oxbow Open space and the Bosque. The request would allow access coordination with the MPOS Facility Plan and the Bosque Action Plan. The request furthers Policy C.5.***

Policy D. 1: Rio Grande Valley State Park and adjacent City-owned lands shall be managed so that uses, facilities, and resource conservation strategies are complementary.

***The subject site is a City-owned land located adjacent to the Rio Grande Valley State Park and the San Antonio Oxbow Open Space. The request to NR-PO-B will allow the***



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*land to be managed as a dedicated MPOS in which land uses, facilities, and resource conservation on the subject site are complementary. The request furthers Policy D.1.*

Section 2: Issues and General Policies - Resource Management

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

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

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

Requirements

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

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

Justification & Analysis

The zone change justification letter analyzed here, received on May 31, 2022, is a response to Staff's request for a revised justification (see attachment). The subject site is currently zoned R-A (Residential – Rural and Agricultural Zone District). 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 as a dedicated MPOS.

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

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

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

Staff: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies as well as the Major Public Open Space Facilities Plan (MPOS Plan) 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; Goal 13.4 Natural Resources; and Policy 13.4.4 Unique Landforms & Habitats.

Non-applicable citations: Goal 5.2 Complete Communities; Policy 8.1.4 Leverage Assets; and Policy 13.5.2 Healthful Development.

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. Additionally, the applicant has demonstrated that the request meets the mission and policies of the MPOS Plan to protect and preserve Open Space. Therefore, the request is consistent with the City's health, safety, morals and general welfare. The response to Criterion A is sufficient.

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

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

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

C. If the proposed amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:

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

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

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

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

*A=Permissive Accessory T= Temporary CA=Conditional Accessory*

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

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

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

*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 (See supplemental memo) 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.*

***Staff: The applicant compared the existing R-A zoning and the proposed NR-PO-B zoning. One use would become Permissive under the NR-PO-B zone that could be considered harmful to the community; Club or Event Facility, which is not currently permissive under the R-A zone. Several Permissive Accessory uses would become permissive including: Museum, Campground or Recreational Vehicle Park, Outdoor Vehicle Storage, Paid Parking Lot, Self-storage, Amphitheater, Wind Energy Generation, and Dwelling Unit, Accessory with Kitchen. An***



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*Automated Teller Machine (ATM) becomes an allowable Temporary use. (See IDO Table 4-2-1, p. 145).*

*Additionally, the applicant demonstrated how the NR-BO-B zone district would be mitigated through the MPOS Plan. Since the surrounding land is zoned NR-PO in majority, the uses that would become permissive (some of which are already Permissive, Accessory, or Temporary) would generally not be considered harmful in this setting. The response to Criterion D is sufficient.*

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

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

*Staff: The subject site is adequately served by existing infrastructure (requirement 1) and will have adequate capacity for the purposes of this request to serve as Open Space in the future. The response to Criterion E is sufficient.*

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

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

*Staff: The subject site is not located on a major street. Coors Blvd is the closest Major Transit Corridor and is more than 1/4 mile from the subject site. The response to Criterion F is sufficient.*

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

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

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***Staff: Staff agrees that the request is not based on the cost of land or economic consideration, but for access to a MPOS for the community. The applicant has adequately demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies and does not conflict with them. The response to Criterion G is sufficient.***

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

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

*Applicant: The proposed NR-PO-B zoning for the Poole Property parcels are contiguous to 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 Bosque.*

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

### **III. AGENCY & NEIGHBORHOOD CONCERNS**

#### ***Reviewing Agencies***

City departments and other agencies reviewed this application. Few Agency Comments were received and there were no objections to the proposed ZMA. Standard comments were offered by Solid Waste and PNM, which will become more important as future site plans are reviewed. Agency comments begin on p.30.

#### ***Neighborhood/Public***

The affected neighborhood organizations are the Oxbow Village HOA, Ladera Heights NA, Rio Grande Compound HOA, Windmill Manor Place Subdivision HOA, The Enclave at Oxbow HOA, Rancho Encantado HOA, Alvarado Gardens NA, Story Rock HOA, Western Trails Estates HOA, Villa De Paz HOW Incorporated, La Luz Landowners Association, Santa Fe Village NA, Quaker Heights NA, La Luz Del Sol NA, Vista De La Luz HOA, North Valley Coalition, Westside Coalition of NA's, Oxbow Bluff NA., Grand Heights Association, Vista Grande NA, Thomas Village NA, Rio Grande Blvd. NA, Taylor Ranch NA, Bosque Montano HOA Inc., Oxbow Park HOA, and St Joseph's Townhouse Association, which were notified as required. Property owners within 100 feet of the subject site were also notified as required (see attachments).

A pre-application neighborhood meeting was held as a facilitated meeting 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 (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 (zone change) for an approximately 23-acre site described as Lots 1 through 3, block 1, plat of West Bank Estates, together with tract A1 lands of Suzanne H. Poole and Tract C-1 & 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, located at 5001 Namaste Rd. NW between La Bienvenida Pl. NW and the Oxbow Open Space (the “subject site”).

The subject site is currently vacant and bounded by existing Parks & Open Space uses and low-density residential. It is zoned R-A (Rural and Agricultural Zone District). The San Antonio Oxbow Open Space lies adjacent to the South and SE.

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 Poole Property as a MPOS.

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. Staff is not aware of any support or opposition as of this writing.

Staff recommends approval.

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***FINDINGS - RZ-2018-001402, June 16, 2022- Zoning Map Amendment (Zone Change)***

1. The request is for a zoning map amendment (zone change) for an approximately 23 acre site legally described as Lots 1 through 3, block 1, plat of West Bank Estates, together with tract A1 lands of Suzanne H. Poole and Tract C-1 & 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, located at 5001 Namaste Rd. NW between La Bienvenida Pl. NW and the Oxbow Open Space (the “subject site”).
2. The subject site is currently vacant and bounded by existing Parks & Open Space uses and low-density residential. It is zoned R-A (Rural and Agricultural Zone District). The San Antonio Oxbow Open Space lies adjacent to the South and SE.
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 is within a community that could be considered distinct because it is adjacent to the San Antonio Oxbow Open Space. The request to NR-PO-B is to not only reflect the City’s ownership, but to protect the natural character of the land designated as Major Public Open Space (MPOS) and to preserve the areas for public recreation, use, and enjoyment, per the IDO description of a MPOS. This request would be consistent with the surrounding Open Space zone districts and distinct character of the community.

- 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 Poole Property and surrounding Open Space land by preserving the subject site as a MPOS. The subject site is adjacent to the San Antonio Oxbow Open space, a drainage channel, a Park to the north, and the Rio Grande Valley State Park to the east. Although accessory uses are permitted under NR-PO-B, the subject site



would remain protected and continue to offer the surrounding community a sense of place by preserving the land as MPOS.

- 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 is within the West Mesa CPA, which is described by the Comp Plan as characterized by its proximity to the Northwest Mesa Escarpment, Petroglyph National Monument, and the Bosque. The West Mesa CPA has not been completed, therefore distinct characteristics have not been updated in the Comp Plan, although, the request would protect the natural and cultural characteristics of the subject site that contribute to the surrounding residential community and adjacent San Antonio Oxbow open Space.

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

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

The subject site is already served by existing infrastructure and public facilities, due to the surrounding residential community. The request would generally promote efficient development patterns and use of land by preserving land as that is adjacent to the San Antonio Oxbow Open Space and already recognized as culturally and historically relevant to the community. The request furthers Goal 5.3-Efficient Development Patterns.

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

The request would allow the subject site to become a part of the City's network of Open Space, therefore facilitating opportunities for the conservation of natural resources. IT would provide access to an additional Open Space area alongside the existing San Antonio Oxbow Open Space and provide an opportunity for education, recreation, cultural activities in a publicly owned MPOS in a highly urbanized neighborhood on the City's west side. The request would allow a culturally significant piece of land to remain consistent with its existing character as a community open space, formally.

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

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

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

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

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

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

The subject site, known as the Poole Property, is a culturally relevant piece of land to the surrounding community due to its natural features and cultural landscape. It is located adjacent to the existing San Antonio Oxbow Open space, near the Rio Grande Valley State Park, in a low-density residential neighborhood. The request would preserve the natural features and cultural landscape as well as enhance and leverage the subject site 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 is adjacent to the San Antonio Oxbow Open Space and recognized as a cultural amenity to the surrounding community. The request would preserve natural resources and provide an accessible Open Space amenity all residents. The subject site would be utilized responsibly because it will be managed by the City.

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

The subject site is located in an existing residential neighborhood adjacent to the San Antonio Oxbow Open Space and a city owned park. The request would allow additional access to a City owned MPOS.

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 would result in a Major Public Open Space. The request would enhance the quality of life for residents within the surrounding neighborhood, by preserving a culturally significant site and natural resource. Although the Open space will be accessible to the community, and provide opportunities for outdoor education, recreation, and cultural activities, it is not being categorized as a City-owned Park.

- 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.

The request would protect the natural features and provide opportunities for outdoor recreation and education on the subject site. The subject site is located in an area primarily utilized and preserved as Open Space and the request would ensure that the subject site is preserved as an environmental asset.

- 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 subject property was acquired by the City in 2021 to be preserved as Open Space. The request would reflect the subject site as a city MPOS, which would conserve the natural and cultural resources of the subject site.

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

- A. 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 subject site has cultural significance to the surrounding neighborhood due to its historical characteristics and natural features. Known as the Poole Property, the subject site has defined the community for nearly 55 years and remains a distinct identity of the community, neighborhood, and cultural landscape due to its proximity to the San Antonio Oxbow Open Space and natural landscape. The surrounding neighborhood has been opposed to any development occurring on the subject site, therefore making the request to Open Space use a want and need of the community.

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 MPOS, therefore ensuring that the subject site remain dedicated to enhancing natural resources, a habitat for wildlife and the ecosystem near an existing Open Space and the Rio Grande Valley State Park.

- 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 City acquired the subject site in 2021 for the purpose of preserving it as Open Space. The request would formally dedicate the land as a MPOS, therefore protecting the unique landform, which you can see through AGIS, and as a habitat for wildlife adjacent to the existing San Antonio Oxbow Open Space.

12. The request furthers the following policies from the MPOS Facility Plan section 5: Rio Grande Bosque:

- A. Policy C. 3: Compatible land uses in most of 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. Public access to the Bosque shall be located in areas least sensitive to human use. Facilities shall be located and designed to divert uses away from sensitive habitats.

The request to NR-PO-B would provide additional access to MPOS adjacent to the existing San Antonio Oxbow Open Space, which has access trails to the Bosque. The subject site is located in an area that is least sensitive to human use, near an existing MPOS.

- B. Policy C.5: Coordinate plans for other facilities to ensure access to Rio Grande Valley State Park. Plans for development adjacent to the Park shall be reviewed to coordinate access consistent with the *Major Public Open Space Facility Plan* and the *Bosque Action Plan*.

The request to NR-PO-B would allow the subject site to become a MPOS and ensure access to the Rio Grande Valley State Park. The location of the request is adjacent to an existing MPOS, the San Antonio Oxbow Open space and the Bosque. The request would allow access coordination with the MPOS Facility Plan and the Bosque Action Plan.

- C. Policy D. 1: Rio Grande Valley State Park and adjacent City-owned lands shall be managed so that uses, facilities, and resource conservation strategies are complementary.

The subject site is a City-owned land located adjacent to the Rio Grande Valley State Park and the San Antonio Oxbow Open Space. The request to NR-PO-B will allow the land to be managed as a dedicated MPOS in which land uses, facilities, and resource conservation on the subject site are complementary.

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

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

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

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

- A. Criterion A: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies as well as the Major Public Open Space Facilities Plan (MPOS Plan) 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. Additionally, the applicant has demonstrated that the request meets the mission and policies of the MPOS Plan to protect and preserve Open Space. 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 the mission and policies within the MPOS Plan, therefore making it 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 the existing R-A zoning and the proposed NR-PO-B zoning. One use would become Permissive under the NR-PO-B zone that could be considered harmful to the community; Club or Event Facility, which is not currently permissive under the R-A zone. Several Permissive Accessory uses would become permissive including: Museum, Campground or Recreational Vehicle Park, Outdoor Vehicle Storage, Paid Parking Lot, Self-storage, Amphitheater, Wind Energy Generation, and Dwelling Unit, Accessory with Kitchen. An Automated Teller Machine (ATM) becomes an allowable Temporary use. (See IDO Table 4-2-1, p. 145).  
  
Additionally, the applicant demonstrated how the NR-BO-B zone district would be mitigated through the MPOS Plan. Since the surrounding land is zoned NR-PO in majority, the uses that would become permissive (some of which are already Permissive, Accessory, or Temporary) would generally not be considered harmful in this setting.
- E. Criterion E: The subject site is adequately served by existing infrastructure (requirement 1) and will have adequate capacity for the purposes of this request to serve as Open Space in the future.
- F. Criterion F: The subject site is not located on a major street and justification for the request does not rely on it.
- G. Criterion G: The request is not based on the cost of land or economic consideration, but for access to a MPOS for the community. The applicant has adequately demonstrated that the request furthers a preponderance of applicable Comprehensive Plan Goals and policies and does not conflict with them.
- H. Criterion H: The request would not result in a "spot zone" as it is adjacent to existing NR-PO-B, zoned properties.

- 15. The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable Goals and policies regarding Community Identity, Land Use, Urban

Design (Natural and Cultural Features), Parks & Open Space, 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.

16. The affected neighborhood organizations are the Oxbow Village HOA, Ladera Heights NA, Rio Grande Compound HOA, Windmill Manor Place Subdivision HOA, The Enclave at Oxbow HOA, Rancho Encantado HOA, Alvarado Gardens NA, Story Rock HOA, Western Trails Estates HOA, Villa De Paz HOW Incorporated, La Luz Landowners Association, Santa Fe Village NA, Quaker Heights NA, La Luz Del Sol NA, Vista De La Luz HOA, North Valley Coalition, Westside Coalition of NA's, Oxbow Bluff NA,, Grand Heights Association, Vista Grande NA, Thomas Village NA, Rio Grande Blvd. NA, Taylor Ranch NA, Bosque Montano HOA Inc., Oxbow Park HOA, and St Joseph's Townhouse Association, which were notified as required. Property owners within 100 feet of the subject site were also notified as required.
17. A pre-application neighborhood meeting was held as A facilitated on Monday April 25, 2022 from 6:00 pm to 8:00 pm via Zoom. Several questions and comments were made by neighbors regarding the request, which were answered during the meeting. There was no unesolved issues or concerns.
18. As of this writing, Staff has not been contacted and is unaware of any opposition.

***RECOMMENDATION - RZ-2022-00025, June 16, 2022***

**APPROVAL of Project #: 2018-001402, Case #: 2022-00025, a zone change from R-A to NR-PO-B, for Lots 1 through 3, block 1, plat of West Bank Estates, together with tract A1 lands of Suzanne H. Poole and Tract C-1 & 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, located at 5001 Namaste Rd. NW between La Bienvenida Pl. NW and the Oxbow Open Space, based on the preceding Findings.**

*Megan Jones*

**Megan Jones, MCRP / MPA  
Current Planner**

Notice of Decision cc list:

City of Albuquerque Parks & Recreation Department, David Simon  
Consensus Planning, [cp@consensusplanning.com](mailto:cp@consensusplanning.com)  
Oxbow Village HOA Nick Harrison [nick.new.mex@comcast.net](mailto:nick.new.mex@comcast.net)  
Oxbow Village HOA Raul Garcia [rgar4@comcast.net](mailto:rgar4@comcast.net)  
Ladera Heights NA Allan Ludi [aludi415@gmail.com](mailto:aludi415@gmail.com)  
Ladera Heights NA Marie Ludi [aludi2wo@yahoo.com](mailto:aludi2wo@yahoo.com)  
Rio Grande Compound HOA Ann King [akingnm@gmail.com](mailto:akingnm@gmail.com)

Rio Grande Compound HOA Steve Stewart steven.m.stewart@gmail.com  
Windmill Manor Place Subdivision HOA Christopher James cjames@ups.com  
Windmill Manor Place Subdivision HOA Pamela Meyer pmeyer@sentrymgt.com  
The Enclave at Oxbow HOA Jill Greene albdog@aol.com  
The Enclave at Oxbow HOA John Holt jholt@hoamco.com  
Rancho Encantado HOA John Vigil jvigil56@outlook.com  
Rancho Encantado HOA John Marco jjm@vmnet.us 4200  
Alvarado Gardens NA Jill Schneider jillson66@comcast.net  
Alvarado Gardens NA Diana Hunt president@alvaradoneighborhood.com  
Story Rock HOA Erin Brizuela ebrizuela@cgres.com  
Story Rock HOA Kelly Eggleston keggleston@cgres.com  
Western Trails Estates HOA Donna Chavez dchavez@cgres.com  
Western Trails Estates HOA Kelly Eggleston keggleston@cgres.com  
Villa De Paz HOA Incorporated Fran Pawlak fpawlak@cgres.com  
Villa De Paz HOA Incorporated Christine Roy 54 Calle Monte Aplanado NW Albuquerque NM 87120  
La Luz Landowners Association Tim Bowen timbowen9@aol.com  
La Luz Landowners Association Dan Jensen dgj.llla.board@gmail.com  
Santa Fe Village NA Robert Oberer roberer@comcast.net  
Santa Fe Village NA Jane Baechle jane.baechle@gmail.com  
Quaker Heights NA Vanessa Alarid valarid@gmail.com  
Quaker Heights NA Orlando Martinez lilog2002@yahoo.com  
La Luz Del Sol NA Maureen Fitzgibon mofitz48@gmail.com  
La Luz Del Sol NA Gerold Yonas gyonas@aol.com  
Vista De La Luz HOA Marijo Rymer marijo.rymer@gmail.com  
Vista De La Luz HOA Jack Corder associations@corderandcompany.com  
North Valley Coalition Doyle Kimbrough newmexmba@aol.com  
North Valley Coalition Peggy Norton peggynorton@yahoo.com  
Westside Coalition of Neighborhood Associations Elizabeth Haley ekhaley@comcast.net  
Westside Coalition of Neighborhood Associations Rene Horvath aboard111@gmail.com  
Oxbow Bluff HOA Ron Schlecht reschlecht@yahoo.com  
Oxbow Bluff HOA Laura Mason ljmaabq@gmail.com  
West Bluff NA Kimberlee Tolon McCandless, n2ition@hotmail.com  
West Bluff NA Patrisha Dyea 5012 Bridges Avenue NW Albuquerque NM 87120  
Grande Heights Association Louis Trost lftrost@gmail.com  
Grande Heights Association Elaine Papafrangos epapafra@gmail.com  
Vista Grande NA Richard Schaefer Schaefer@unm.edu  
Vista Grande NA Dana Skaar dana@nationalheat.com  
Thomas Village NA Richard Meyners abqrmeyners@gmail.com  
Thomas Village NA Debbie Ridley dlrhealing@aol.com  
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Taylor Ranch NA Rene Horvath aboard111@gmail.com  
Taylor Ranch NA Nita Day secretary@trna.org  
Bosque Montano HOA Incorporated Pamela Meyer pmeyer@sentrymgt.com

Oxbow Park HOA Bob Nashwinter bobnsh@aol.com  
Oxbow Park HOA Andrea Otero-Looney aotero82@gmail.com  
St Josephs Townhouse Association Allan Ludi aludi415@gmail.com  
St Josephs Townhouse Association Marie Ludi aludi2wo@yahoo.com  
Legal, [dking@cabq.gov](mailto:dking@cabq.gov)  
EPC file

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# ***CITY OF ALBUQUERQUE AGENCY COMMENTS***

## ***PLANNING DEPARTMENT***

### ***Zoning Enforcement***

### ***Long Range Planning***

## ***CITY ENGINEER***

### ***Transportation Development***

### ***Hydrology Development***

### ***New Mexico Department of Transportation (NMDOT)***

## ***DEPARTMENT of MUNICIPAL DEVELOPMENT***

### ***Transportation Planning***- no comments

### ***Traffic Engineering Operations (Department of Municipal Development)***

### ***Street Maintenance (Department of Municipal Development)***

### ***RECOMMENDED CONDITIONS FROM THE CITY ENGINEER:*** none

## ***WATER UTILITY AUTHORITY***

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

### ***Utility Services***

## ***ENVIRONMENTAL HEALTH DEPARTMENT***

### ***Air Quality Division***

### ***Environmental Services Division***

## ***PARKS AND RECREATION***

### ***Planning and Design***

### ***Open Space Division***

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**City Forester**

***POLICE DEPARTMENT/Planning***

***SOLID WASTE MANAGEMENT DEPARTMENT***

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

***FIRE DEPARTMENT/Planning***

***TRANSIT DEPARTMENT***

***COMMENTS FROM OTHER AGENCIES***

***BERNALILLO COUNTY***

Transportation- No adverse comment to zone change

***ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY***

4. No adverse comments to the zone map amendment.
5. Any future plat or proposal for this site must account for the existing AMAFCA drainage easements present on the affected lots and must be reviewed by AMAFCA.

***ALBUQUERQUE PUBLIC SCHOOLS***

No Comment.

***MID-REGION METROPOLITAN PLANNING ORGANIZATION (MRMPO)***

MRMPO has no adverse comments. For informational purposes:

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

***MIDDLE RIO GRANDE CONSERVANCY DISTRICT***

***PUBLIC SERVICE COMPANY OF NEW MEXICO***

6. There are PNM facilities abutting the site and/or in easements along the north, west, south, and northeastern edge of and within the west-central portion of the site.
7. 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.
8. The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at <https://pnmnsd.powerclerk.com/MvcAccount/Login> for PNM to review.



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



**Figure 1:** Looking NE at the subject sites SW edge of the Sign posting & City Open Space Sign. (Intersection of Namaste & Tres Garcias)

**Figure 2:** Looking at the southern entrance of the subject site near the Oxbow Open Space.



**Figure 3:** Looking into the subject site from the southern gate, where it is already labeled as a protected Open Space.





Figure 4: Looking into the subject site from the northern gate boundary.

Figure 5: Looking east at the intersection of the subject site and the Oxbow Open Space.



Figure 6: Looking west at the Oxbow Open Space access point and trail from the subject site.

Figure 6: Looking north at the Andalusia Park Across from the subject site.



## HISTORY

PLANNING DEPARTMENT  
DEVELOPMENT SERVICES DIVISION  
600 2nd Street NW, Ground Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3946

## OFFICIAL NOTIFICATION OF DECISION

December 7, 2018

Gamma Development LLC  
9798 Coors Blvd. #400  
ABQ NM 87114

**Project# PR-2018-001402**  
**Application# VA-2018-00173** -Variance

### LEGAL DESCRIPTION:

for all or a portion of LOT 4-A & TRACT C-1 PLAT  
OF TRACTS C-1, C-2 & LOT 4-A LANDS OF  
SUZANNE H POOLE LOTS 1 THRU 3 BLK 1 PLAT  
OF WEST BANK ESTATES TOGETHER WITH TR A1  
LANDS OF SUZANNE H POOLE, zoned R-A,  
located east of NAMASTE RD NW and south of  
LA BIENVENIDA PL NW, containing  
approximately 22.75 acre(s). (F-11 & F-12

On December 5, 2018, the Development Review Board (DRB) held a public hearing concerning the above referenced application and approved the request, based on the following Findings and subject to the Condition:

#### Findings:

1. The DRB reviewed a request for a variance to the Access and Connectivity section of the IDO, 14-16-5-3(E)(2)(a) – cited below.

#### **5-3(E)(2) Connections to Adjacent Land**

5-3(E)(2)(a) Where adjacent land has been subdivided with stub streets ending adjacent to a new subdivision, or with a local street ending at a street dividing the new subdivision, the new subdivision streets shall be designed to align the streets in the adjacent subdivision to allow through circulation between the 2 adjacent subdivisions.

2. The subject site is a 22.75 acre tract located at the terminus of Namaste Road, adjacent to City owned Open Space and the Rio Grande bosque area. There are two existing homes on the site that will be demolished. The applicant proposes a series of cluster developments with 74 single family units and on site open space.
3. Staff received 130 letters via e-mail regarding this request. The letters opposed request and felt that the EPC should make a decision prior to the DRB decision to



avoid the DRB setting a direction for the EPC review of the site plan. Writers expressed concern about the adjacent Open Space (sensitive land), steep slopes, mature trees, and wetlands. Some letters included comments on the proposed Site Plan EPC and expressed concern about wildlife habitat, proximity the river and Oxbow wetland area, coordination with the Army Corps of Engineers, density of the development on the site, drainage and general infrastructure issues, impact on public safety, health and welfare, the design of the cluster development and concerns about the proposed landscaping with non-native vegetation.

4. The EPC will review the Site Plan for this project because the site is adjacent to Major Public Open Space. Currently the Site Plan is scheduled for the December 13, 2018 EPC hearing. The DRB is the appropriate review body for variances to the access and connectivity standards.
5. The DRB is only reviewing the variance request; all other aspects of the development will be reviewed by the EPC. The variance criteria in section 6-6-(L)(3) requires that the applicant address all applicable criteria. Staff comments are in ***bold italics***. The applicant's justification is spelled out in the letter dated 11-29-2018.
6. The variance criteria in 6-6-(L)(3) is met as follows:
  1. Any of the following applies:
    - a. There are special circumstances applicable to the subject property that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, and physical characteristics, and such special circumstances were created either by natural forces or by government eminent domain actions for which no compensation was paid. Such special circumstances of the property either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property, or practical difficulties result from strict compliance with the minimum standards.

***Location and surroundings are listed as variance criteria. The existing subdivisions are built out and the access to these developments is already established. The east end of La Bienvenida road is adjacent to a city park and the portion of the subject site that will be open space. A road connection here would not be appropriate because of the adjacency to the edge of the bluff/open space. Access to the south is proposed at Namaste Road.***

- b. There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as grades, fills, water courses, natural topographic features, man-made obstructions, or utility lines

***The applicant states that the adjacent open space areas, including a sedimentation pond, San Antonio Arroyo and Rio Grande Oxbow to the northeast, east and south***

***prevent any access or opportunities for roadway connections.***

**These would meet the definition of pre-existing obstructions that are listed in the IDO as possibilities (water courses and natural topographic features).**

- c. The area or site has been recognized as having historical, archeological, and/or architectural significance by the City, state, or federal government, and a Variance is needed and appropriate to maintain such historical, archeological, and/or architectural significance.

***The applicant states that the test is not applicable to the request. The request is not needed to maintain the historical, archeological, or architectural significance of the site. The site was documented by the historic preservation planner and received an archeological certificate of approval.***

- d. The established neighborhood character or landscaping on the site would be damaged to a degree that outweighs the public interest in the City's normal technical standards in that location.

***The applicant states that access was discussed with the neighbors during the facilitated meeting and that Namaste Road was the preferred access location because the street is wide and has a signal at Coors Blvd. Residents did not want additional traffic on La Bienvenida road. A pedestrian connection will be provided from the northern internal street to La Bienvenida to allow access to the park without adding traffic on Tres Gracias or La Bienvenida. The applicant also states that the subdivision grading plan lowers the elevation of the westernmost lots and limits home height to reduce the impact of the development. This lower grade creates a physical barrier to a future street.***

***The area is built out in a series of individual developments. By directing traffic onto Namaste , towards the signal at Coors, the impact on the existing neighborhoods is reduced.***

- e. Varying from the normal requirements and standards will encourage flexibility, economy, effective use of open space, or ingenuity in design of a subdivision, in accordance with accepted principles of site planning.

***The applicant proposes a cluster development on the site to allow the same number of homes as would be allowed under the existing zoning, but with more preserved communal open space. The request will allow flexibility in site design.***

2. The Variance will not be materially contrary to the public safety, health, or welfare. ***The site will have an emergency access on to La Bienvenida. The request will not be contrary to the public safety, health, or welfare because emergency access will be provided to the north and main access provided to the south.***
3. The Variance does not cause significant material adverse impacts on surrounding properties. ***The proposed development will allow the development of single family homes adjacent to single family homes and will not add roads adjacent to the Open Space. The request may encourage traffic to avoid the existing residential***

***neighborhoods to the north and west and encourage use of the signal at Coors and Namaste.***

4. The Variance will not hinder future planning, public right-of way acquisition, or the financing or building of public infrastructure improvements.

***The site is last vacant tract in the area and will be required to build all applicable public improvements which will be required with the Site Plan or Plat.***

5. The Variance will not conflict significantly with the goals and provisions of any city, county, or AMAFCA adopted plan or policy, this IDO, or any other City code or ordinance.

***The applicant is asking for a variance to the connectivity standards in the IDO, 14-16-5-3(E)(2)(a). The IDO encourages connectivity, but also offers the variance process for the sites that are unique. The request will allow access that protects the residents to the north. Pedestrian and emergency access will be provided to the north.***

6. The Variance will not allow, encourage, or make possible undesired development in the 100-year Floodplain.

***The connectivity variance does not impact the flood zone. All future development will be required to comply with drainage regulations and issues will be discussed with the Site Plan at EPC.***

7. The Variance will not materially undermine the intent and purpose of this IDO or the applicable zone district.

***The request does not undermine the IDO, as stated in 5, the applicant will provide pedestrian connections and an vehicle emergency access to the north, near the existing park.***

8. The Variance does not allow a lot or type of development that does not meet the applicable size, area, and development standards applicable in the zone district where the lot is located, unless a Deviation to such standards is within the thresholds established by Subsection 14-16-6-4(O) (Deviations) and is granted by the DRB as part of this approval.

***The request does not impact lot size or zoning.***

9. The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.

***The request adds a pedestrian connection and emergency access that offset the lack of access. Additionally, there is not a reasonable way to connect to the existing subdivision because of the way they were built and the existing Open Space areas.***

10 and 11 are not applicable to the request.

Condition:

1. Per the IDO, a note shall be added to the EPC Site Plan referencing the Variance.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **DECEMBER 20, 2018**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,



Kym Dicome  
DRB Chair

KD/mg

Consensus Planning 302 8<sup>th</sup> NW ABQ, NM 87102  
Daniels Family Properties LLC, 3550 Sequoia Ct NW ABQ, NM 87120  
Becky C. Davis – 500 Leeward DR NW – ABQ, NM 87121  
Susan Chaudoir – 4040 St. Josepha PL NW – ABQ, NM 87120  
Shelley Bauer – 4616 Almeria DR NW – ABQ, NM 87120  
Ann Prinz – 4611 Mijas DR NW – ABQ, NM 87120  
Jolene Wolfley – 7216 Carson Trl NW – ABQ, NM 87120  
Kevin Dullea – 4704 Almeria DR NW – ABQ, NM 87120  
Kathy Adams – 5 Arco Court NW - ABQ, NM 87120  
Roma Castellanos – 1241 Vassar DR NE – ABQ, NM 87106

PLANNING DEPARTMENT  
DEVELOPMENT SERVICES DIVISION  
600 2nd Street NW, Ground Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3946

## OFFICIAL NOTIFICATION OF DECISION

August 16, 2019

Corazon del Mesa 3B, LLC  
9600 Tennyson St NE  
ABQ, NM 87109

**Project# PR-2018-001331**  
**Application#**  
**SD-2019-00122 FINAL PLAT**

### LEGAL DESCRIPTION:

All or a portion of TRACT A-6-B PLAT of TRACTS A-6-A, A-6-B & A-6-C MESA DEL SOL INNOVATION PARK and TRACT B, MESA DEL SOL MONTAGE UNIT 3A, zoned PC, located on UNIVERSITY BLVD SE between STRYKER RD SE and STIEGLITZ AVE SE containing approximately 32.3 acre(s). (R-16/S-16)

On August 14, 2019, the Development Review Board (DRB) approved the above referenced case with delegation to Planning and Hydrology based on the following Findings:

1. This Final Plat divides the subject site into existing 137 residential lots and various private tracts on approximately 32 acres.
2. The preliminary plat was approved on October 3, 2018 and amended on June 12, 2019 to add 2 residential lots. The expiration date of the Preliminary Plat remains at October 3, 2019. The final plat must be recorded prior to the expiration date unless an extension is requested.
3. The property falls within the Mesa Del Sol Residential Villages area of the Plan. Residential refers to the R-1 Zone within the Mesa Del Sol Plan. There is a mixture of R-1A, R-1B and R-1C proposed by the plat. Setback requirements on any given lot will be required based upon the specific R-1 type.
4. Pursuant to Table 6-1-1, a legal ad was published by the Albuquerque Journal and the agenda was posted on the website.

### Conditions:

1. Hydrology comments must be addressed prior to their sign off on the plat.

Official Notice of Decision

Project # PR-2018-001331 SD-2019-00122

August 14, 2019

Page 2 of 2

2. IIA must be executed, the dxf must be approved by AGIS and all Utilities as well as AMAFCA must sign prior to sign off by Planning. Parks comments must be addressed also prior to Planning's sign off.
3. Per Section 14-16-6-6(J)(2)(f) the Final Plat must be signed off within one year of this approval (August 14, 2020).

**APPEAL:** If you wish to appeal the decisions for the vacation or final plat (Preliminary Plats cannot be appealed according to the IDO), you must do so within 15 days of the DRB's decision or by **AUGUST 29, 2019**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the

appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,

Kym Dicome



DRB Chair

KD/mg

Bohannon-Huston 7500 Jefferson St NE ABQ, NM 87109

## ZONING

Please refer to IDO Section 14-16-2-3(a) for the R-A Zone District  
& IDO Section 16-16-2-5(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)
		<b>Appeals</b>
		<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): F-11 and F-12	Existing Zoning: R-A		Proposed Zoning: NR-PO-B
# of Existing Lots: 3	# of Proposed Lots: 3		Total Area of Site (acres): ~22.7 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](mailto: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:

LTS 1 THRU 3 BLK 1 PLAT OF WEST BANK ESTATES  
TOGETHERWITH TR A1 LANDS OF SUZANNE H  
POOLE:

101106148219040203

LOT 4-A PLAT OF TRS C-1, C-2 & LT 4-A LANDS OF  
SUZANNE HPOOLE BEING A REPLAT OF TR C LANDS  
OF SUZANNE H POOLE TR CANNEXATION PLAT  
LAND IN SEC 25 & 36 T11N R2E LT 4 BLK 1 WEST:

101106142516140201

TRACT C-1 PLAT OF TRS C-1, C-2 & LT 4-A LANDS OF  
SUZANNE HPOOLE BEING A REPLAT OF TR C LANDS  
OF SUZANNE H POOLE TR CANNEXATION PLAT  
LAND IN SEC 25 & 36 T11N R2E LT 4 BLK 1 WEST:

101106148715940232

## PRE-APPLICATION MEETING NOTES

PA#: \_\_\_\_\_ Notes Provided (date): \_\_\_\_\_

Site Address and/or Location: \_\_\_\_\_

Pre-application notes are for informational purposes only and are non-binding. They do not constitute an approval of any kind. Additional research may be necessary to determine the exact type of process and/or application required. Factors unknown and/or thought of as minor at this time could become significant as a case progresses.

Request \_\_\_\_\_  
\_\_\_\_\_

### Basic Site Information

Current Use(s): \_\_\_\_\_ Size (acreage): \_\_\_\_\_

Zoning: \_\_\_\_\_ Overlay Zone(s): \_\_\_\_\_

### Comprehensive Plan Designations

Development Area: \_\_\_\_\_ Corridor(s): \_\_\_\_\_

Center: \_\_\_\_\_ Near Major Public Open Space (MPOS)?: \_\_\_\_\_

### Integrated Development Ordinance (IDO)

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

Proposed Use(s): \_\_\_\_\_

Use Specific Standards: \_\_\_\_\_

Applicable Definition(s): \_\_\_\_\_

Sensitive Lands: *Please see IDO Section 14-16-5-2 for information about required analysis, development standards, and changes to process that may result if this Section applies.*

### Notice

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

<https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

### Process

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

Specific Procedure(s)\*: \_\_\_\_\_

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

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

### Handouts Provided

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

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

*Additional Notes:*

Additional Notes:

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

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

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





# 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: F11, F12 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: TR C-1, Lot 4A, Lot 1 Lands of Suzanne H Poole

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-A, 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?: no

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

Current/Proposed Sidewalk Infrastructure: n/a

## **Relevant Web-sites for Filling out Roadway Information:**

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

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

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

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

Bikeways: [http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL\\_Jun25.pdf](http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf) (Map Pages 75 to 81)

## **TIS Determination**

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

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

Thresholds Met? Yes [ ] No ☒

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

Notes:

 P.E.

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](mailto:mgrush@cabq.gov) . Call 924-3362 for information.

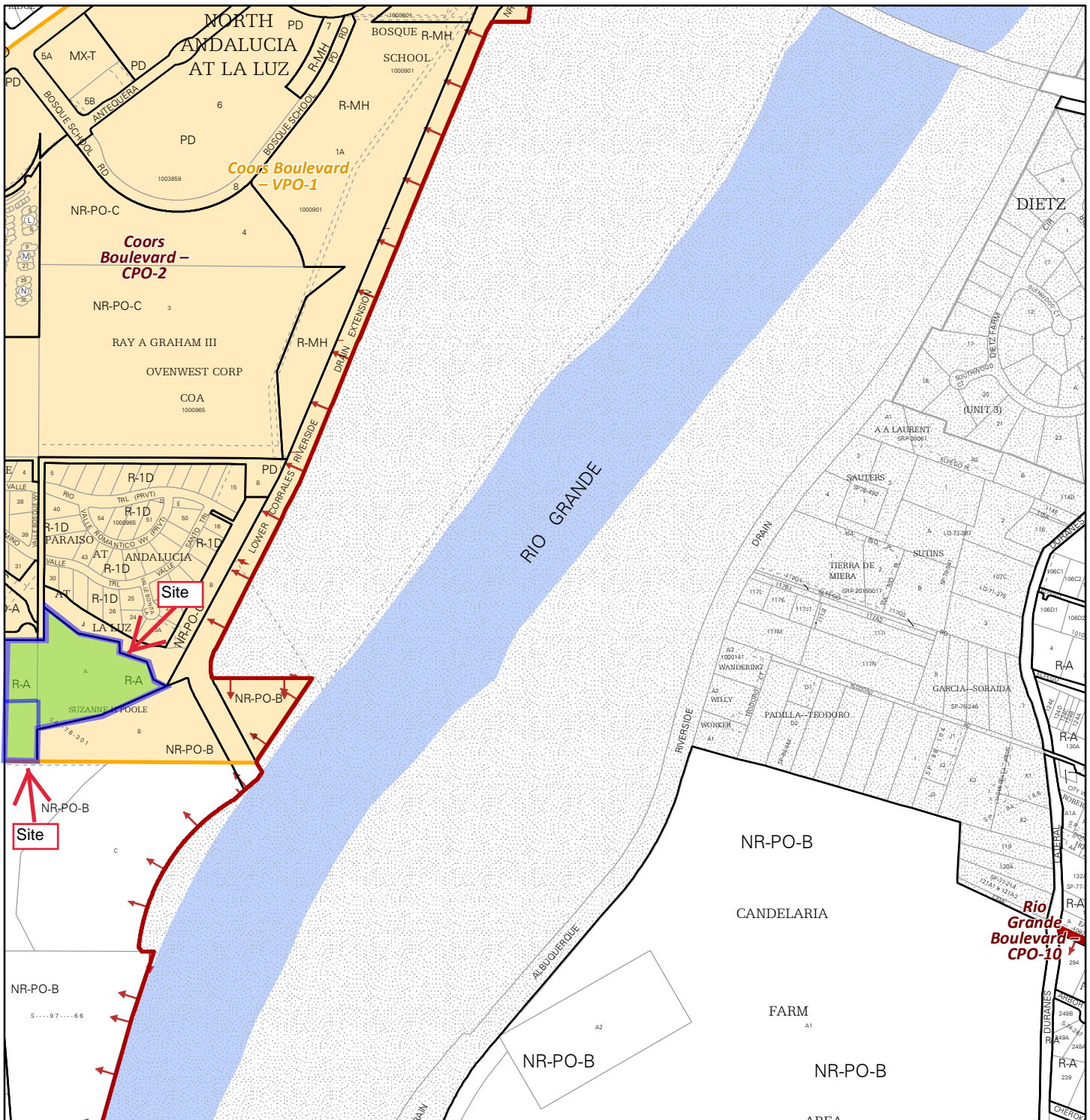
### **Site Plan/Traffic Scoping Checklist**

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.

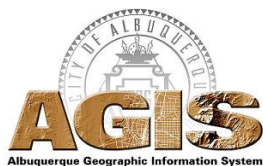




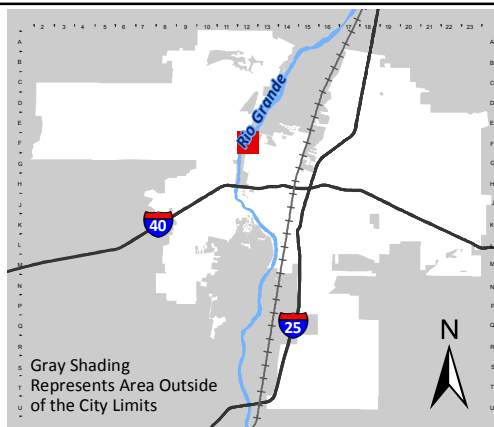


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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: F-12-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



Environmental Planning Commission  
City of Albuquerque Planning Department  
600 2<sup>nd</sup> 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 the Poole Property which comprises 3 parcels totaling 22.716 acres. The parcels are legally described as:

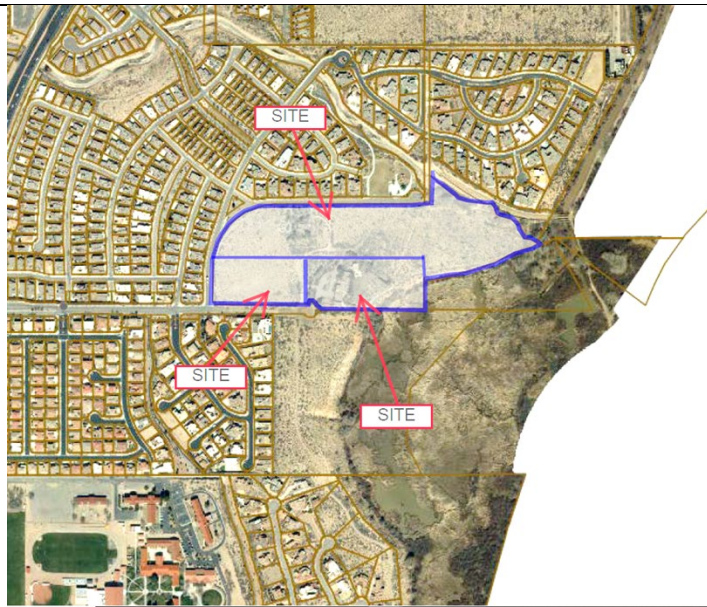
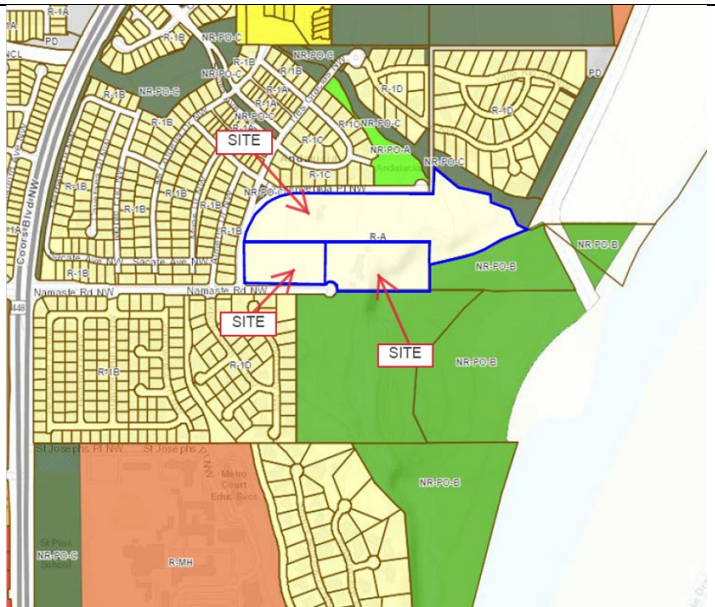
1. LTS 1 THRU 3 BLK 1 PLAT OF WEST BANK ESTATES TOGETHER WITH TR A1 LANDS OF SUZANNE H POOLE CONT 14.1326 AC (UPC: 101106148219040203)
2. TRACT C-1 PLAT OF TRS C-1, C-2 & LT 4-A LANDS OF SUZANNE HPOOLE BEING A REPLAT OF TR C LANDS OF SUZANNE H POOLE TR CANNEXATION PLAT LAND IN SEC 25 & 36 T11N R2E LT 4 BLK 1 WEST (UPC: 101106148715940232)
3. LOT 4-A PLAT OF TRS C-1, C-2 & LT 4-A LANDS OF SUZANNE HPOOLE BEING A REPLAT OF TR C LANDS OF SUZANNE H POOLE TR CANNEXATION PLAT LAND IN SEC 25 & 36 T11N R2E LT 4 BLK 1 WEST (UPC: 101106142516140201)

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

#### PRINCIPALS

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

## SITE OVERVIEW + LAND USE AND ZONING

Site Overview:	Zoning & Land Use:
	
<p>Current Zone Designation: R-A  Proposed Zone Designation: NR-PO-B  Size of Site: 22.716 (3 separate parcels)  Current Condition: Vacant lots  Surrounding Conditions: Residential housing, San Antonio Oxbow Open Space, Andalucia Park  City Development Area: Consistency  Community Planning Area: West Mesa  Boundary Streets: La Bienvenida Place NW, Namaste Road NW, Tres Garcias NW</p>	<p>The Poole Property is currently zoned R-A (Rural Agricultural) which allows for low-density single-family homes and limited agricultural uses. The site is bound by La Bienvenida Place NW, Namaste Road NW. The site is not located in a Center, Major, or Main Street Transit Corridor. It is slightly over ¼ mile away from Coors Boulevard which is the nearest Major Transit Corridor. The Ladera Activity Center is the nearest center to the parcels which is nearly ½ a mile away. The site is located in the West Mesa Community Planning Area and is designated an Area of Consistency by the ABC Comprehensive Plan.</p>

**TABLE 3. Poole Property Surrounding Zoning**

<b>NORTH</b>	NR-PO-A, NR-PO-C, R-1A, R-1B, R-1C, R-1D	City-owned or managed public park, non-city parks and open space, residential single-family
<b>SOUTH</b>	NR-PO-B, NR-PO-C, R-1B, R-1D, R-MH	Major Public Open Space, non-city parks and open space, HOA Tracts residential single-family
<b>EAST</b>	NR-PO-B, NR-PO-C, R-1D, PD	Major Public Open Space, non-city parks and open space, residential single-family
<b>WEST</b>	R-1B	Residential single-family



## THE REQUEST

The applicant, the City of Albuquerque seeks a Zone Map Amendment for approximately 22 acres of land consisting of 3 parcels. The request is to change the parcels to NR-PO-B to reflect the correct ownership and management of these parcels.

## SITE HISTORY

Historic aerial imagery shows the construction of a home on the site somewhere between 1959 and 1961. A secondary dwelling unit was built in relation to the main house sometime between 1961 and 1996. By 1999 both structures seem to have been redone including additions. Currently, the site remains vacant as the previous homes have been demolished due to a fire. There is an archeological certificate for the site. There have been several various DRB cases regarding the 3 parcels. Specifically, there was a proposed Site Development Plan for a 74 unit subdivision which was stopped once the property was purchased by the city.

## 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 changes are 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. These zone change requests coincide 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 each neighborhood. Approval of the requested zone change to NR-PO-B is advantageous to the surrounding communities as conveyed by the ABC Comprehensive Plan. The following section provides an analysis of the relevant ABC Comprehensive Plan goals and policies that confirm the advantages of the proposed zone change for the surrounding communities.

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

*Applicant Response: This zone map amendment encourages quality development that is consistent with the distinct character of communities by preserving natural amenities and views of the scenery. The site falls within the West 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 Sandia Mountains, the Bosque, and the Volcanoes. The preservation of Open Space in these areas: 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 bluff, Bosque, and Oxbow Open Space 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, culturally, and archaeologically significant outdoor spaces that are contiguous with the Bosque 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 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 22 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 correctly zones approximately 22 acres of land in an Area of Consistency in the Andalucia neighborhood which is near natural geological features such as the Bosque. This action will help to reinforce the character of the area while encouraging new 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 22 acres of land to the existing open space network which protects the natural environment and enhances the characteristics of the residential neighborhoods surrounding the Poole Property.*

**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 Major Public Open Space areas that are near significant geological, cultural, and historical places thereby preserving these spaces for community use. The Poole*

Property site is in the Coors View Protection Overlay zone 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 by preserving archeologically significant areas and Open Space lands contiguous to or near significant geological features such as the Bosque and Oxbow 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.

Applicant Response: This zone map amendment adds approximately 22 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 22 acres of land to reflect its part of the existing Open Space network. The site is located in a residential neighborhood which helps to increase the community's access to open space.

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

Applicant Response: This zone map amendment provides opportunities for outdoor recreation, education, and cultural activities that meet community needs, enhance quality of life, and promote community involvement by documenting and correctly zoning these open space lands to create visual relief from urban development and increase the community's connection to nature while preserving the historical and archaeological significance of the area.

**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 contiguous to the Bosque and Oxbow 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.

*Applicant Response: The Poole Property is environmentally significant as it is contiguous to the San Antonio Oxbow Open Space which is part of the Bosque; therefore, this zone map amendment seeks to provide the appropriate zone for these significant lands which will help with conservation and protection.*

**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 Bosque and Oxbow Open Space are recognized as a culturally and environmentally significant area in the region. This zone map amendment seeks to correctly zone city-owned land contiguous to the existing San Antonio Oxbow Open Space through the Poole Property parcels.*

**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 Poole Property parcels which ultimately contribute to the neighborhood and community they are located in or near.*

**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 in the Bosque 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 Poole Property 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 Poole Property Parcels are located entirely in an Area of consistency*

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

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

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

A=Permissive Accessory T= Temporary CA=Conditional Accessory

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

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

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

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

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

*Applicant Response: The Zone Map Amendment for the Poole Property 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 proposed zone map amendment is being justified based on the advantages they provide for the community rather than their location on a major street.

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

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

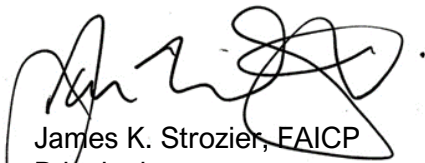
**6-7(G)(3)(h)The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premise (i.e. create a "spot zone") or to a strip of land along a street (i.e. create a "strip zone") unless the requested zoning will clearly facilitate implementation 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 Poole Property parcels are contiguous to 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 Bosque.

**Conclusion:** The requested zone change to NR-PO-B for the 3 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



# 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

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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: Nemaste and La Bienvenida Neighborhood Meeting Inquiry - City Project  
Date: Monday, April 4, 2022 2:47:19 PM  
Attachments: [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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
Oxbow Village HOA	Nick	Harrison	nick.new.mex@comcast.net	3800 Oxbow Village Lane NW			Albuquerque	NM	87120	5054333233
Oxbow Village HOA	Raul	Garcia	rgar4@comcast.net	3831 Oxbow Village Lane NW			Albuquerque	NM	87120	
Ladera Heights NA	Allan	Ludi	aludi415@gmail.com	6216 St. Josephs Avenue NW			Albuquerque	NM	87120	
Ladera Heights NA	Marie	Ludi	aludi2wo@yahoo.com	6216 St. Josephs Avenue NW			Albuquerque	NM	87120	
Rio Grande Compound HOA	Ann	King	akingnm@gmail.com	3004 Calle De Alamo NW			Albuquerque	NM	87104	5052692624
Rio Grande Compound HOA	Steve	Stewart	steven.m.stewart@gmail.com	3105 Calle De Alamo NW			Albuquerque	NM	87104	5052400682
Windmill Manor Place Subdivision HOA	Christopher	James	cjames@ups.com	5301 Tierra Amada Street NW			Albuquerque	NM	87120	
Windmill Manor Place Subdivision HOA	Pamela	Meyer	pmeyer@sentrymgt.com	4121 Eubank Boulevard NE			Albuquerque	NM	87111	
The Enclave at Oxbow HOA	Jill	Greene	albqdog@aol.com	3915 Fox Sparrow Trail NW			Albuquerque	NM	87120	
The Enclave at Oxbow HOA	John	Holt	jholt@hoamco.com	PO Box 67590		Albuquerque	NM	87114		5058884479
Rancho Encantado HOA	John	Vigil	jvigil56@outlook.com	5801 Mesa Sombra Place NW			Albuquerque	NM	87120	
Rancho Encantado HOA	John	Marco	jjm@vmnet.us	4200 Mesa Rincon Drive NW			Albuquerque	NM	87120	
Alvarado Gardens NA	Jill	Schneider	jllison66@comcast.net	2610 Veranda Road NW			Albuquerque	NM	87107	5052505840
Alvarado Gardens NA	Diana	Hunt	president@alvaradoneighborhood.com	2820 Candelaria Road NW			Albuquerque	NM	87107	
Story Rock HOA	Erin	Brizuela	erbrizuela@cgres.com	8500 Jefferson Street NE	Suite B	Albuquerque	NM	87113		5053422797
Story Rock HOA	Kelly	Eggleston	keggleston@cgres.com	8500 Jefferson Street NE	Suite B	Albuquerque	NM	87113		5053422797
Western Trails Estates HOA	Donna	Chavez	dchavez@cgres.com	8500 Jefferson Street NE	Suite B	Albuquerque	NM	87113	5052396124	
Western Trails Estates HOA	Kelly	Eggleston	keggleston@cgres.com	8500 Jefferson Street NE	Suite B	Albuquerque	NM	87113		5053422797
Villa De Paz HOA Incorporated	Fran	Pawlak	fpawlak@cgres.com	8500 Jefferson Street NE	Suite B	Albuquerque	NM	87113		5053422797
Villa De Paz HOA Incorporated	Christine	Roy		54 Calle Monte Aplanado NW			Albuquerque	NM	87120	
La Luz Landowners Association	Tim	Bowen	timbowen9@aol.com	9 Arco NW		Albuquerque	NM	87120		5052590931
La Luz Landowners Association	Dan	Jensen	dgg.illa.board@gmail.com	7 Arco NW		Albuquerque	NM	87120		5056100742
Santa Fe Village NA	Robert	Oberer	roberer@comcast.net	4949 Rosemary Drive NW			Albuquerque	NM	87120	5052055378
Santa Fe Village NA	Jane	Baechle	jane.baechle@gmail.com	7021 Lamar Avenue NW			Albuquerque	NM	87120	5054006516
Quaker Heights NA	Vanessa	Alarid	valarid@gmail.com	5818 Jones Place NW			Albuquerque	NM	87120	5055030640
Quaker Heights NA	Orlando	Martinez	lilog2002@yahoo.com	5808 Jones Place NW			Albuquerque	NM	87120	5053605017
La Luz Del Sol NA	Maureen	Fitzgibon	mofitz48@gmail.com	23 Mill Road NW		Albuquerque	NM	87120	6085160195	
La Luz Del Sol NA	Gerold	Yonas	gyonas@aol.com	72 Wind Road NW			Albuquerque	NM	87120	5059181176
Vista De La Luz HOA	Marijo	Rymer	marijo.rymer@gmail.com	5023 Sala De Tomas Drive			Albuquerque	NM	87120	3032299499
Vista De La Luz HOA	Jack	Corder	associations@corderandcompany.com	PO Box 45960		Rio Rancho	NM	87174	5056150405	5058967700
North Valley Coalition	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW			Albuquerque	NM	87104	5052490938
North Valley Coalition	Peggy	Norton	peggynorton@yahoo.com	P.O. Box 70232		Albuquerque	NM	87197	5058509293	5053459567
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	
Oxbow Bluff HOA	Ron	Schlecht	rschlecht@yahoo.com	4118 Silvery Minnow Place NW			Albuquerque	NM	87120	
Oxbow Bluff HOA	Laura	Mason	ljmabq@gmail.com	4119 Silvery Minnow Place NW			Albuquerque	NM	87120	
West Bluff NA	Kimberlee	Tolon McCandless	n2ition@hotmail.com	3208 Vista Grande Drive NW			Albuquerque	NM	87120	
West Bluff NA	Patrisia	Dyea		5012 Bridges Avenue NW			Albuquerque	NM	87120	
Grande Heights Association	Louis	Trost	lftrost@gmail.com	3225 Grande Vista Place NW			Albuquerque	NM	87120	
Grande Heights Association	Elaine	Papafrangos	epapafra@gmail.com	3225 Grande Vista Place NW			Albuquerque	NM	87120	
Vista Grande NA	Richard	Schaefer	Schaefer@unm.edu	3579 Sequoia Place NW			Albuquerque	NM	87120	5059179909
Vista Grande NA	Dana	Skaar	dana@nationalheat.com	3504 Sequoia Court NW			Albuquerque	NM	87120	5054631484
Thomas Village NA	Richard	Meyners	abqrmeyners@gmail.com	3316 Calle De Daniel NW			Albuquerque	NM	87104	
Thomas Village NA	Debbie	Ridley	dirhealing@aol.com	3247 Calle De Deborah NW			Albuquerque	NM	87104	
Rio Grande Boulevard NA	Doyle	Kimbrough	newmexmba@aol.com	2327 Campbell Road NW			Albuquerque	NM	87104	5052490938
Rio Grande Boulevard NA	Eleanor	Walther	ewalth@comcast.net	2212 Camino De Los Artesanos NW			Albuquerque	NM	87107	5053854570
Taylor Ranch NA	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW			Albuquerque	NM	87120	
Taylor Ranch NA	Nita	Day	secretary@trna.org	6127 Deergass Circle NW			Albuquerque	NM	87120	5059084988
Bosque Montano HOA Incorporated	Pamela	Meyer	pmeyer@sentrymgt.com	4121 Eubank Boulevard NE			Albuquerque	NM	87111	
Oxbow Park HOA	Bob	Nashwinter	bobnsh@aol.com	3828 Tundra Swan NW			Albuquerque	NM	87120	5055530774
Oxbow Park HOA	Andrea	Otero-Looney	aotero82@gmail.com	3901 Tundra Swan Court NW			Albuquerque	NM	87120	
St Josephs Townhouse Association	Allan	Ludi	aludi415@gmail.com	6216 St. Josephs Avenue NW			Albuquerque	NM	87120	
St Josephs Townhouse Association	Marie	Ludi	aludi2wo@yahoo.com	6216 St. Josephs Avenue NW			Albuquerque	NM	87120	

**PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto: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](https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf). The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>

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

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

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

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

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



**Dalaina L. Carmona**

Senior Administrative Assistant  
Office of Neighborhood Coordination  
Council Services Department

1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
Albuquerque, NM 87102  
505-768-3334

[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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**From:** webmaster=cabq.gov@mailgun.org <webmaster=cabq.gov@mailgun.org> **On Behalf Of** webmaster@cabq.gov  
**Sent:** Monday, April 4, 2022 8:46 AM  
**To:** Office of Neighborhood Coordination <frank@consensusplanning.com>  
**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Neighborhood Meeting Inquiry Sheet Submission

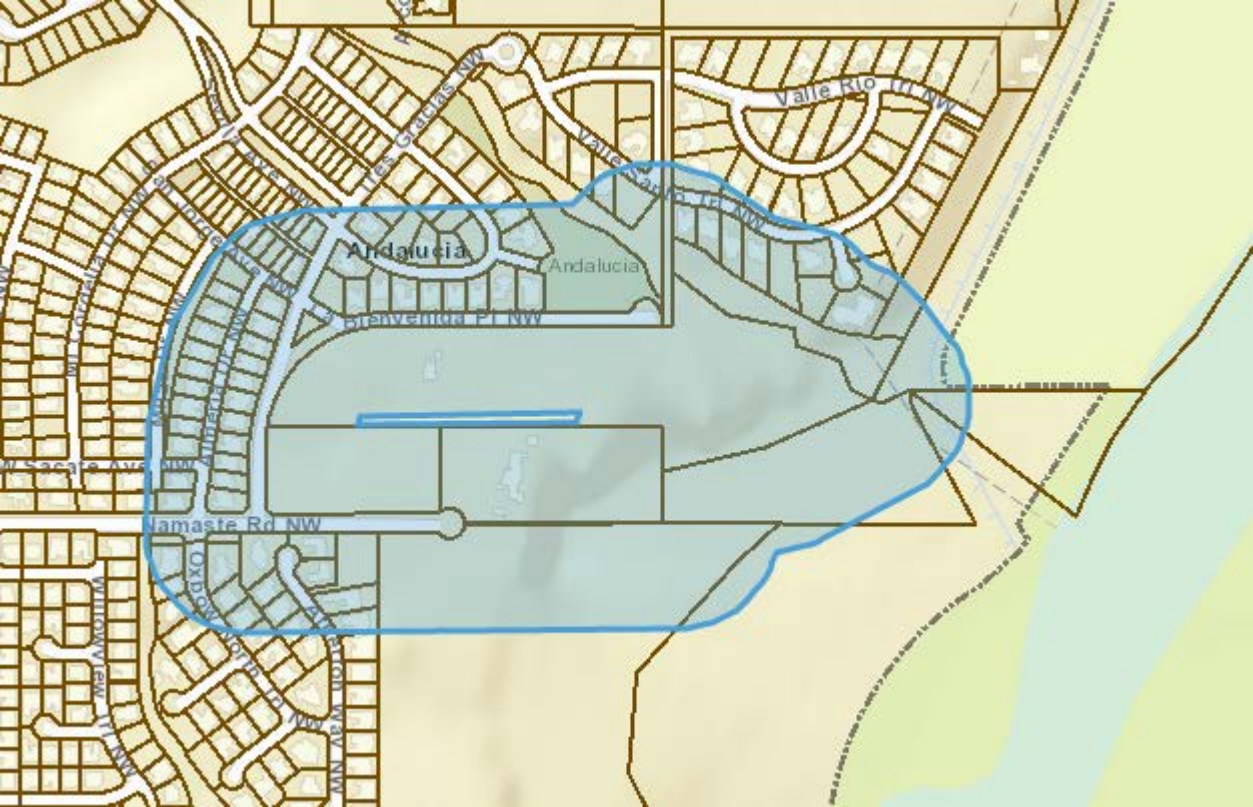
**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

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](mailto: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 Namaste and La Bienvenida  
Other subject site identifiers:  
This site is located on the following zone atlas page:  
F 11 + 12  
Captcha  
x

Owner	Owner Address	Owner Address 2
GETTLER ROGER & DEBB	5028 SEVILLA AVE N\	ALBUQUERQUE NM 87120-1832
LOUGHRIN JOAN L & GA	5027 SEVILLA AVE N\	ALBUQUERQUE NM 87120-1830
PARISH MARK W & KIME	5016 SAN ADAN AVE	ALBUQUERQUE NM 87120-1836
ESQUIBEL ORLANDO J &	4624 ALMERIA DR N\	ALBUQUERQUE NM 87120-1840
PACHECO FRANCES & GF	4505 OXBOW NORTH\	ALBUQUERQUE NM 87120-4642
ANDERSON CRAIG A & D	4900 VALLE ROMAN\	ALBUQUERQUE NM 87120-4677
ZEMKE PAULINE L & HYL	4701 ALMERIA DR N\	ALBUQUERQUE NM 87120-1839
ANDALUCIA HOMEOWN	PO BOX 67590	ALBUQUERQUE NM 87193-7590
BAILON YOLANDA T	5001 CAMINO VALLE	ALBUQUERQUE NM 87120-4673
STRIZICH ROBYN TRUSTE	4412 ATHERTON WA	ALBUQUERQUE NM 87120-1262
HEITZIG NATHAN A & JA	4605 MIJAS DR NE	ALBUQUERQUE NM 87120
HARMESON TIMOTHY J	5004 CAMINO VALLE	ALBUQUERQUE NM 87120-4673
CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE NM 87103
DIETZ DAVID JAMES & TI	4824 CAMINO VALLE	ALBUQUERQUE NM 87120-4613
STANDLEY BARRY H & P/	5012 SEVILLA AVE N\	ALBUQUERQUE NM 87120-1832
LULAY ERIC J & MARTINE	4515 ATHERTON WA	ALBUQUERQUE NM 87120-1469
ALBUQUERQUE BERNAL	PO BOX 1293	ALBUQUERQUE NM 87103-1293
PRINZ ANN R	4611 MIJAS DR NW	ALBUQUERQUE NM 87120
BARTOLUCCI LAURA A	4615 MIJAS DR NW	ALBUQUERQUE NM 87120
MENDOZA KIMBERLY D	5020 SEVILLA AVE N\	ALBUQUERQUE NM 87120
DEUEL JOHN & BRADY J/	5008 CAMINO VALLE	ALBUQUERQUE NM 87120
ASKWIG LINDA A	5012 SAN ADAN AVE	ALBUQUERQUE NM 87120
ANDALUCIA COMMUNIT	8300 CARMEL AVE N	ALBUQUERQUE NM 87122
YORK JANET L & NORMA	4604 ALMERIA DR N\	ALBUQUERQUE NM 87120
REYES DANIEL P & JANN	4705 ALMERIA DR N\	ALBUQUERQUE NM 87120
HERNANDEZ JORGE G &	4201 RANCHO BONIT\	ALBUQUERQUE NM 87120-5345
GARCIA ROSS A & THERE	4627 ALMERIA DR N\	ALBUQUERQUE NM 87120-1841
JENSEN SHANNA	5116 SEVILLA AVE N\	ALBUQUERQUE NM 87120-1829
SMITH JEAN	5115 SAN JORGE AVE	ALBUQUERQUE NM 87120-1837
GREENHOUSE LYNN & V\	4508 ATHERTON WA	ALBUQUERQUE NM 87120-1267
JACOBUS HARRY & TORF	4409 ATHERTON WA	ALBUQUERQUE NM 87120-1265
SANCHEZ RONALD R & L	4904 CAMINO VALLE	ALBUQUERQUE NM 87120
CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE NM 87103-2248
ANDALUCIA HOMEOWN	PO BOX 67590	ALBUQUERQUE NM 87193-7590
RODRIGUEZ GERARDO &	4504 OXBOW NORTH\	ALBUQUERQUE NM 87120-4641
OXBOW NORTH VENTUF	1650 UNIVERSITY BL\	ALBUQUERQUE NM 87102-1726
TEGTMEIER BARBARA J	4623 ALMERIA DR N\	ALBUQUERQUE NM 87120
MITTAN RONALD G & G/	5024 SEVILLA AVE N\	ALBUQUERQUE NM 87120-1832
ANDALUCIA HOMEOWN	PO BOX 67590	ALBUQUERQUE NM 87193-7590
ANDALUCIA HOMEOWN	PO BOX 67590	ALBUQUERQUE NM 87193-7590
COPPAGE ARTHUR T	4604 MIJAS DR NW	ALBUQUERQUE NM 87120-1844
ANDALUCIA COMMUNIT	8300 CARMEL AVE N	ALBUQUERQUE NM 87122
ANDREU JOSE A	4631 ALMERIA DR N\	ALBUQUERQUE NM 87120-1841
ORTIZ SANDRA M TRUST	4620 ALMERIA DR N\	ALBUQUERQUE NM 87120-1840
WESTON KATHLEEN	5004 SEVILLA AVE N\	ALBUQUERQUE NM 87120
FALLERT STEVEN F & LIS	5009 SAN ADAN AVE	ALBUQUERQUE NM 87120-1835

DERBY LEO P & LINDA J 4700 ALMERIA DR N\ALBUQUERQUE NM 87120  
HOLLIS DAVID N & ELIZA 5001 SAN ADAN AVE ALBUQUERQUE NM 87120  
ERSELIUS ROBERT E & FL 4908 CAMINO VALLE ALBUQUERQUE NM 87120  
SALAMY THOMAS E & L 4615 ALMERIA DR N\ALBUQUERQUE NM 87120-1841  
LA FATA SALVATORE & P 5100 SEVILLA AVE N\ALBUQUERQUE NM 87120-1829  
ITOH WILLIAM H & MELI 5005 SAN ADAN AVE ALBUQUERQUE NM 87120-1835  
WILLIFORD JIMMIE LEE 5008 SAN ADAN AVE ALBUQUERQUE NM 87120-1836  
DWYER KYLE 5019 SEVILLA AVE N\ALBUQUERQUE NM 87120-1830  
SANDERS JOSHUA B & H 4601 MIJAS DR NW ALBUQUERQUE NM 87120  
ZAMORA DONNA 4609 ALMERIA DR N\ALBUQUERQUE NM 87120-1841  
MARCHESE LUCIANO & I 4709 ALMERIA DR N\ALBUQUERQUE NM 87120-1839  
ANDALUCIA COMMUNIT 8300 CARMEL AVE N ALBUQUERQUE NM 87122  
PERUMAL MALINI N & V 4509 ATHERTON WA ALBUQUERQUE NM 87120-1469  
MACRAE FREDERICK JAN 4600 ALMERIA DR N\ALBUQUERQUE NM 87120-1840  
OXBOW NORTH VENTUR 1650 UNIVERSITY BL\ALBUQUERQUE NM 87102-1726  
MAGUIRE MICHAEL REG 5101 SAN JORGE NW ALBUQUERQUE NM 87120-1837  
HENSLEY THEODORE B & 4608 ALMERIA DR N\ALBUQUERQUE NM 87120-1840  
MARTINEZ DAVID P & JU 4800 VALLE BOSQUE ALBUQUERQUE NM 87120-4672  
GENTILE ROBERT F & PI 4500 ATHERTON WA ALBUQUERQUE NM 87120-1267  
OLAH GLENN ALLEN & L 5016 SEVILLA AVE N\ALBUQUERQUE NM 87120-1832  
GARCIA ARTHUR & ETHE 4500 OXBOW NORTH ALBUQUERQUE NM 87120-4641  
GRIGEREIT CHRISTOPHEI 4515 OXBOW NORTH ALBUQUERQUE NM 87120-4642  
ALBRIGHT JEFFREY H & E 4611 ALMERIA DR N\ALBUQUERQUE NM 87120  
BOOTH JOSEPH SCOTT & 5000 SAN ADAN AVE ALBUQUERQUE NM 87120-1836  
BREGEZ LLC 4700 VALLE BONITA I ALBUQUERQUE NM 87120-4683  
GONZALES DOMINIC NIC 4704 VALLE BONITA I ALBUQUERQUE NM 87120-4683  
SUNDARAM T M & RAD 4505 ATHERTON WA ALBUQUERQUE NM 87120-1469  
OXBOW NORTH VENTUR 1650 UNIVERSITY BL\ALBUQUERQUE NM 87102-1726  
TRASK RANDALL T & SAF 4408 ATHERTON WA ALBUQUERQUE NM 87120-1262  
4609 MIJAS LLC 10 HILLOCKS LN SHERIDAN WY 82801  
SANTOS ALICIA MARIA & 4509 OXBOW NORTH ALBUQUERQUE NM 87120-4642  
FRESQUEZ ERNESTO & A 4900 CAMINO VALLE ALBUQUERQUE NM 87120-4685  
JOHNSON WILLIAM P & 4905 CAMINO VALLE ALBUQUERQUE NM 87120-4685  
JUAREZ RICARDO & GUA 4619 ALMERIA DR N\ALBUQUERQUE NM 87120-1841  
MONTOTO LORETTA 4808 TRES GRACIAS I ALBUQUERQUE NM 87120-1833  
CASTILLO LEO G & JOSIE 5000 SEVILLA AVE N\ALBUQUERQUE NM 87120-1832  
BAUER JOSEPH E & SHEL 4616 ALMERIA DR N\ALBUQUERQUE NM 87120-1840  
GULLEY THOMAS P & JAI 4701 VALLE BONITA I ALBUQUERQUE NM 87120-4683  
PANAGOPOULOS PAVLO 5111 SAN JORGE NW ALBUQUERQUE NM 87120  
TADAY THERESA A PO BOX 2064 CORRALES NM 87048-2064  
ADAMS-WHITSELL SAM 4516 OXBOW NORTH ALBUQUERQUE NM 87120-4641  
MOTOLA ALEXANDER M 4512 ATHERTON WA ALBUQUERQUE NM 87120-1267  
ANDALUCIA HOMEOWN PO BOX 67590 ALBUQUERQUE NM 87193-7590  
KATZ MARC D & SUSAN 4628 ALMERIA DR N\ALBUQUERQUE NM 87120-1840  
SULLIVAN DANIEL T 5109 SAN JORGE AVE ALBUQUERQUE NM 87120-1837  
MONTOTO MICHAEL F & 5011 SEVILLA AVE N\ALBUQUERQUE NM 87120  
MANZANARES MICHAEL 5104 SEVILLA AVE N\ALBUQUERQUE NM 87120-1829

HUMBLES DEBORAH A & 4519 OXBOW NORTH ALBUQUERQUE NM 87120-4642  
SUMAN AMY E 4820 VALLE SANTO T ALBUQUERQUE NM 87120-0000  
LUCHETTI JOEL W & DEL 4824 TRES GRACIAS I ALBUQUERQUE NM 87120-1833  
CHURCHILL KENNETH H 4612 ALMERIA DR N ALBUQUERQUE NM 87120-1840  
LA FATA JAMES & KATAF 5108 SEVILLA AVE N ALBUQUERQUE NM 87120-1829  
LESTER ERIC & DANA 4901 CAMINO VALLE ALBUQUERQUE NM 87120  
DURKIN PETER S & CHAF 4916 CAMINO VALLE ALBUQUERQUE NM 87120  
FEDERAL NATIONAL MO 5600 GRANITE PKWY PLANO TX 75024-4126  
LABELLE CATHERINE B 5000 CAMINO VALLE ALBUQUERQUE NM 87120-4673  
ANDALUCIA COMMUNIT 8300 CARMEL AVE N ALBUQUERQUE NM 87122  
CHIMENTI DAMIAN JOSE 4816 VALLE SANTO T ALBUQUERQUE NM 87120-4684  
TRUJILLO JOHN 5112 SEVILLA AVE N ALBUQUERQUE NM 87120-1829  
KOURI TINA M 4912 CAMINO VALLE ALBUQUERQUE NM 87120  
WOOD JAMES & EVE 4632 ALMERIA DR N ALBUQUERQUE NM 87120-1840  
USHER JASON & SAUCEC 4501 ATHERTON WA ALBUQUERQUE NM 87120-1469  
AYOUB CHRISTINE L & A 4704 ALMERIA DR N ALBUQUERQUE NM 87120  
MARTINEZ GENE & MON 2958 S DEXTER WAY DENVER CO 80222-6750  
LOPEZ EZEQUIEL A & EST 4820 TRES GRACIAS I ALBUQUERQUE NM 87120-1833  
RICHTER RONALD L & TC 4909 CAMINO VALLE ALBUQUERQUE NM 87120  
PIERSOL THOMAS R & RI 4508 OXBOW NORTH ALBUQUERQUE NM 87120  
OXBOW NORTH VENTUF 1650 UNIVERSITY BL ALBUQUERQUE NM 87102-1726  
HELMS CLYDE A & POHL 4504 ATHERTON WA ALBUQUERQUE NM 87120-1267





[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 Representative<sup>1</sup>: 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/request<sup>2</sup>\*: \_\_\_\_\_

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)

<sup>1</sup> 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.

<sup>2</sup> 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\*<sup>3</sup>: https://cabq.zoom.us/j/2269592859

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>4</sup>:

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)\*<sup>5</sup> 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\*:

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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:

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<sup>3</sup> Physical address or Zoom link

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

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

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

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

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](mailto: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]

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

DURKIN PETER S & CHARLA R 4916  
CAMINO VALLE TRL NW  
ALBUQUERQUE NM 87120

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

KATZ MARC D & SUSAN 4628 ALMERIA  
DR NW ALBUQUERQUE NM 87120-1849

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

MARTINEZ DAVID P & JUANITA  
MCNEILL SHIRLEY E 4800 VALLE  
BOSQUE WAY NW ALBUQUERQUE NM  
87120-4673

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

HARMESON TIMOTHY J & BRENDA J  
5004 CAMINO VALLE TRL NW  
ALBUQUERQUE NM 87120-4673

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

YORK JANET L & NORMAN RUSTY 4604  
ALMERIA DR NW ALBUQUERQUE NM  
87120

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

PIERSOL THOMAS R & REBECCA M 4508  
OSBORN NORTH TRL NW  
ALBUQUERQUE NM 87120

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

CHURCHILL KENNETH H & PEDERSON  
FLORENCE E 4612 ALMERIA DR NW  
ALBUQUERQUE NM 87120-1840

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

ESQUIBEL ORLANDO J & AUDREY B CO-  
TRUSTEES ESQUIBEL TRUST 4624  
ALMERIA DR NW ALBUQUERQUE NM  
87120-1949

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

USHER JASON & SAUCEDO-USHER  
ALEXIS MARIE 4501 ATHERTON WAY  
NW ALBUQUERQUE NM 87120-1469

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

HELMAS CLYDE A & POHL JENNIFER 4504  
ATHERTON WAY NW ALBUQUERQUE  
NM 87120-1267

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

GONZALES DOMINIC NICOLAS &  
SHARLA 4704 VALLE BONITA LN NW  
ALBUQUERQUE NM 87120-4683

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

MARTINEZ GENE & MONROE DWAYNE  
2958 S DEXTER WAY DENVER CO  
80222 4750

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

HENSELEY THEODORE B & JOHNSTON  
GALEN E 4608 ALMERIA DR NW  
ALBUQUERQUE NM 87120-1840

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

OLAH GLENN ALLEN & LORETTA ELAINE  
5016 SEVILLA AVE NW ALBUQUERQUE  
NM 87120-1832

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

TADAY THERESA A PO BOX 2064  
CORRALES NM 87048-2064

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

PANAGOPOULOS PAVLOS & NICOLETTE  
5311 SAN JORGE NW ALBUQUERQUE  
NM 87120

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

PERUMAL MALINI N & VINODH N 4509  
ATHERTON WAY NW ALBUQUERQUE  
NM 87120-1469

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

WOOD JAMES & EVE 4632 ALMERIA DR  
NW ALBUQUERQUE NM 87120-1840

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

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION 5600 GRANITE PKWY  
PLANO TX 75024-4126

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

BOOTH JOSEPH SCOTT & LATASHA  
5000 SAN ADAM AVE NW  
ALBUQUERQUE NM 87120-1836

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

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Albuquerque, NM 87102

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

DIETZ DAVID JAMES & TRACY CLELAND  
CO-TRUSTEES DIETZ TRUST 4624  
CAMINO VALLE TRL NW  
ALBUQUERQUE NM 87120-4613

LULAY ERIC J & MARTINEZ ANGEL 4515  
ATHERTON WAY NW ALBUQUERQUE  
NM 87120-1469

MENDOZA KIMBERLY D 5020 SEVILLA  
AVE NW ALBUQUERQUE NM 87120

ZEMKE PAULINE L & HYDER STEVEN A  
4702 ALMERIA DR NW ALBUQUERQUE  
NM 87120-1819

RICHTER RONALD L & TONI L 4909  
CAMINO VALLE TRL NW  
ALBUQUERQUE NM 87120

CHIMENTI DAMIAN JOSEPH &  
CHARLOTTE AESS VALLE SANTO TRL  
NW ALBUQUERQUE NM 87120-4684

SULLIVAN DANIEL T 5109 SAN JORGE  
AVE NW ALBUQUERQUE NM 87120-1837

AYOUB CHRISTINE L & AYOUB  
ANGELINA 4704 ALMERIA DR NW  
ALBUQUERQUE NM 87120

MOTOLA ALEXANDER M V & KIMBERLY  
LANTO TRUSTEES MOTOLA RVT 4512  
ATHERTON WAY NW ALBUQUERQUE  
NM 87120-1267

HUMBLE DEBORAH A & STRAUVAL  
DANIEL J 4515 OSBORN NORTH TR NW  
ALBUQUERQUE NM 87120-4642

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

ASWINDA A 5022 SAN ADAN AVE  
NW ALBUQUERQUE NM 87120



GARCIA ARTHUR & ETHEL TRUSTEES  
GARCIA LVT 4550 OSBORN NORTH TRL  
NW ALBUQUERQUE NM 87120-4641



BAUER JOSEPH E & SHELLEY J 4616  
ALAMERA DR NW ALBUQUERQUE NM  
87120-1840



FRESQUEZ ERNESTO & ACOSTA-  
FRESQUEZ JEANETTE TRUSTEES  
FRESQUEZ FAMILY TRUST 4900  
CAMINO VALLE TRL NW  
ALBUQUERQUE NM 87130-6686



LOPEZ ESTHER A & ESTHER R  
TRUSTEES LOPEZ RVT 4820 TRES  
GRACIAS DR NW ALBUQUERQUE NM  
87120-1813



BRIEZE LLC 4700 VALLE BONITA LN NW  
ALBUQUERQUE NM 87120-4683



SUMAN AMY E 4820 VALLE SANTO TRL  
NW ALBUQUERQUE NM 87120-0000



LUCHETTI JOEL W & DELGADO PEARL D  
4514 TRES GRACIAS DR NW  
ALBUQUERQUE NM 87120-1833



KOURI TINA M 4912 CAMINO VALLE  
TRL NW ALBUQUERQUE NM 87120



MAGUIRE MICHAEL REGIS 5101 SAN  
JORGE NW ALBUQUERQUE NM 87120-  
1817

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

GETTLER ROGER & DEBBIE TRUSTEES  
GETTLER LVT 5028 SEVILLA AVE NW  
ALBUQUERQUE NM 87120-1812

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

PARRISH MARK W & KIMBERLY D 5016  
SAN ADAN AVE NW ALBUQUERQUE  
NM 87120-1816

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

MARCHESI LUCIANO & DORIS 4709  
ALAMERA DR NW ALBUQUERQUE NM  
87120-1839

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

REYES DANIEL P & JIANNA N 4705  
ALAMERA DR NW ALBUQUERQUE NM  
87120

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302 8th Street NW  
Albuquerque, NM 87102

LA FATA SALVATORE & PIERINA 5100  
SEVILLA AVE NW ALBUQUERQUE NM  
87120-1829

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

DWYER KYLE 5019 SEVILLA AVE NW  
ALBUQUERQUE NM 87120-1830

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

HOLLIS DAVID N & ELIZABETH C 5001  
SAN ADAN AVE NW ALBUQUERQUE

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

BARTOLUCCI LAURA A 4615 MIAMI LN

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

ANDERSON CRAIG A & DOROTHY T  
4900 VALLE ROMANTICO WAY NW  
ALBUQUERQUE NM 87120-4677

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

JOHNSON WILLIAM P & LORETTA C  
4900 CAMINO VALLE TRL NW  
ALBUQUERQUE NM 87120-4685

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

CITY OF ALBUQUERQUE PO BOX 1293  
ALBUQUERQUE NM 87103

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

PACHECO FRANCES & GREG 4505  
OSBORN NORTH TRL NW  
ALBUQUERQUE NM 87120-4642

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

CITY OF ALBUQUERQUE PO BOX 2248  
ALBUQUERQUE NM 87103 2248

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

BAILON YOLANDA T 5003 CAMINO  
VALLE TRL NW ALBUQUERQUE NM  
87120-4673

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

JENSEN SHANNA 5116 SEVILLA AVE NW  
ALBUQUERQUE NM 87120-1829

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

SMITH JEAN 5115 SAN JORGE AVE NW  
ALBUQUERQUE NM 87120-1837

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

HERNANDEZ JORGE G & MARIA T 4201  
RANCHO BONITO DR NW  
ALBUQUERQUE NM 87120-5345

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

WESTON KATHLEEN 5004 SEVILLA AVE  
NW ALBUQUERQUE NM 87120

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

SANDERS JOSHUA B & NICHOL M 4601  
MIAMI DR NW ALBUQUERQUE NM  
87120

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

OSBORN NORTH VENTURES 1650  
UNIVERSITY BLVD NE SUITE 5100  
ALBUQUERQUE NM 87102-1726

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

ANDALUCIA COMMUNITY  
ASSOCIATION 1800 CARMEL AVE NE  
SUITE 401 ALBUQUERQUE NM 87122

*Avery M Frank*

**Consensus Planning, Inc.**

302 8th Street NW

Albuquerque, NM 87102

Phone (505) 764-9801



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

ALBUQUERQUE BERNALILLO COUNTY  
WATER UTILITY AUTHORITY PO BOX  
1293 ALBUQUERQUE NM 87103 1293

ANDALUCIA HOMEOWNERS  
ASSOCIATION INC PO BOX 67590  
ALBUQUERQUE NM 87153 7590

HEITZG NATHAN A & JANAE L 4605  
MIAS DR NE ALBUQUERQUE NM  
87120

ALBRIGHT JEFFREY H & BEATRICE E  
4611 ALAMIA DR NW ALBUQUERQUE  
NM 87120

ZAMORA DONNA 4609 ALMERIA DR  
NW ALBUQUERQUE NM 87120 1841

COPPAGE ARTHUR T 4604 MIAS DR  
NW ALBUQUERQUE NM 87120 1844

JACOBUS HARRY & TORRI 4809  
ATHERTON WAY NW ALBUQUERQUE  
NM 87120 1265

ADAMS-WHITE SAMPANTHA &  
CROW ARNOLD 4516 OXBOW NORTH  
TRL NW ALBUQUERQUE NM 87120

MANZANARES MICHAEL J 5104 SEVILLA  
AVE NW ALBUQUERQUE NM 87120  
1829

MACRAE FREDERICK JAMES & KLENA  
KALI MARIE 4600 ALMERIA DR NW  
ALBUQUERQUE NM 87120 1840

LABELLE CATHERINE S 5000 CAMINO  
VALLE TRL NW ALBUQUERQUE NM  
87120-4673

ITON WILLIAM H & MELINDA W 5005  
SAN ADAN AVE NW ALBUQUERQUE  
NM 87120 1835

GENTILE ROBERT F & PAZZA ELIZABETH  
W 4500 AHERTON WAY NW  
ALBUQUERQUE NM 87120 1267

GAUDREIT CHRISTOPHER E &  
BOLENDING MEGHAN M 4515 OXBOW  
NORTH TRL NW ALBUQUERQUE NM  
87120 4842

TRULLIO JOHN 5113 SEVILLA AVE NW  
ALBUQUERQUE NM 87120 1829

SUNDARAM T M & RADHA TRUSTEES  
SUNDARAM TRUST 4509 AHERTON  
WAY NW ALBUQUERQUE NM 87120  
1469

ORTIZ SANDRA M TRUST OF 2021 4620  
ALMERIA DR NW ALBUQUERQUE NM  
87120 1840

ANDREU JOSE A 4611 ALMERIA DR NW  
ALBUQUERQUE NM 87120 1841

DIXIE LEO P & LINDA J 4700 ALMERIA  
DR NW ALBUQUERQUE NM 87120

STANLEY BARRY H & PATRICIA L 5012  
SEVILLA AVE NW ALBUQUERQUE NM  
87120 1832

MONTOYA LORETTA 4608 THES  
GRACIAS DR NW ALBUQUERQUE NM  
87120 1835

FALLERT STEVEN T & LISA K 5009 SAN  
ADAN AVE NW ALBUQUERQUE NM  
87120 1835

TECHMEIER BARBARA J & MCADAMS  
JO ANNE 4623 ALMERIA DR NW  
ALBUQUERQUE NM 87120

SALAMY THOMAS E & LAURA A 4615  
ALMERIA DR NW ALBUQUERQUE NM  
87120 1841

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302 8th Street NW  
Albuquerque, NM 87102

LOUGHNIN JOAN L & GARY T 5027  
SEVILLA AVE NW ALBUQUERQUE NM  
87120 1830

TRUCK RANDALL T & SARAH S 4608  
ATHERTON WAY NW ALBUQUERQUE  
NM 87120 1242

MITTAN RONALD G & GARRETT TERRY  
D TRUSTEES MITTAN GARRETT TRUST  
GITA GIVILLA AVE NW ALBUQUERQUE

WILLFORD JIMMIE LEE & CAROL 5008  
SAN ADAN AVE NW ALBUQUERQUE  
NM 87120 1836

RODRIGUEZ GERARDO & RODRIGUEZ  
ALICIA VAQUEZ 4508 OXBOW NORTH  
TRL NW ALBUQUERQUE NM 87120  
4641

SANTOS ALICIA MARIA & GOODMAN  
JUSTIN DANIEL 4508 OXBOW NORTH  
TRL NW ALBUQUERQUE NM 87120  
4642

CASTILLO LEO G & JOSE G TRUSTEES  
CASTILLO RVT 5000 SEVILLA AVE NW  
ALBUQUERQUE NM 87120 1832

JUAREZ RICARDO & GUARDIOLA  
KRISTEN 4625 ALMERIA DR NW  
ALBUQUERQUE NM 87120 1844

LESTER ERIC & DANA 4901 CAMINO  
VALLE TRL NW ALBUQUERQUE NM  
87120

PRINZ ANN R 4611 MIAS DR NW  
ALBUQUERQUE NM 87120

STRUCH ROBYN TRUSTEES STRUCH  
RVT 4112 AHERTON WAY NW  
ALBUQUERQUE NM 87120 1262

GUILLEY THOMAS P & JANE ELLEN 4701  
VALLE BONITA LN NW ALBUQUERQUE  
NM 87120 4681

GREENHOUSE LYNN & WILLIAMS  
SUSAN L 4508 AHERTON WAY NW  
ALBUQUERQUE NM 87120 1267

Consensus Planning  
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Albuquerque, NM 87102

4609 MIJAS LLC 10 HILLOCKS LN  
SHERIDAN WY 82801



Consensus Planning, Inc.  
302 8<sup>th</sup> Street NW  
Albuquerque, NM 87102

DEUEL JOHN & BRADY JANINE 5008  
CAMINO VALLE TRL NW  
ALBUQUERQUE NM 87120



Consensus Planning  
302 8<sup>th</sup> Street NW  
Albuquerque, NM 87102

MONTOYA MICHAEL F & ELAINE  
ABEYTA 5011 SEVILLA AVE NW  
ALBUQUERQUE NM 87120



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LA FATA JAMES & KATARZYNA 5108  
SEVILLA AVE NW ALBUQUERQUE NM  
87120-1829



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GARCIA ROSS A & THERESA L 4627  
ALMERIA DR NW ALBUQUERQUE NM  
87120-1841



Consensus Planning  
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Albuquerque, NM 87102

SANCHEZ RONALD R & LYDIA M TR  
SANCHEZ RVT 4904 CAMINO VALLE TRL  
NW ALBUQUERQUE NM 87120



Consensus Planning  
302 8<sup>th</sup> Street NW  
Albuquerque, NM 87102

ERSELIUS ROBERT E & FUNK KENNETH  
R 4908 CAMINO VALLE TRL NW  
ALBUQUERQUE NM 87120





**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"; "reschleicht@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](#)

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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](mailto:cp@consensusplanning.com) or myself at [frank@consensusplanning.com](mailto:frank@consensusplanning.com). We can be reached by phone at (505) 764-9801.

Sincerely,

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



**PART I - PROCESS**

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

Application Type: Zoning Map Amendment

Decision-making Body: EPC

Pre-Application meeting required: ☒ Yes ☐ No

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

Mailed Notice required: ☒ Yes ☐ No

Electronic Mail required: ☒ Yes ☐ No

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

**PART II – DETAILS OF REQUEST**

Address of property listed in application: Please see attached

Name of property owner: City of Albuquerque

Name of applicant:

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

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

Address, phone number, or website for additional information:

Please call or email [frank@consensusplanning.com](mailto:frank@consensusplanning.com) 505 764 9801

**PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE**

☒ Zone Atlas page indicating subject property.

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

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

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

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

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

Jim Strozier \_\_\_\_\_ (Applicant signature) 5/5/22 \_\_\_\_\_ (Date)

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

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



**PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY**

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

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

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

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

Date of Notice\*: 5/5/22

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

Property Owner within 100 feet\*: See attached

Mailing Address\*: See attached

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

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

☒ Zoning Map Amendment

☐ Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>\*:

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

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

<sup>2</sup> 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](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:  
Please call or email [frank@consensusplanning.com](mailto: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)\*<sup>4</sup> 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

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

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

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

### Additional Information:

From the IDO Zoning Map<sup>5</sup>:

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](mailto: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>

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

## FACILITATED MEETING REPORT

**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](#)

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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](mailto:oweegon@bridgesofpeace.com) or (505) 501-7000.

For questions about the application, contact: [frank@consensuplanning.com](mailto: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

# **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.<sup>1</sup> 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.

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<sup>1</sup> 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.<sup>2</sup>

- 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.

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<sup>2</sup> 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.<sup>3</sup> 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.<sup>4</sup> 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.*

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<sup>3</sup> 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).

<sup>4</sup> 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.<sup>5</sup>

*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?*

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

# CITY OF ALBUQUERQUE

## LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

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

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

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

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

#### 5) Other

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

#### Anticipated Application and Hearing timetable:

EPC Application will be filed May 5, 2022

EPC Hearing will be held June 16, 2022.

#### Names & Affiliations of Attendees

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

SIGN POSTIN AGREEMENT

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

#### 1. LOCATION

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

#### 2. NUMBER

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

#### 3. PHYSICAL POSTING

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

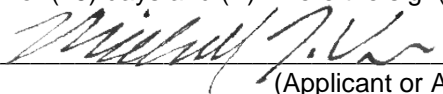
#### 4. TIME

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

#### 5. REMOVAL

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

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

  
(Applicant or Agent)

5/5/22  
(Date)

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

**PROJECT NUMBER:** \_\_\_\_\_