



Environmental Planning Commission

Agenda Number: 5
Project #: PR-2022-006968
Case #: RZ-2022-00018
Hearing Date: June 16, 2022

Staff Report

Agent	Modulus Architects and Land Use Planning
Applicant	G-Force Gymnastics Academy LLC
Request	Zoning Map Amendment (zone change)
Legal Description	Lot 492 (excluding northerly portion out to right of way), Unit 7, Town of Atrisco Grant
Location	The southeastern corner of the intersection of Sage Rd. SW and 86 th St. SW
Size	Approximately 5.0 acres
Existing Zoning	PD
Proposed Zoning	MX-L

Staff Recommendation

APPROVAL of RZ-2022-00018, based on the Findings beginning on Page 25.

Staff Planner
Sergio Lozoya, Current Planner

Summary of Analysis

The request is for a Zoning Map Amendment (zone change) for an approximately 5.0-acre site that comprises the southeast corner of the intersection at Sage Rd. SW and 86th St. SW.

The subject site is zoned PD (Planned Development). The applicant is requesting a zone change to MX-L to allow future development under the MX-L zone district, which would be more advantageous than the PD zone district.

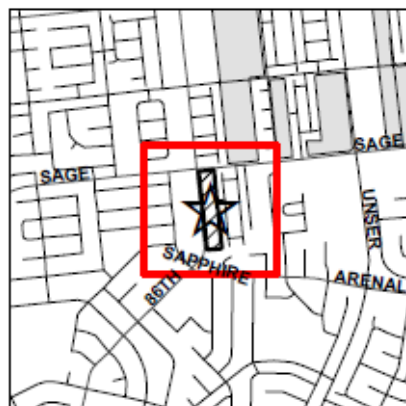
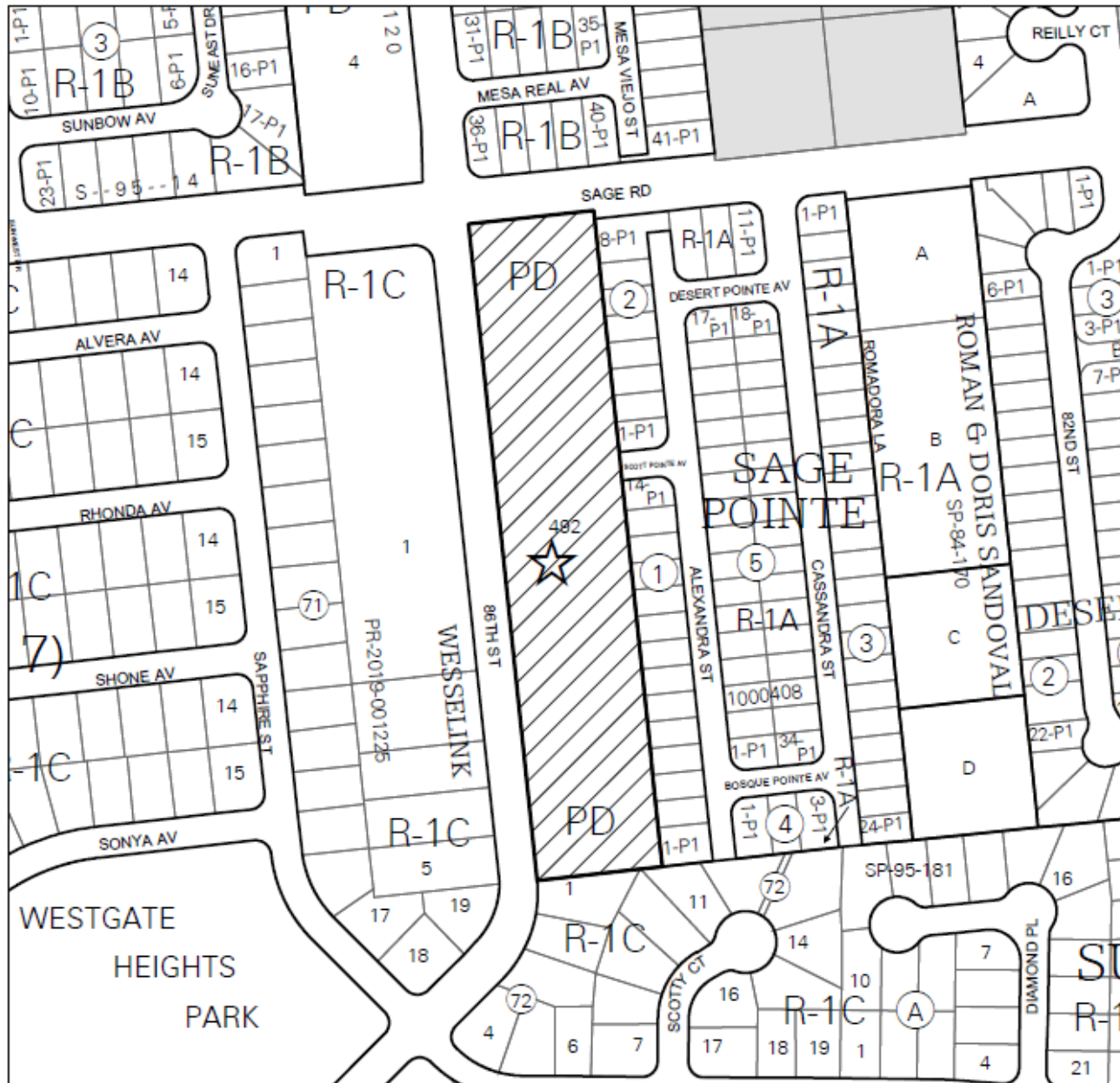
The applicant has adequately justified the request pursuant to the IDO zone change criteria in 14-16-6-7(G)(3). The proposed zoning would be more advantageous to the community overall because it furthers a preponderance of applicable Comprehensive Plan Goals and policies.

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

Staff recommends approval.







IDO ZONING MAP

Note: Gray shading
Indicates County.



1 inch = 225 feet

Hearing Date:

6/16/2022

Project Number:

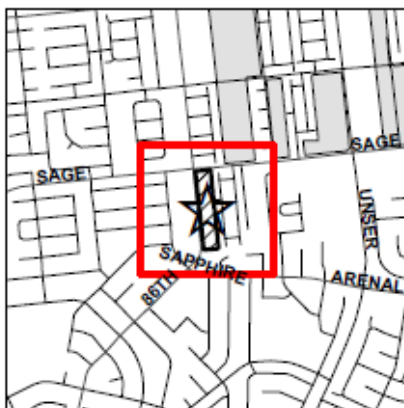
PR-2022-006968

Case Numbers:

RZ-2022-00018

Zone Atlas Page:

M-09



LAND USE MAP

Note: Gray shading
Indicates County.

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



1 inch = 225 feet

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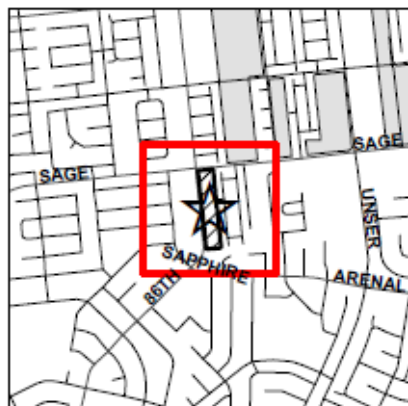
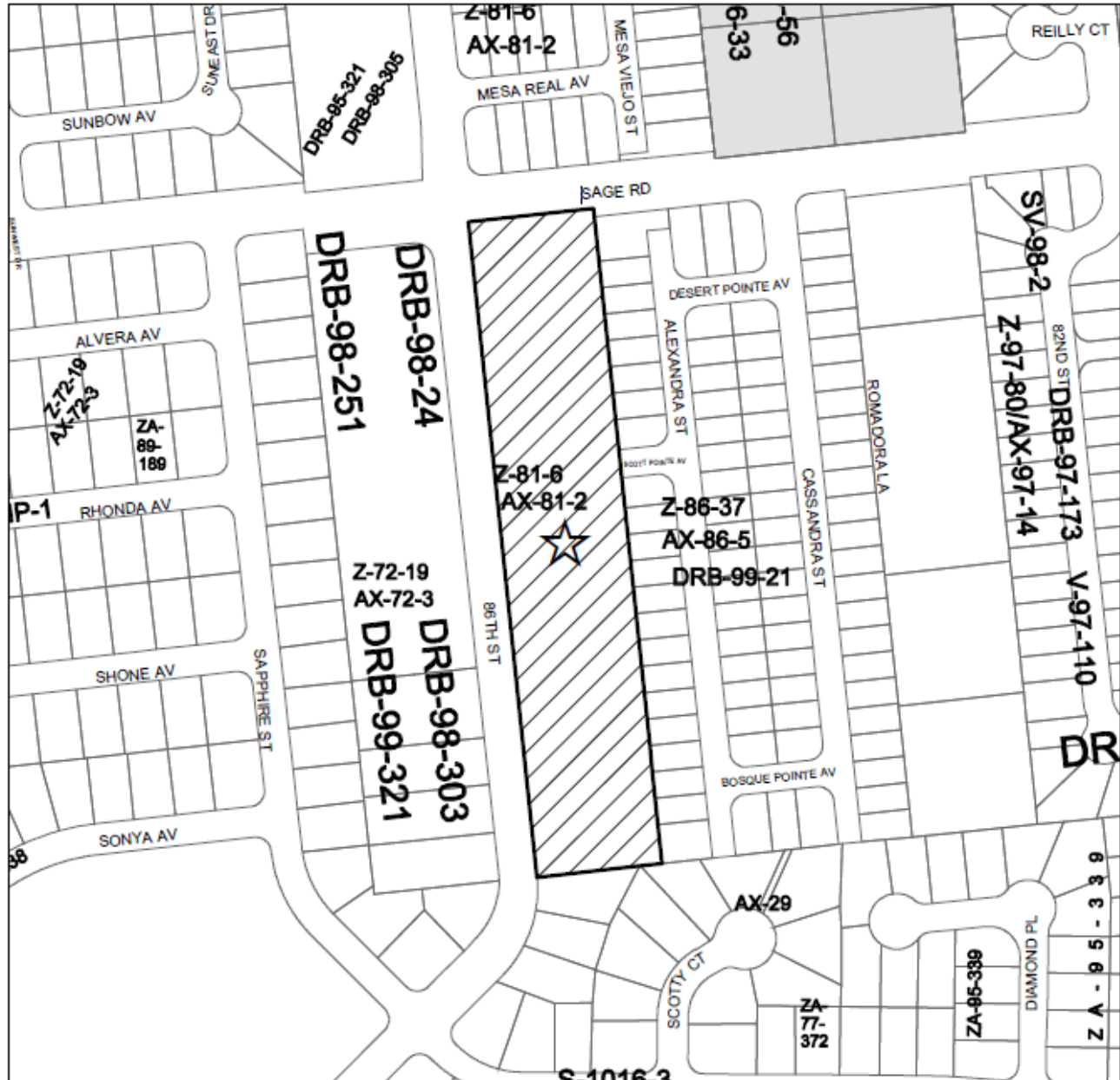
PR-2022-006968

Case Numbers:

RZ-2022-00018

Zone Atlas Page:

M-09



HISTORY MAP

Note: Gray shading
Indicates County.



1 inch = 225 feet

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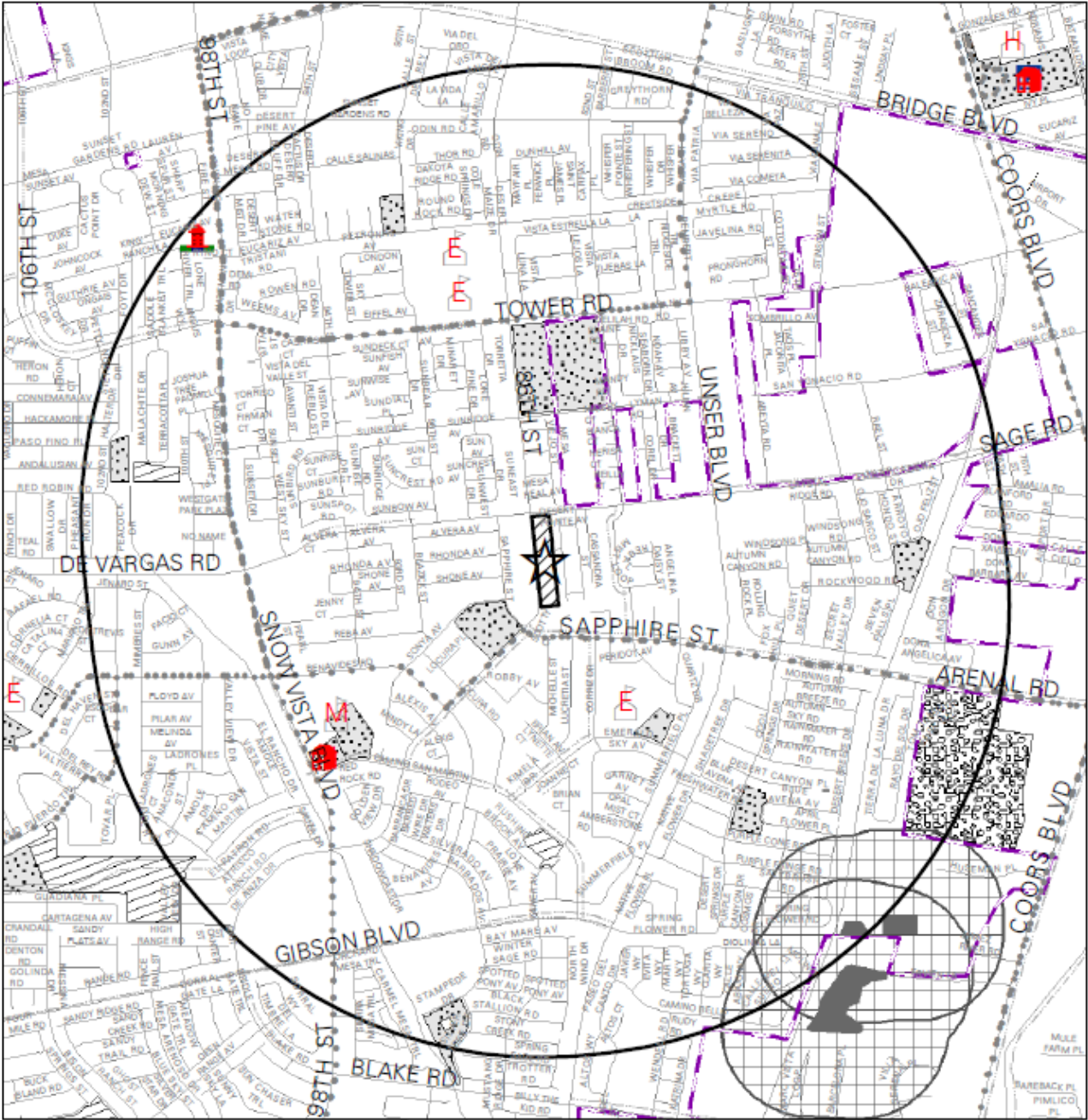
PR-2022-006968

Case Numbers:

RZ-2022-00018

Zone Atlas Page:

M-09



Public Facilities Map with One-Mile Buffer

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

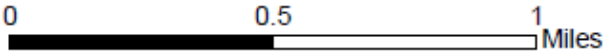


Table of Contents

I. Introduction.....8

II. Analysis of Applicable Ordinances, Plans, and Policies.....10

III. Agency and Neighborhood Concerns.....24

IV. Conclusion.....24

Findings and Recommendation.....25

Agency Comments.....32

Attachments

- 2-Photographs – Existing Conditions
- 3-History
- 4-Zoning
- 5-Applicant Information
- 6-Staff Information
- 7-Notification

I. INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area</i>	<i>Land Use</i>
<i>Site</i>	PD	Area of Change	Vacant
<i>North</i>	PD, R-1B, R-1A	Area of Consistency	Vacant, Dwelling, Single-Family
<i>South</i>	PD, R-1C	Area of Consistency	Vacant, Dwelling, Single-Family
<i>East</i>	PD, R-1A	Area of Consistency	Dwelling, Single-Family
<i>West</i>	PD/R-1C, R-T, NR-PO-A	Area of Consistency	Vacant, Dwelling, Single-Family, Park

Request

The request is for a zoning map amendment from PD to MX-L for all or a portion of Lot 492 (excluding northerly portion out to right of way), Unit 7, Town of Atrisco Grant, located at the southeastern corner of the intersection of Sage Rd. SW and 86th St. SW (“the subject site”). The subject site is approximately 5.0 acres.

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

EPC Role

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

Context

The approximately 5.0-acre site is comprised of one tract and is located at the southeast corner of the intersection at Sage Blvd SW and 86th St NW. The tracts adjacent to the north of the subject site are zoned R-1B, and PD. The lots to the west are zoned mostly R-1C, though there is a park to the west zoned NR-PO-A. The area south of the subject site consists of lots zoned R-1C, and PD. Immediately east of the subject site are lots zoned R-1A and PD, though there are the more intense zones in MX-L, and MX-T just over a third of a mile east of the subject site.

Land uses in this area are predominantly single-family, dwellings. There are some unincorporated areas, and various vacant lots to the northeast of the subject site.

History

Prior to the adoption of the IDO, a sketch plat for subdivision was submitted to the DRB and approved in 2013 (Project#1009636, see attachments).

The subject site is located within the Tower/Unser Sector Development plan boundary. The Tower/Unser Sector Development plan specified R-D zone for single-family dwelling development at 14 dwellings per acre. Upon adoption of the IDO, the subject site's zone designation was changed from R-D to PD and the Tower/Unser Sector Development plan was rescinded.

Transportation System

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

The LRRS designates 86th St. SW, Sapphire St. SW, and Sage Rd SW as a Major Collector.

Comprehensive Plan Designations

The Comprehensive Plan designates 86th St. SW as a Major Transit Corridor. Major Transit Corridors are intended to be served by high frequency, local transit.

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

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

Comprehensive Plan Community Planning Area Designation

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

Trails/Bikeways

The Long Range Bikeway System (LRBS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies existing and proposed routes and trails. Unser Blvd SW has both a dedicated bike lane, and a paved multi-use trail, both of which connect to a larger bike trail network. Sage Rd SW had dedicated bike lanes east of Unser Blvd SW, which end at 86th St SW and begin again on 98th St SW.

Transit

The subject site is served by route ABQ Ride 54. The nearest bus stop is south of the intersection at Sapphire St. SW and 86th St. SW and is just 500 ft. from the most southernly portion of the subject site. Route 54 runs Monday through Saturday and has a peak frequency of 45 minutes.

Public Facilities/Community Services

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

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Definitions

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

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

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

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

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

Zoning

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

The proposed zone district is MX-L (Mixed-Use – Low Intensity). The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping store needs, primarily at intersections of collector streets. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors. Other allowable uses are shown in Table 4-2-1.

Albuquerque / Bernalillo County Comprehensive Plan

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

Chapter 4: Community Identity

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

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

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

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

Chapter 5: Land Use

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

The subject site is located within the 86th Major Transit Corridor. The request for MX-L would facilitate development of the subject site and would help the neighborhood grow, while contributing to a strong multi-modal network of Corridors. The request furthers Goal 5.1 – Centers and Corridors.

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

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

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

The subject site is along a Major Transit Corridor, and within an Area of Change as designated by the Comprehensive Plan, both of which are intended to accommodate growth and development over time. The request for the MX-L zone would facilitate infill development of appropriate allowable uses at a neighborhood scale, and would discourage the need for development at the urban edge. The request furthers sub policy 5.1.1c.

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

The request for the MX-L zone would facilitate development that is compatible in density, scale, and intensity in relation to the surrounding area. The subject site is located in an Area of Change, and along a Major Transit Corridor, where growth and development are desired. This request furthers Policy 5.1.2 - Development Areas.

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

The request for the MX-L zone would facilitate the development of a mix of uses that would allow residents to live, work, learn, shop, and play together. Uses under the MX-L zones are versatile and can provide residential and commercial uses that are compatible with the surrounding area. The request furthers Goal 5.2 – Complete communities.

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

The request would contribute to creating a healthy and sustainable community because it would facilitate development of a mix of neighborhood scale uses. The subject site's location along a Major Transit Corridor, and within an established neighborhood contributes to convenient access. The request furthers Policy 5.2.1 – Land Uses

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

The request would facilitate development of the subject site, which is adjacent to an established neighborhood. Any development of new goods, and services facilitated by the request would be within walking and biking distance of nearby neighborhoods. The subject site's location along a Major Transit Corridor, and at an intersection of Major Collectors promotes good access by vehicles and transit users. The request furthers sub policy 5.2.1(a).

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The request would direct more intense development along 86th St. SW, a designated Major Transit Corridor, and to an Area of Change, where change is expected and desired. The request generally furthers Policy 5.6.2 – Areas of Change.

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

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

Chapter 8: Economic Development

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

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

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

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

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

Requirements

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

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

Justification & Analysis

The zone change justification letter analyzed here, received June 1, 2022 is a response to Staff's request for a revised justification (see attachment). The subject site is currently PD (Planned Development). The requested zoning is MX-L (Mixed-Use – Light Intensity). The reason for the zone change is to allow opportunity for a wider range of commercial/institutional development.

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

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

Applicant: As demonstrated in our narrative policy, the proposed zone map amendment would further a preponderance of Goals and Policies found in the ABC Comprehensive Plan and would facilitate the desired goals of the Comp Plan which provides a framework to guide private development land use decisions, and decision-makers as they contemplate new plans affecting the whole community.

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

Applicable citations: Goal 4.1 – Character, Policy 4.1.2 – Identity and Design, Goal 5.1-Centers & Corridors, Policy 5.1.1- Desired Growth, Sub policy c, Policy 5.1.2- Development Areas, Goal 5.2-Complete Communities, Policy 5.2.1-Land Uses, Sub policy 5.2.1(a), Sub policy 5.2.1(k), Sub policy 5.2.1(n), Goal 5.3-Efficient Development Patterns, Policy 5.3.1-Infill Development, Goal 5.4 – Jobs-Housing Balance, Policy 5.4.2 – West Side Jobs, Sub-policy 5.4.2 (a), Goal 5.6-City Development Areas, Policy 5.6.2- Areas of Change, Sub-policy 5.6.2(b), Goal 8.1 – Placemaking, Policy 8.1.1 – Diverse Places, Policy 8.1.2 – Resilient Economy

Non-applicable Goals and Policies included: Goal 4.3 Community Planning Area, Sub-policy 5.1.6(b), Sub-policy 5.4.2 (a), Sub-policy 5.4.2 (b), Goal 7.2 Pedestrian-Accessible Design, Policy 7.2.1: Walkability, Policy 7.3.3 Place Making, Policy 7.3.4 Infill, Sub-policy 7.3.4(b), Policy 8.1.3 – Economic Base

The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable Goals and policies regarding Character, Identity & Design, Efficient Development Patterns, Jobs-Housing Balance, and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is consistent with the City's health, safety, morals and general welfare. The response to Criterion A is sufficient.

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

ABC Com Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

Applicant: This criterion is not applicable as the proposed amendment is wholly in an Area of Change as shown in the ABC Comp Plan.

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

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

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

Applicant: The proposed amendment is located in an Area of Change (as shown in the ABC Comp Plan). Our justification demonstrated that criteria number 3 would be most suitable for our application. The amendment would be more advantageous to the community since many of the ABC Comp Plan goals and policies will be furthered as articulated in the policy analysis section above. This proposed zone change will allow for implementation of development and implementation of patterns of land use that are consistent with the Comp Plan conditions, development density and intensity and connectivity as a designation for employment and services. The uses would be limited under the MX-L zone and will go through a streamlined approval process for development which better suits development possibilities. The PD zoning is to serve unique development schemes, which is not the case for this site. The PD is also one of the most intense zone districts and with this request we will be down-zoning the site. Which in turn will add additional layers of protection to the community as a whole. Attached is "Exhibit 1" that shows all the uses that are allowed under the PD Zone and also shows the uses permissive under the MX-L zone. The comparison shows how the MX-L will be a down zone and will be more advantageous to community. There are more harmful permissive uses under the PD zone including Bar, Night Club, Tap Room or Tasting Room, Light Vehicle Fueling Station, Heavy Vehicle and equipment sales, rental, fueling and repair, Liquor Retail, Nicotine Retail, Manufacturing and a Salvage Yard to name a few (See Exhibit 1 for all uses highlighted in purple). The listed uses will not be permissive under the MX-L zone.

MX-L was determined to be more beneficial than the MX-T zone district. One of the major differences from the MX-T and the MX-L is that single family homes are not permissive under the MX-L zone district. The proposed MX-L zone is more appropriate than the MX-T zone because the ABC Comp Plans discourages zone changes to detached single-family residential uses on the West Side. Additional single-family homes are not desired or needed in this area.

It also encourages job to housing balance and with the proposed MX-L zone it will allow for a variety of uses that further the ABC Comp Plan's vision of growth on the West Side, while also eliminating single-family homes as a permissive use.

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

The response to Criterion B 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: All uses permitted in the requested MX-L zone are also permitted in the existing PD zone. PD uses are determined on a case-by-case basis; however, the negotiated uses are required to be shown on a Site Plan, reviewed and approved by the EPC, prior to development. The requested MX-L zone permits a variety of commercial uses plus the potential for residential uses from townhouse to higher density multifamily, as well as an efficient process of development. The area is largely characterized by residential uses and it would be advantageous to the existing residents for commercial services to be located in close proximity. The Comprehensive Plan and IDO generally encourages mixed-use communities and responding to market demand rather than exerting restrictions as long as the permitted uses are not harmful to the adjacent communities. In addition, IDO regulations will provide design controls for both high-density residential and commercial development.

The permissive uses between the PD zoning designation and the MX-L zoning designation will be more limited and more controlled. For discussion, I have outlined the permissive uses in MX-L in the following bullet list as identified in Table 4-2-1 of the IDO (Allowable Uses):

MX-L Permissive Uses

Dwelling, Townhouse

Dwelling, live-work

Dwelling, multi-family

Assisted living facility or nursing home

Community residential facility small

Dormitory

Community residential facility, large

Group home, small

Group home, medium

Adult or child day care facility

Community center or library

Freestanding

Elementary or middle school

High school

Museum

Parks and open space

Religious institution

Vocational school

Community Garden

Veterinary hospital

Other pet services

Health club or gym

<i>Mobile food truck</i>	<i>Solar energy generation</i>
<i>Residential Community amenity, indoor</i>	<i>Restaurant</i>
<i>Other indoor entertainment</i>	<i>Hotel or motel</i>
<i>Car wash</i>	<i>Light vehicle repairs</i>
<i>Paid parking lot</i>	<i>Parking structure</i>
<i>Bank</i>	<i>Club or event facility</i>
<i>Commercial services</i>	<i>Medical or dental clinic</i>
<i>Office</i>	<i>Personal and business service, small</i>
<i>Research or testing facility</i>	<i>Residential community amenity, outdoor</i>
<i>Art gallery</i>	<i>Cannabis retail</i>
<i>Bakery goods or confectionery shop</i>	<i>Farmers Market</i>
<i>General retail, small</i>	<i>Grocery store</i>
<i>Artisan manufacturing</i>	<i>Cannabis cultivation</i>
<i>Cannabis-derived products manufacturing</i>	<i>Drainage facility</i>
<i>Electric facility</i>	<i>Major utility, other</i>

This property is underutilized and has stayed vacant. This zone map amendment will be a positive change as compared to if the property were to stay in its current condition. This opportunity to develop will provide more commercial retail choices for the area. The subject site is accessible from 86th St and from Sage Rd and eliminates the need for vehicles to drive through the surrounding neighborhoods to access the site.

Future development of this property and possible uses that could be considered harmful to adjacent property owners have been mitigated by specific use standards and regulations identified in the Integrated Development Ordinance. All uses shall comply with City ordinances regulating noise, odors, vibration, glare, heat, and other special nuisance conditions affecting other properties as well as use-specific standards.

Permissive uses that could be construed as having possible harmful effects such as a cannabis retail, cannabis cultivation, light vehicle repairs or artisan manufacturing are regulated by local, state, and federal requirements and must comply with all New Mexico state laws, including but not limited to any required spacing from other uses or facilities. They are also controlled by Specific-Use Standards found in the IDO to mitigate potential harmful effects on the surrounding area. The uses that could constitute as harmful that are outlined below will be nonconsequential for the following reasons:

- 1. Cannabis retail – This establishment must comply with all New Mexico State law requirements, including but not limited to any required spacing from other uses or facilities. The use shall not include a storage display outside the building. A CUP is required for on-site consumption to include an odor control plan. Additional use-specific requirements defined in 4-3(D)(35) limit the use.*
- 2. Cannabis-derived products manufacturing - This establishment must comply with all*

New Mexico State law requirements, including but not limited to any required spacing from other uses or facilities. A required odor control plan approved by the City is required if oil activation, distillation or extraction is occurring on site. In a mixed-use zone, the use shall not exceed 10,000 sf, all activities have to be within the building, and hazardous materials are prohibited. Additional use-specific requirements defined in 4-3(E)(3) limit the use.

- 3. Artesian manufacturing - This use requires that all activities be conducted within the fully enclosed portions of a building. If located in a mixed-use zone the use shall not exceed 10,000 sf.*
- 4. Light vehicle repairs – Storage of inoperable vehicles are limited to 2 vehicles at time, which may not be parked for more than 14 calendar days. Painting is required within a building. Painting is prohibited within 25 feet of a residential zone district or lot containing a residential use. In a mixed-use zone district, vehicle service and maintenance shall be conducted within a building. Additional use-specific requirements defined in 4-3(D)(19) limit the use.*
- 5. Car wash – A car wash building and any associated outdoor activities are prohibited within 50 feet in any direction of any Residential zone district or any lot containing a residential use in any Mixed-use zone district. This use must comply with storm water quality requirements found in the DPM. Additional use-specific requirements defined in 4-3(D)(16) limit the use.*
- 6. Group home, small, medium - This use must comply with all applicable local and State regulations. This use is prohibited within 1,500 feet in any direction of any other group home. Additional use-specific requirements defined in 4-3(B)(9) limit the use.*
- 7. Paid Parking Lot or Parking Structure - This use is limited to the parking of motor vehicles and any allowable accessory or temporary use. No vehicle repair, vehicle sales, or other uses are allowed on the property. Neighborhood edge provisions are required since the use is abutting a residential use. Minor accessory structures, including but not limited to waste container and dumpster enclosures, bike lockers, bike share facilities, and an attendant/payment booth, are allowed on the property, but shall not be located in any required setback area. Additional use-specific requirements defined in 4-3(D)(22) limit the use.*
- 8. Electric facility - Substations shall be surrounded by a wall a minimum of 12 feet high. Substation walls shall be set back a minimum of 10 feet from all property lines to allow for perimeter landscape. Electric generation facilities, as identified in the Facility Plan for Electric System Transmission and Generation, are large scale industrial developments and are only allowed in the NR-GM zone district. Additional use-specific requirements defined in 4-3(E)(8) limit the use.*

Future development on the subject site under the MX-L zone would be subject to IDO requirements including Neighborhood Edges (14-16- 5-9), the mixed-use zone dimensional standards (Table 5-1-2), buffer landscaping (14-16-5- 6-(E)), and building design standards (14- 16-5-11). These would help ensure appropriate scale and location of development and character of building design. Since the site is surrounded by R-1 uses the neighborhood edges will be in effect when the site gets developed. Neighborhood edges are “intended to preserve the residential neighborhood character of established low-density residential development in any Residential zone district on lots adjacent to any Mixed-use or Non-residential zone

district". The neighborhood edges restrict the height of a building, and contain restrictions for drive-through or drive-up facilities, loading and parking areas. These standards will add in another lay of protection for the surrounding community.

These Use Standards include precautionary measures such as distance requirements, size restrictions, design standards, screening requirements and various other measures. Additionally, future development of this subject site has the potential of having to go through a rigorous site planning approval process at which time the public will be fully engaged. This is a downsize zone request and will adequately mitigate any potential harmful impacts to adjacent properties, the neighborhood or community.

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

The applicant discussed potentially harmful uses allowed in the MX-L zone district. Some uses that could be interpreted as harmful are: Group Home, Light vehicle repair, Paid parking lot, Parking Structure, Cannabis Retail, Cannabis Manufacturing, and Cannabis Retail. Generally speaking, there are regulations in place in the IDO (Use Specific Standards and Neighborhood Edges) which would mitigate some of the impacts of said uses. Therefore, the request is not likely to result in potential harmful impacts to adjacent properties, the neighborhood or community.

The response to Criterion D is sufficient.

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

Applicant: This request meets criterion 1 because the City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems have adequate capacity to serve the development made possible by the change of zone. This is an infill location, and all the surrounding infrastructure has been developed. There are existing road ways (86th and Sage) abutting the subject site, there are existing side walks along all street frontages, and there is an existing stop light with and ADA ramp at the SWC of 86th and Sage. There are existing bike paths along Sage and 86th street.

Although improvements are unknow at this time, any improvement required by the city for the future development will be on the burden of the applicant. The applicant will fulfill the

infrastructure obligations, if applicable, via an Infrastructure Improvements Agreement (IIA) or by constructing the work outright.

Staff: The request appears to meet the requirement that the City's existing infrastructure and public improvements adequately serve the subject site and have adequate capacity to serve the development made possible by the change of zone (requirement 1).

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 justification provided herein is not based on the property's location at the intersection of two urban major collector streets (86th ST SW and Sage RD) but rather on the preponderance of applicable Goals and Policies of the Comp Plan as outlined in our policy narrative. The current zoning request is to allow for future MX-L uses, future development permissive by the MX-L zone will further multiple goals and policies of the Comprehensive Plan and will serve as an excellent development opportunity and will be in line with the surrounding community. This zone change seeks to provide use options that are in demand in the surrounding area and the City as a whole. The basis is connected more to providing a clearer and more predictable set of allowed uses, development standards, and path to development. While the location of the property is not the main reason for providing justification for commercial zoning, it does provide rationale for why this site is suitable for the proposed MX-L zoning and associated use. Access and connectivity are important considerations for mixed-use development.

Staff: The subject site's location along designated Major Collectors, Sage Blvd SW and 86th St. SW, provides some rationale for the proposed change to MX-L. However, this is not the primary reason for the request. Rather, this rationale is tied to the policy analysis, which shows that the request furthers a preponderance of applicable Goals and policies.

The response to Criterion F is sufficient.

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

Applicant: This justification is not based completely or predominantly on the cost of land or other economic considerations and are not the determining factor for this zone change request. The requested zone change will allow MX-L uses to develop, thereby providing more commercial, retail, and mixed-use housing choices in an area of Albuquerque currently underserved by such facilities. The subject site is located in Albuquerque's Southwest Mesa where the imbalance of jobs to households pose a significant challenge for our future due to limited river crossings. On the whole, residents drive less if there are job opportunities and services near their homes and desirable housing and amenities near workplaces. In areas with more houses than jobs, commute times tend to be longer, and congestion tends to be worse. East of the Rio Grande, there are almost 1.5 jobs for every household. West of the river, there is less than one job for every two households. Particularly at peak hours, traffic congestion at river crossings is expected to worsen dramatically over time, leading to bridge

crossing times of an hour or more by 2040 without significant job growth on the West Side, as workers will have to continue commuting to jobs east of the river.

Changing demographics pose both a challenge and opportunity for our region as preferences shift about the kinds of places we live and the transportation options we choose. In general, preferences are shifting toward places that give people options to walk, bike, or take public transportation. Complete, walkable neighborhoods with a range of housing and amenities make non-auto transportation options safer and more accessible.

Neighborhoods with locally-serving businesses promote sustainable economic growth and reinvestment of local dollars. A range of amenities in neighborhoods reduces the need to drive, increasing active transportation opportunities. The current limited variety in retail uses and lack of daily goods and services for neighboring residents fails to foster sociability. The request is not based primarily upon the cost of land or economic considerations. The request would allow the site to serve the needs of the neighborhood, while also maintaining the context and scale of the surrounding land uses.

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

The response to criterion G is sufficient.

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

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

Applicant: Application of the MX-L zone may constitute a spot zone because it is different from the surrounding zones to the north, east, south and west. The requested change to MX-L will clearly facilitate implementation of the ABC Comp Plan, as amended, as discussed in the preponderance of goals and policies further by the change.

This proposal qualifies under criteria (1) in that it is different from surrounding land because it can function as a transition between adjacent zone districts. The surrounding area is residential and MX-L has less permissive uses than the current PD zonings. The MX-L zone will protect the neighborhood in a greater way than PD zone does. Per the permissive uses listed above it limits the uses that can be considered harmful more than the PD zone district. This in turn will benefit the surrounding neighborhoods while functioning as a transition between adjacent zone districts. Major Transit Corridors fostering high frequency transit service and encouraging pedestrian-oriented development minimizing

negative impacts on nearby neighborhoods by providing transitions between development along Transit Corridors and residential areas, furthering criterion 1.

This Zone Map Amendment will fall in line with its surrounding area allowing the request to support additional growth in an Area of Change with existing infrastructure and where growth is desired. According to the ABC Comp Plan, developments of higher density and intensity, typically with a mixture of uses, are encouraged within Areas of Change. The proposed zone map amendment will encourage growth and high-quality development in accordance with this policy in a Major Transit Corridor in an area with adequate infrastructure. The subject site is vacant, and this site is being under-utilized. This site is in a highly accessible area and should be developed to its full potential. The ABC Comp Plan highlights that there needs to be change in order to direct growth within the developed metropolitan footprint and ensure sustainable growth over time (ABC Comp Plan P. 2-8). With the approval of this request, it will further the ABC Comp Plan's vision on changing and utilizing existing vacant sites. The development of this land will be compatible in scale and character with the surrounding area will adding an extra layer of protection for the surrounding neighborhoods. The southwest mesa needs jobs and services that the MX-L zone allows. The change also addresses criterion 1 as it is a transition from PD to the north and R-1 to the south.

Staff: The zone change does apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone"). The proposed zone district for the subject site is MX-L. The nearest property zoned MX-L is just under half a mile to the east of the subject site. As discussed above, the request furthers a preponderance of applicable Comprehensive Goals and Policies, and clearly facilitates the implementation of the Comprehensive Plan.

Further, the applicant justified the spot zone using requirement 1: The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts. Properties to the west of the subject site are zoned R-1C, and properties to the east of the subject site are zoned R-1A.

There is a clear difference in the density of single-family development to the east and west of the subject site. The subject site would serve as a transition between the R-1 zones, and would provide relief from the substantial amount of R-1 zone districts on the westside.

Further, the subject site is along a designated Major Transit Corridor, the MX-L zone would act as an appropriate buffer between the corridor and existing single-family dwellings and provide the appropriate scale of development in an Area of Change.

The response to criterion H is sufficient.

III. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other interested agencies reviewed this application. Few comments were received. PNM commented that existing easements and setbacks should be carefully considered

when developing the subject site. Other agencies had no significant comments to discuss (see attachments).

Neighborhood/Public

South West Alliance of Neighborhoods, Westside Coalition of Neighborhood Associations, South Valley Coalition of Neighborhood Associations, and the Westgate Heights NA were all required to be notified, which the applicant did (see attachments). Property owners within 100 feet of the subject site were also notified, as required (see attachments).

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

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

IV. CONCLUSION

The request is for a Zoning Map Amendment (zone change) for an approximately 5.0-acre site that comprises the southeast corner of the intersection at Sage Rd. SW, and 86th St. SW. The subject site is zoned PD (Planned Development). The applicant is requesting a zone change to MX-L to allow future development of the subject site under the MX-L zone district guidelines, which would be more advantageous than the PD zone district.

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

The affected neighborhood organizations are the South West Alliance of Neighborhoods, Westside Coalition of Neighborhood Associations, South Valley Coalition of Neighborhood Associations, and the Westgate Heights NA, which were all notified as required and property owners within 100 feet of the subject site were also notified.

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

Staff recommends APPROVAL.

FINDINGS - RZ-2022-00018, June 16, 2022- Zoning Map Amendment (Zone Change)

1. The request is for a zoning map amendment (zone change) for an approximately 5.0-acre site legally described as Lot 492 (excluding northerly portion out to right of way), Unit 7, Town of Atrisco Grant, located at the southeastern corner of the intersection of Sage Rd. SW and 86th St. SW (the “subject site”).
2. The subject site is zoned PD (Planned Development) and is currently vacant. The applicant is requesting a zone change from PD to MX-L (Mixed-Use – Low Intensity) to facilitate the future development.
3. The subject site is in an Area of Change, and along a Major Transit Corridor (86th Street) as designated in the Comprehensive Plan. The subject site is not located within any designated Activity Center.
4. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
5. The request furthers the following, applicable Goal and Policies from Chapter 4: Community Identity:

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

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

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

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

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

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

The subject site is located within the 86th Major Transit Corridor. The request for MX-L would facilitate development of the subject site and would help the neighborhood grow, while contributing to a strong multi-modal network of Corridors.

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

The subject site is along a Major Transit Corridor, and within an Area of Change as designated by the Comprehensive Plan, both of which are intended to accommodate growth and development over time. The request for the MX-L zone would facilitate infill development of appropriate allowable uses at a neighborhood scale, and would discourage the need for development at the urban edge.

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

The request for the MX-L zone would facilitate development that is compatible in density, scale, and intensity in relation to the surrounding area. The subject site is located in an Area of Change, and along a Major Transit Corridor, where growth and development are desired.

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

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

The request for the MX-L zone would facilitate the development of a mix of uses that would allow residents to live, work, learn, shop, and play together. Uses under the MX-L zones are versatile and can provide residential and commercial uses that are compatible with the surrounding area.

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

The request would contribute to creating a healthy and sustainable community because it would facilitate development of a mix of neighborhood scale uses. The subject site's location along a Major Transit Corridor, and within an established neighborhood contributes to convenient access.

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

The request would facilitate development of the subject site, which is adjacent to an established neighborhood. Any development of new goods, and services facilitated by the

request would be within walking and biking distance of nearby neighborhoods. The subject site's location along a Major Transit Corridor, and at an intersection of Major Collectors promotes good access by vehicles and transit users.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The request would direct more intense development along 86th St. SW, a designated Major Transit Corridor, and to an Area of Change, where change is expected and desired.

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

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

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

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

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

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

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

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

- A. Criterion A: The applicant's policy-based response adequately demonstrates that the request furthers a preponderance of applicable Goals and policies regarding Character, Identity & Design, Efficient Development Patterns, Jobs-Housing Balance, and does not present any significant conflicts with the Comprehensive Plan. Therefore, the request is generally consistent with the City's health, safety, morals and general welfare.
- B. Criterion B: The subject site is located wholly in an Area of Change, as designated by the Comprehensive Plan. Therefore, criterion B does not apply.
- C. Criterion C: The subject site is located wholly in an Area of Consistency. The applicant's policy-based analysis (see response to Criterion A) demonstrates that the request would further a preponderance of applicable Comprehensive Plan Goals and policies and therefore would generally be more advantageous to the community than the current zoning.
- D. Criterion D: The applicant compared the existing PD zoning and the proposed MX-L zoning. All uses are potentially permissive in the PD zone district, meaning the MX-L zone district would be more restrictive.

The applicant discussed potentially harmful uses allowed in the MX-L zone district. Some uses that could be interpreted as harmful are: Group Home, Light vehicle repair, Paid parking lot, Parking Structure, Cannabis Retail, Cannabis Manufacturing, and Cannabis Retail. Generally speaking, there are regulations in place in the IDO (Use Specific Standards and Neighborhood Edges) which would mitigate some of the impacts of said uses.

- E. Criterion E: The request meets the requirement that the City's existing infrastructure and public improvements have adequately served the subject site and have adequate capacity to serve the development made possible by the change of zone (requirement 1).
- F. Criterion F: The subject site's location along designated Major Collectors, Sage Blvd SW and 86th St. SW, provides some rationale for the proposed MX-L. However, this is not the primary reason for the request. Rather, this rationale is tied to the policy analysis, which shows that the request furthers a preponderance of applicable Goals and policies.
- G. Criterion G: Economic considerations are a factor, but the applicant's justification is not completely or predominantly based upon them. Nor is the justification based completely or predominantly upon the cost of land.
- H. Criterion H: The zone change does apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a "spot zone"). The proposed zone district for the subject site is MX-L. The nearest property zoned MX-L is just under half a mile to the east of the subject site. As discussed above, the request furthers a preponderance of applicable Comprehensive Goals and Policies and clearly facilitates the implementation of the Comprehensive Plan.

Further, the applicant justified the spot zone using requirement 1: The area of the zone change is different from surrounding land because it can function as a transition between adjacent zone districts. Properties to the west of the subject site are zoned R-1C, and properties to the east of the subject site are zoned R-1A. The subject site would serve as a transition between the R-1 zones, as they vary in density, and would provide relief from the substantial amount of R-1 zone districts on the westside.

Further, the subject site is along a designated Major Transit Corridor, the MX-L zone would act as an appropriate buffer between the corridor and existing single-family dwellings and would provide the appropriate scale of development in an Area of Change.

12. The applicant's policy analysis adequately demonstrates that the request furthers a preponderance of applicable Goals and policies in the Comprehensive Plan and does not significantly conflict with them. Based on this demonstration, the proposed zone category would be more advantageous to the community than the current zoning.
13. The affected neighborhood organizations are the South West Alliance of Neighborhoods, Westside Coalition of Neighborhood Associations, South Valley Coalition of Neighborhood Associations, and the Westgate Heights NA. They were all required to be notified, which the applicant did. Property owners within 100 feet of the subject site were also notified, as required.
14. As of this writing, Staff has not received any correspondence or phone calls and is unaware of any opposition.

RECOMMENDATION - RZ-2022-00018, June 16, 2022

APPROVAL of Project #: 2022-006968, Case #: 2022-00018, a zone change from PD to MX-L, for all or a portion of Lot 492 (excluding northerly portion out to right of way), Unit 7, Town of Atrisco Grant, an approximately 5.0 acre site comprising the southeastern corner of the intersection at Sage Rd. SW and 86th St. SW, based on the preceding Findings.

Sergio Lozoya

**Sergio Lozoya
Current Planner**

Notice of Decision cc list:

cc:

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CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Long Range Planning

CITY ENGINEER

Transportation Development

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Hydrology Development

New Mexico Department of Transportation (NMDOT)

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

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

Traffic Engineering Operations (Department of Municipal Development)

Street Maintenance (Department of Municipal Development)

RECOMMENDED CONDITIONS FROM THE CITY ENGINEER:

None.

WATER UTILITY AUTHORITY

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION-

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

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

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

No comment

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY PUBLIC WORKS/TRANSPORTATION PLANNING

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

No comment

ALBUQUERQUE PUBLIC SCHOOLS

No comment

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA)

1.No objections to the zone change.

2. Serviceability Letter #220405 provides a description of the work that must be provided prior to this lot getting service.

3. Upon development, request an availability/serviceability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements.

MID-REGION METROPOLITAN PLANNING ORGANIZATION – TRANSPORTATION

MID-REGION COUNCIL OF GOVERNMENTS

Sage Rd and 86th St are functionally classified as Major Collectors.

Existing Bike Lanes are identified on Sage Rd and 86th St in the Long-Range Bikeway System (LRBS).

Appendix G of *Connections 2040* (MTP) supports the following as it relates to the subject request: Encourage a mix of land uses (retail, housing, entertainment, etc.) and multimodal facilities in appropriate locations to encourage shorter and more active trips.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

There are PNM facilities abutting the site and/or in easements along the eastern edge of and at the northwest corner of the site.

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

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

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

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

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



Figure 1: Standing at the northwest corner of the subject site, looking south



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



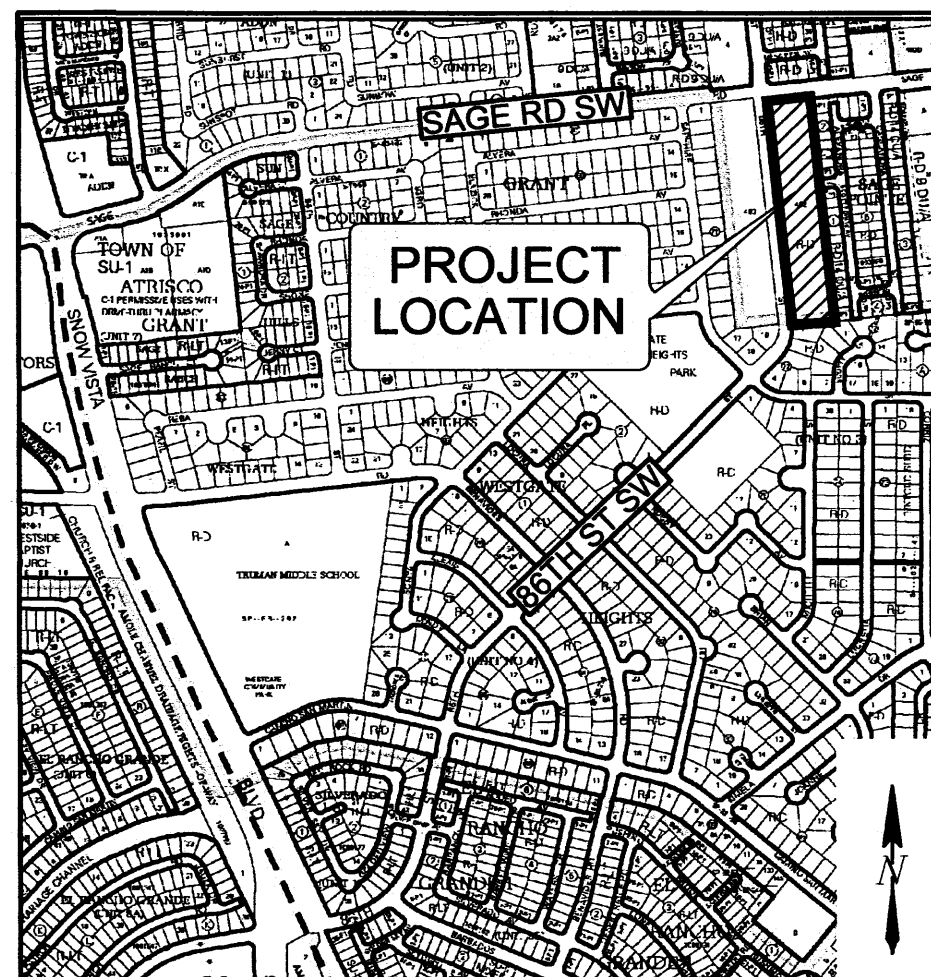
Figure 3: Standing at the western boundary of the subject site, looking north.



Figure 4: Looking west towards the adjacent, vacant lot.

HISTORY

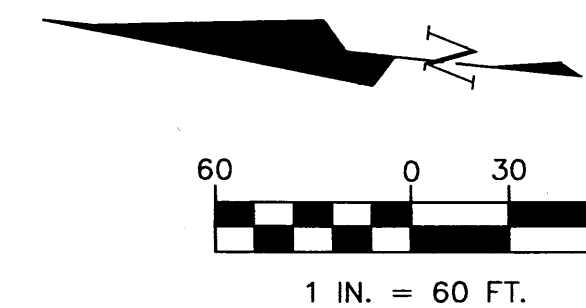
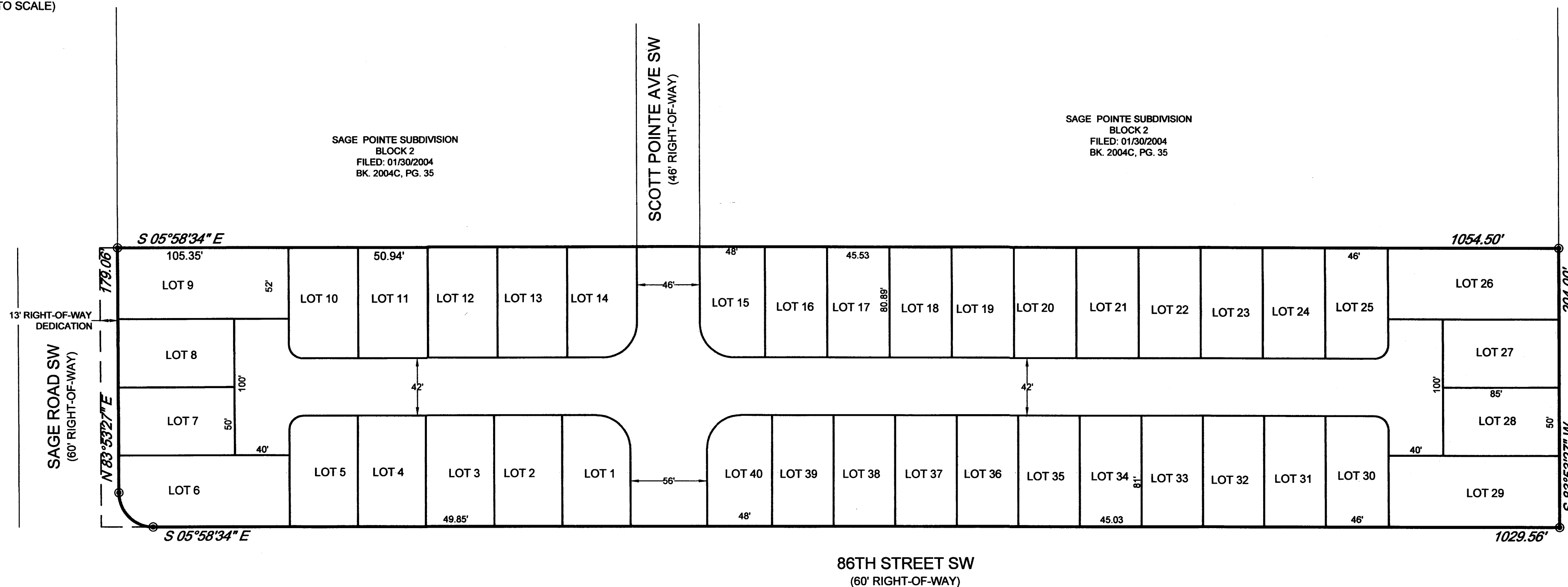
SKETCH PLAT OF
TRACT 492
UNIT 7
TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 33, T.10N., R.2E., N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 2013



VICINITY MAP
(NOT TO SCALE)

LEGEND

- SET #5 REBAR W/RED CAP LS# 15511
- △ U.S.G.S. MONUMENT
- FND REBAR AS NOTED



ZONING

Please refer to IDO Section 14-16-2-6(A) for the PD Zone District
& IDO Section 14-16-2-4(B) for the MX-L Zone District

APPLICANT INFORMATION



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

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

APPLICATION INFORMATION

Applicant: G-Force Gymnastics Academy, LLC		Phone: 505.898.7334
Address: 4487 Irving Blvd NW		Email: gforce@gforcegymnastics.com
City: Albuquerque	State: NM	Zip: 87114
Professional/Agent (if any): Modulus Architects & Land Use Planning, Inc.		Phone: (505) 338-1499
Address: 100 Sun Ave. NE Suite 600		Email: rokoye@modulusarchitects.com
City: Albuquerque	State:	Zip: 87109
Proprietary Interest in Site: Agent	List all owners: QURAIISHI SHAIKH MOHAMMED & RIZWANA TRUSTEES QUAISHI RVT	

BRIEF DESCRIPTION OF REQUEST

Zone Map Amendment from PD to MX-L.

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

Lot or Tract No.: 492	Block:	Unit:
Subdivision/Addition: TOWN OF ATRISCO GRANT UNIT 7	MRGCD Map No.:	UPC Code: 100905546145110301
Zone Atlas Page(s): M-09-Z	Existing Zoning: PD	Proposed Zoning: MX-L
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 4.94

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 99999 SAGE RD SW	Between: Sage Rd SW	and: 86th St NW
--	----------------------------	------------------------

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

1009636

Signature:	Date: 5/5/2022
Printed Name: Regina Okoye	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting/Hearing Date:			Fee Total:		
Staff Signature:		Date:	Project #		

Form Z: Policy Decisions

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

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

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

☒ N/A 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: Regina Okoye

Date: 5/5/2022

Printed Name: Regina Okoye

☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Project Number:

Case Numbers

-

-

-

Staff Signature:

Date:



PRE-APPLICATION MEETING NOTES

PA#: 22-90 Notes Provided (date): 4-19-22

Site Address and/or Location: Sage & 86th street 87121 TR 492 UNIT 7 ATRISCO GRANT

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 Zone change PR to MX-T for a Proposed gymnasium

Basic Site Information

Current Use(s): cavant

Size (acreage): approx. 4.93 acres

Zoning: PD

Overlay Zone(s): NA

Comprehensive Plan Designations

Corridor(s): within 660' of Arenal/86th/benavides MT

Development Area: Consistency

Near Major Public Open Space (MPOS)? NA

Center: NA

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): Gymnasium (Basketball, Volleyball, gymnastics gymnasium)

Use Specific Standards: 4-3(D)(9) Health Club or Gym

Applicable Definition(s):

Health Club or Gym

A non-medical service establishment intended to maintain or improve the physical condition of persons that contains exercise and game equipment and facilities, steam baths and saunas, or similar equipment and facilities.

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): Zoning Map Amendment - EPC

Specific Procedure(s)*: 6-7(G)

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

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

Handouts Provided

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

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

Additional Notes:

- There is not a site plan associated with this site, but since the site is zoned PD, you will be required to go to Site Plan-EPC for approval of any development of the lot pursuant to:
 - IDO 14-16-6-6(I) If the project is located in the NR-SU or PD zone districts, a Site Plan – EPC pursuant to Subsection 14-16-6-6(J) is required.
 - “This zone district is applied on a case-by-case basis to reflect a negotiated agreement for uses and standards with the applicant. Allowable uses are negotiated on a case-by-case basis but may not include any use that is not included in Table 4-2-1.”
- A zone change will make it a lot easier to develop the property moving forward. You will have to go to the EPC for PD every time you wish to amend or develop the site. Once changed to MX-T or MX-L you won’t have to go to EP every time, just initially.
- In the MX-T zone district, this use shall not exceed 10,000 square feet of gross floor area. If you are planning on developing a facility greater than 10,000 SF, you will need to choose a different zone.
- Any zone other than R1 will create a spot zone in this area and will need to be adequately justified. MX-L may be a better zone for the surrounding community. There is other MX-L in the vicinity.
- Setbacks:
 - PD Zone Please see IDO section 14-16-2-6 (Pg. 57)
 - MX-T & MX-L zone please see: Table 5-1-2: Mixed-use Zone District Dimensional Standards (pg 222).
 - Please see 2-4(A) MIXED-USE – TRANSITION ZONE DISTRICT (MX-T) and 2-4(B) MIXED-USE – LOW INTENSITY ZONE DISTRICT (MX-L) for more specific standards to these zones. (pg. 25 & 27)
- Additional Questions:
 1. What allowable use category does our project fall under, per table 4-2-1?
 - a. See above. Health Club or Gym
 2. How will the access be approved? How long is the approval process for traffic study?
Are the access points acceptable? What are the parking requirements for the proposed uses?
 - a. Please contact Transportation. See attached handouts with contact and more info.
 3. What is the process of approval for the site as it is currently zoned? What is the process of approval for the site after a EPC zone changed were to be approved?
 - a. See above.
 - b. After a zone change is approved, you will just need your Site Plan and associated drawings to go straight to building permit for an administrative review.
 4. What are the neighborhood requirements?
 - a. Please see Table 6-1-1: Summary of Development Review Procedures and look at the requirements for a Zoning Map Amendment-EPC.
 - b. For a zone change please see: 6-4(B) and 6-4(C) in the IDO.
 5. Where are the existing utilities to the site coming from? Water main size and tap fees? Sanitary size and tap fees?
 - a. Please contact Hydrology. See attached handout.

PRT 22-090 (Sage and 86th Street.)

Information for Site Development – Transportation Development

Signage Requirements on this proposed development contact Nilo Salgado (924-3630) or Jeanne Wolfenbarger (924-3991)

TRANSPORTATION DEVELOPMENT

For additional information, please contact Nilo Salgado at (505)924-3630 or Jeanne Wolfenbarger at (505) 924-3991.

Curb Cuts

1. Follow DPM guidelines for residential and commercial curb cuts.
2. Residential curb cut requirements – (12 feet to 22 feet wide for residential, 30 feet only if there is a 3-car garage or parking for RV)
3. Location of drive with respect to intersection depends on classification of the street. (See attached table.) Classification of street is according to the Long Range Master Plan developed by MRCOG.

Clear Sight Triangle at Access Points and Intersections

4. Clear sight triangle (See attached hand-outs.) Nothing opaque should be in the triangle.

Private Site and Parking Lot Design

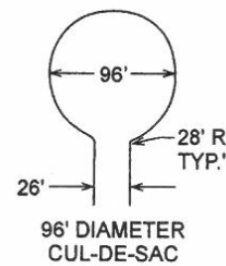
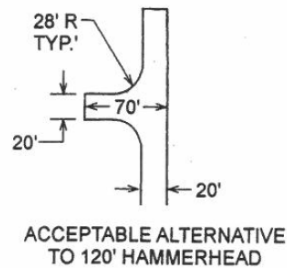
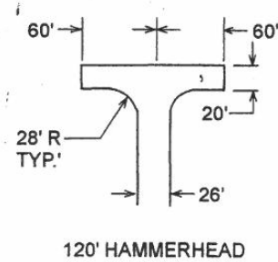
5. Follow DPM and IDO Guidelines for Site and Parking Lot Design. Current ADA standards must be followed including required number of handicapped parking spaces and drive aisles, ADA access to public right-of-way, and ADA access to on-site buildings.
6. See the Traffic Circulation Layout (TCL) Checklist. A TCL is required for any change or addition to a building > 500 sq. ft. or if the parking or circulation is changed. (This includes a repaving of parking lot.) Drawing must be stamped by a registered engineer or architect.
7. When developing a parking lot layout, include all dimensioning for construction purposes. Also include all curb, curb ramp and signage details.
8. Parking Calculations must be provided and per the requirements in the IDO. Number of vehicular spaces, motorcycle spaces, and bicycle spaces shall be specified and follow IDO requirements.
9. Demonstrate queuing capacity when needed in situations such as for drive-thru facilities. It is imperative to demonstrate that the queuing will not block accessways to the site or cause vehicles to back into the main roadway. Also, provide necessary one-way signage and pavement markings.
10. Shared access/parking agreement is required if access/parking is shared with parking lot adjacent to site. (This can be established on a plat if submittal of a plat is required or by an agreement.)
11. Existing driveways that are not being used are required to be removed and replaced with standard curb and sidewalk to match existing.

Traffic Studies and Traffic Signals

1. See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination.
2. A proposed new traffic signal needs to A) follow guidelines for traffic signal spacing, B) meet the requirements for a traffic signal warrant study to be in operation and C) be approved by both Planning and by Traffic Operations.

Platting and Public Infrastructure Requirements for Roadways

1. When submitting to DRB, all public roadway improvements that are required shall be shown on an infrastructure list. Public improvements must be included on a public work order set of drawings.
2. All public roadway facilities must be within public right-of-way including the entire width of the public sidewalk, all public curb ramps, overhead utilities, traffic signals and lighting, etc.
3. Curb and sidewalk is required along entire frontage of property. Follow IDO/DPM for specific width requirements.
4. There is a Bikeway Master Plan that is prepared MRCOG which lays out proposed bicycle facilities including bicycle trails, bike lanes, and bike routes. The site would be required to provide such facilities along the site frontage if they have not been constructed yet. Right-of-way dedication would likely be required.
5. Depending on site's use of an adjacent alleyway and on type of use for proposed site, alleyway improvements are required. This would include paving and/or proper right-of-way dedication to meet current width standards.
6. Follow DPM and MRCOG's Long Range Master Plan for roadway width requirements. Provide roadway cross-section. (New roadway requirements and roadway widening is also coordinated with Department of Municipal Development, depending on what plans or projects they may have on a specific roadway.)
7. If private road is over 150' long, the turnaround shall be per fire code dimensions. Fire Marshall Approval and Solid Waste Approval is required on all site layouts. For dead-ends, see options below for space dedicated to turn-arounds:



8. For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.
9. Due to sight distance concerns and to construct sufficient curb ramps, right-of-way dedication is required to add curves to corners of properties at intersections if they are not already developed. See Table 23.3 of the DPM.
10. Any private structures that are located within public right-of-way such as fences and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment.

HYDROLOGY

The Hydrology Section is responsible for determining the storm drainage requirements for development projects in the City of Albuquerque and is the official FEMA flood plain administrator for the City of Albuquerque.

The Hydrology Section also issues permits pursuant to the "Flood Hazard and Drainage Control Ordinance" (Chapter 14 Article 5) and City Council Bill C/S 0-18-2 (amending Chapter 14, Article 5, Part 2) and administers drainage fees.

A permit is required for all new development and redevelopment involving more than 500 cubic yards of earthwork, 1000 square feet of building, and/or 10,000 square feet of paving (14-5-2-12).

Drainage fees are based on the type of development and if it is a first submittal or a resubmittal. Subdivisions are also based on the number of lots. For the more common commercial development, the main factor is if it has infrastructure improvements (work within the public right-of-way) like road improvements, sidewalks, public water, public sanitary sewer, or public storm sewer or not.

City drainage records are available publically through the City of Albuquerque Advanced Map Viewer, a GIS program that can be accessed here:

<https://www.cabq.gov/gis/advanced-map-viewer>

Turn on the Planning Layers menu by selecting the box. On Sites, click the plus sign and then turn on the Hydrology and Transportation layer.

For more information about the Hydrology Section, please visit:

<https://www.cabq.gov/planning/building-development-services/hydrology-section>

City of Albuquerque
Environmental Planning Commission
Plaza Del Sol, 600 Second Street NW
Albuquerque, NM 87102

RE: AGENT AUTHORIZATION NOTICE – ZONE MAP AMENDMENT REQUEST – SEC OF SAGE RD SW AND 86TH ST SW, ALBUQUERQUE NM, 87121

To Whom It May Concern,

QURASHI SHAIKH MOHAMMED & RIZWANA TRUSTEES QUAISHI RVT hereby authorizes Modulus Architects and Land Use Planning Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the property located at the SEC of Sage RD SW and 86th St SW, Albuquerque NM, 87121 and legally described as:

TR 492 (EXCL N'LY PORT OUT TO R/W) UNIT 7 ATRISCO GRANT

This authorization is valid until further written notice from QURASHI SHAIKH MOHAMMED & RIZWANA TRUSTEES QUAISHI RVT or Modulus Architects and Land Use Planning Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request for the Environmental Planning Commission.

Sincerely,

 *Shaikh M. Quraishi*

04/22/22

 *Rizwana Quraishi*

04/22/22

QURASHI SHAIKH MOHAMMED & RIZWANA TRUSTEES QUAISHI RVT
3012 CENTRAL AVE SE
ALBUQUERQUE NM 87106-2248

City of Albuquerque
Environmental Planning Commission
Plaza Del Sol, 600 Second Street NW
Albuquerque, NM 87102

**RE: AGENT AUTHORIZATION NOTICE – ZONE MAP AMENDMENT REQUEST – SEC OF SAGE RD
SW AND 86TH ST SW, ALBUQUERQUE NM, 87121**

To Whom It May Concern,

G-Force Gymnastics Academy, LLC hereby authorizes Modulus Architects and Land Use Planning Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the property located at the SEC of Sage RD SW and 86th St SW, Albuquerque NM, 87121 and legally described as:

TR 492 (EXCL N'LY PORT OUT TO R/W) UNIT 7 ATRISCO GRANT

This authorization is valid until further written notice from G-Force Gymnastics Academy, LLC or Modulus Architects and Land Use Planning Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request for the Environmental Planning Commission.

Sincerely,

G-Force Gymnastics Academy, LLC
4487 Irving Blvd NW
Albuquerque, NM 87114



4-22-2022



4-22-2022



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: G2 Enterprises, LLC
Building Permit #: _____ **Hydrology File #:** _____
Zone Atlas Page: M-09-Z **DRB#:** 1009636 **EPC#:** _____ **Work Order#:** _____
Legal Description: TR 492 (EXCL N'LY PORT OUT TO R/W) UNIT 7 ATRISCO GRANT
Development Street Address: 99999 SAGE RD SW Albuquerque NM 87121(SE corner of Sage RD SW and 86th St SW)
Applicant: Modulus Architects **Contact:** Regina Okoye
Address: 100 Sun Ave Suite 600, Albuquerque NM 87109
Phone#: 505-338-1499 **Fax#:** _____
E-mail: rokoye@modulusarchitects.com

Development Information

Build out/Implementation Year: 2022 **Current/Proposed Zoning:** PD/MX-L

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

Change of Zoning: (☒)

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

Describe development and Uses:

Zone Map Amendment from Planned Development Zone District (PD) to Mixed-use-Low Intensity (MX-L) zone district.

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): Not at this time

Number of Residential Units: _____

Number of Commercial Units: _____

Traffic Considerations

ITE Trip Generation Land Use Code _____

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

Expected Number of Employees (if known):* _____

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

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

Driveway(s) Located on: Street Name SAGE RD SW- urban major collector
86TH ST SW - urban major collector

Adjacent Roadway(s) Posted Speed: Street Name SAGE RD SW Posted Speed 30 MPH
Street Name 86TH ST SW Posted Speed 35 MPH

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

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: SAGE RD SW- urban major collector
86TH ST SW - urban major collector
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: Major Transit Corridors - Arenal/86th/Benavides
(urban center, employment center, activity center, etc.)

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

Adjacent Roadway(s) Traffic Volume: SAGE RD SW -10000 Volume-to-Capacity Ratio (v/c): _____
86TH ST SW -2700 (if applicable)

Adjacent Transit Service(s): none Nearest Transit Stop(s): Bus Stop Route 54

Is site within 660 feet of Premium Transit?: No
Name: 86th

Current/Proposed Bicycle Infrastructure: Type: BikeLane - A portion of the street with a designated lane for bicycles.
(bike lanes, trails) Name: Sage
Type: BikeLane - A portion of the street with a designated lane for bicycles.

Current/Proposed Sidewalk Infrastructure: Currently along 86th and Sage

Relevant Web-sites for Filling out Roadway Information:

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

Comprehensive Plan Corridor/Designation: See GIS map.

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

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

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

TIS Determination

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

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

Thresholds Met? Yes [] No ☒

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

Notes:

M.P. P.E.
TRAFFIC ENGINEER

4/11/2022
DATE

Submittal

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

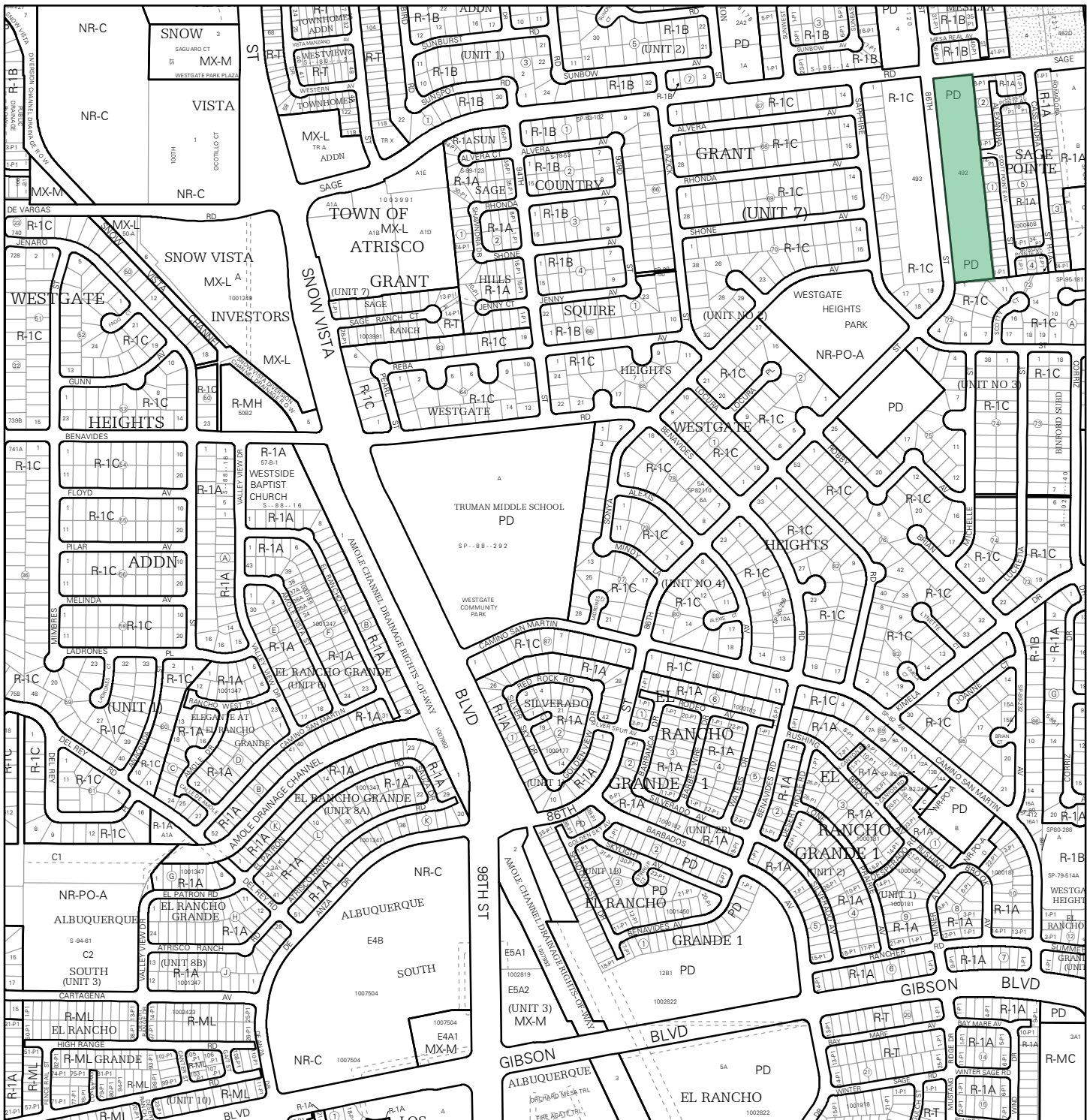
Submit by email to plndrs@cabq.gov and to the City Traffic Engineer mgrush@cabq.gov. Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

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

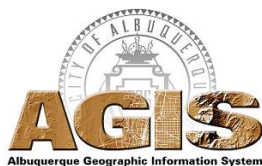
1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([*check MRCOG Bikeways and Trails in the 2040 MTP map*](#))
4. Location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

*Attached to all Public Notices

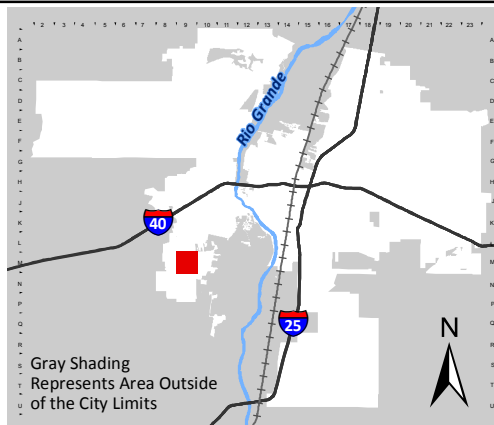


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
M-09-Z

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

STAFF INFORMATION

May 26, 2022

TO: Regina Okoye, Modulus Architects & Land Use Planning
FROM: Sergio Lozoya, Current Planner
City of Albuquerque Planning Department
TEL: (505) 924-3349
RE: Sage and 86th Zone Map Amendment (PD to MX-L)

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

⇒ A revised zoning change justification letter pursuant to the zone change criteria (one PDF copy) by end of day:

Wednesday, June 1, 2022.

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

1) Introduction:

- A. Though We've done our best for this review, additional items may arise as the case progresses. If so, we will inform you immediately.
- B. This is what I have for the legal description, please verify: Lot 492, Town of Atrisco Grant (excluding northerly portion out to right of way), Unit 7

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 (for the same zone).
- D. Agency comments will be distributed as staff receives them. I will email you a copy of the comments.

3) Notification & Neighborhood Issues:

Notification requirements for a zone change are explained in Section 14-16-6-4(K), Public Notice (IDO, p. 378). The required notification consists of: i) an emailed letter to neighborhood

representatives indicated by the ONC, and ii) a mailed letter (certified) to property owners within 100 feet of the subject site.

- A. It appears that notification offering the pre-application facilitated meeting is complete.
- B. As discussed, the notification requirements for a zone map amendment for a subject site under 10-acres requires certified mail. Please re-notify pursuant to IDO Subsection 6-4(K)(3).
- C. **The sign posting period is 15 days prior and after the EPC hearing date from Tuesday May 31, 2022 to July 1, 2022.**
- D. Have any neighborhood representatives or members of the public contacted you so far?

4) Project Letter:

- A. Please briefly discuss why MX-L is preferred over the MX-T zone district.
- B. Please expand the discussion of potentially harmful uses and show a side by side comparison of the MX-L and PD zone district. Generally speaking, each individual use should be addressed, including the Use Specific Standards that apply to said use. Discuss neighborhood edges and how that may protect the surrounding area.



June 1, 2022

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

RE: ZONE MAP AMENDMENT – Southeast corner of Sage RD SW and 86th ST SW -ALBUQUERQUE, NM 8 7 1 2 1 (VACENT) - TRACT 492 UNIT 7 ATRISCO GRANT – 4.94 ACRES

Dear Mr. Chairman,

Modulus Architects, Inc., hereafter referred to as “Agent” for the purpose of this request, represents Quraishi Shaikh Mohammed & Rizwana Trustees Quaishi RVT hereafter referred to as “Property Owner~~”~~.” We, “Agent” are requesting approval of a Zone Map Amendment for a lot legally described as: TR 492 (EXCL N'LY PORT OUT TO R/W) UNIT 7 ATRISCO GRANT. The ~~parcel~~(parcel) the “subject site”) is 4.94 acres in size, zoned Planned Development (PD) and is located on the southeast corner of Sage Rd. SW and 86th St. The subject site is currently vacant land.

The purpose of this Zone Map Amendment is to change the current zoning of PD to MX-L (Mixed-Use Low Intensity Zone District) which we will demonstrate that a change in the zoning can substantially further the demand for a mix of uses to include employment, goods and services. All uses permitted in the requested MX-L zone are also permitted in the existing PD zone. PD uses are determined on a case-by case basis; however, the negotiated uses are required to be shown on a Site Plan, reviewed and approved by the EPC, prior to development. The requested MX-L zone permits a variety of commercial uses with a much more efficient process of development. The existing PD zone permits a much greater range of uses, however, the requested MX-L zone will permit the property owners to develop per IDO regulations in an efficient process rather than requiring an EPC-Site Plan. **The requested MX-L zone will allow for development that is more direct and consistent than the current zone of PD, which relies upon negotiated land uses and is intended for development that cannot be accommodated in one of the IDO's base zones.**

The area is largely characterized by residential uses and it would be advantageous to the existing residents for mixed~~-~~use development that would include commercial services to be located in close proximity. The Comprehensive Plan and IDO encourages mixed-use communities and responding to market demand rather than exerting restrictions as long as the permitted uses are not harmful to the adjacent communities. In addition, IDO regulations will provide design controls for development. The permissive

uses between the PD zoning designation and the MX-L zoning designation will be more limited and more controlled.



The South West Alliance of Neighborhoods, Westside Coalition of Neighborhood Association, South Valley Coalition of Neighborhood Association, Westgate Heights NA and property owners within 100+ feet of the subject site were notified of the request. There was no request for a neighborhood meeting. There has not been any opposition to the request that the ~~agent~~ Agent is aware of.

PROPOSAL

This is a request for a Zone Map Amendment (Zone Change) for approximately 5 acres located along the southeast corner of Sage Rd. SW and 86th St. SW in Albuquerque's Southwest Mesa. The request is to re-zone the property from the existing PD Zone District, to the proposed MX-L. **The requested zone map amendment to MX-L from PD will limit the amount of possible uses of the site and will allow for development with a possible mix of uses that may serve the surrounding area which is largely single-family residential with no neighborhood services.** The MX-L zone permits a wide array of low-intensity retail, commercial, and moderate-density residential uses by right. The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at the corners of collector intersections. The subject site is located along two Urban Major Collector roads (Sage Rd. SW and 86th St. SW), furthering the purpose and intent of the MX-L zone district. Primary land uses include non-destination retail and commercial uses. If this request is approved, the site would be governed by IDO regulations in a much more efficient process of development. There are no uses being proposed at this time.

CONTEXT

The site is located within the Arenal/86th/Benavides Major Transit Corridor and within an Area of Change as designated in the Albuquerque Comprehensive Plan (ABC Comp Plan). The site is also within the Southwest Mesa Community Planning Area. The subject site is along two Urban Major Collector roads (Sage RD. SW and 86th ST. SW). "Major Transit corridors are anticipated to be served by high frequency and local transit (e.g. Rapid Ride, local, and commuter buses). These Corridors prioritize transit above other modes to ensure a convenient and efficient transit system" (ABC Comp Plan). The proposed amendment will be in line with the intent and definition of a ~~major~~ Major transit Transit corridorCorridor.

The subject sites is just south of Unser which is a Commuter Corridor (0.3 miles away from subject site). The subject site is approximately 0.6 miles away from 98th/Gibson Activity Center. The subject site predominantly surrounded by a sea of residential development to the north, east, south and west which makes the opportunity for low intensity commercial development at this site so important and meets the very intent and focus of the Comprehensive Plan Goals and Policies for this area.

In 2013, there was an application to the DRB for a sketch plan review and comments for a residential subdivisions (Project Number: 1009636). There are no further planning actions or prior approvals tied to this site.

EXISTING IDO ZONING

The purpose of the existing PD Zone District is to accommodate small and medium-scale innovative projects that cannot be accommodated through the use of other base zone districts, provided that those projects are consistent with the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, and include standards that would not otherwise be required of the applicant in order to provide significant public, civic, or natural resource benefits. This zone district is applied on a case-by-case basis to reflect a negotiated agreement for uses and standards with the applicant. Allowable uses are negotiated but may not include any use that is not included in Table 4-2-1. Therefore, the PD zone does not have a set of uses but must submit a Site Plan for EPC review and approval prior to development. All IDO uses are potential uses in the PD zone.

PROPOSED IDO ZONING

The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at the corners of collector intersections. Primary land uses include non-destination retail and commercial uses. Further development is subject to IDO regulations for process and development standards per Section 14-16-6 Administration and Enforcement.

The area is largely characterized by residential uses and it would be advantageous to the existing residents for commercial services to be located in close proximity. The Comprehensive Plan and IDO encourages mixed-use communities and options in development to support market demand.

Permitted Uses:

This Zone Map Amendment requests seeks to "rezone" the subject property from PD to MX-L. The MX-L zone district is more in line with developing this property and is more advantageous to the community as articulated by the ABC Comp Plan goals and policies noted in our policy justification portion of this letter and are furthered by the proposed zone change **(in bold italics)**. All uses permitted in the requested MX-L zone are also permitted in the existing PD zone. PD uses are determined on a case-by-case basis; however, the negotiated uses are required to be shown on a Site Plan, reviewed and approved by the EPC, prior to development. The requested MX-L zone permits a variety of commercial uses with a much more efficient process of development. The

existing PD zone permits a much greater range of uses, however, the requested MX-L zone will permit the property owners to develop per IDO regulations in an efficient process rather than requiring an EPC-Site Plan.

The requested MX-L zone will allow for development that is more direct and consistent than the current zone of PD, which relies upon negotiating the land uses and is intended for development that cannot be accommodated in one of the IDO's base zones.

6-7(G) ZONING MAP AMENDMENT – EPC

6-7(G)(3) REVIEW AND DECISION CRITERIA

An application for an Amendment to Official Zoning Map shall be approved if it meets all of the following criteria:

- 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.

Response:

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 Comprehensive Plan, as amended, and other applicable plans adopted by the City.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

CHAPTER 4: CHARACTER

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

Applicant Response:

Policy 4.1.2 is furthered because future development on the subject site under the MX-L zone, which the request would make possible, would be subject to IDO requirements including Neighborhood Edges (14-16- 5-9), the mixed-use zone dimensional standards (Table 5-1-2), buffer landscaping (14-16-5-6-(E)), and building design standards (14-16-5-11). These would help ensure appropriate scale and location of development and character of building design as well as protect the identity and cohesiveness of the neighborhood. The MX-L zone will protect in a greater way than the existing PD district because the permissive uses are limited and only contain a wide array of low-intensity retail, commercial, and moderate-density residential uses that will be in line with the surrounding area. The request furthers Policy 4.1.2.

Goal 4.3 City Community Planning Area

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

Applicant Response:

This request for a Zone Map Amendment with further this Goal because MX-L zoning allows for a wider array of developments for the subject site and will be designed based on the IDO and the DPM. The IDO and the DPM will add additional protection to allow the site to develop with identity of the existing community. They will also keep future developments consistent, while protecting the surrounding community. The MX-L zone protects the community more than the existing PD because the uses are limited, more controlled and more predictable. Additionally, continuous development of this subject site must still go through a review with the City of Albuquerque to ensure compliance and adherence to the standards of the IDO as well as the DPM. The requested zone map amendment has the potential to address the community's need for neighborhood services without the need for a full development plan for the entire site. The request further Goal 4.3.

CHAPTER 5: LAND USE

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

5.1.1.4 Promote ongoing public-private cooperation necessary to create private market conditions that support intensified development of jobs and housing in Transit Corridors. [ABC]

Applicant Response:

This request furthers Policy 5.1.1 by promoting change to help shape the build environment into sustainable development patterns. The property is located in a Major Transit Corridor and within an Area of Change where growth is desired. The ability to develop the property is crucial in order to provide employment and services necessary to create opportunities to live, learn and work and reduce the vacancy of lots within the metropolitan footprint. This request will allow for private market conditions to be tailored to because the land will be more appealing, and the process will be more clear for development under the MX-L zone district. The location is most appropriate to accommodate development and encourage employment density in a fully developed area and thus discourage the need for development at the urban edge. This request furthers Policy 5.1.1.

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

Applicant Response:

The request furthers Policy 5.1.1(c) because the range of mixed uses permitted by the requested MX-L zone near the 98th/Gibson Activity Center and within a Major Transit Corridor will contribute toward the growth of the surrounding community. The existing PD zone will also permit a range of uses, however the requested MX-L zone will permit the property owners to develop per IDO regulations in an efficient process rather than requiring an EPC-Site Plan. The requested MX-L zone will encourage employment density, compact development, redevelopment, and infill in an area that is seeking mixed uses that provide for employment, entertainment and services without requiring driving. This request furthers Policy 5.1.1(c).

POLICY 5.1.6 (b): Provide neighborhood-oriented commercial, retail, institutional, and public services.

Applicant Response:

This policy is furthered by the MX-L zone. The requested MX-L Zone will allow for a wide range of low intensity, commercial, retail, institutional, and public services. This site is an ideal location for an MX-L zone. The current zone of PD provides more uncertainty in future land use and requires unnecessary site plan review and approvals, contrary to the purpose and intent of the IDO. This request furthers Policy 5.1.6(b).

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

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

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

residents.

Applicant Response:

This request furthers Goal 5.2, Policy 5.2.1 and Policy 5.2.1(a) because the proposed Zone Map Amendment request for MX-L would allow for a mixture of non-residential uses that could help create a healthy, sustainable and distinct community in an Area of Change surrounded by an Area of Consistency in Southwest Mesa's Community Planning Area. The request would make possible development of commercial uses along 86th St. with close proximity to the surrounding neighborhoods on the north, east, south, and west sides of this subject site. The subject site is conveniently accessible from surrounding neighborhoods. The development of this site has the potential to bring goods and services within walking and biking distance of neighborhoods. The location will offer choice services and employment and provides excellent access and connectivity for the surrounding neighborhoods.

Neighborhoods with locally-serving businesses promote sustainable economic growth and reinvestment of local dollars. A range of amenities in neighborhoods reduces the need to drive, increasing active transportation opportunities. The current limited variety in retail uses and lack of daily goods and services for neighboring residents fails to foster sociability.

The subject site is located in Albuquerque's Southwest Mesa where the imbalance of jobs to households poses a significant challenge for our future due to limited river crossings and our limited ability to increase the capacity of existing crossings. On the whole, residents drive less if there are job opportunities and services near their homes and desirable housing and amenities near workplaces. In areas with more houses than jobs, commute times tend to be longer, and congestion tends to be worse. East of the Rio Grande, there are almost 1.5 jobs for every household. West of the river, there is less than one job for every two households. Particularly at peak hours, traffic congestion at river crossings is expected to worsen dramatically over time, leading to bridge crossing times of an hour or more by 2040 without significant job growth on the West Side, as workers will have to continue commuting to jobs east of the river. This request furthers Goal 5.2, Policy 5.2.1 and Policy 5.2.1(a).

POLICY 5.2.1 (h): Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

Applicant Response:

The requested MX-L zone furthers this policy by allowing for low intensity commercial and mixed uses in an area dominated by single-family development and lacking non-residential services. The MX-L zone is compatible and desirable in form and scale to the surrounding development, which includes low-density residential. This request furthers Policy 5.2.1(h).

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

Applicant Response:

This request furthers Policy 5.2.1 (k) because the Comprehensive Plan encourages job growth and commercial development on the West Side in place of residential. Although the requested MX-L zone would permit townhouse and multi-family versus a non-residential zone such as NR-C, the requested MX-L zone does not permit single-family residential development, which is specifically discouraged by this policy. This request furthers Policy 5.2.1(k).

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

Applicant Response:

This request furthers Policy 5.2.1 (n) because the subject site is currently vacant and under-utilized. The approval of this request will allow for future development to occur in a more clear and precise manner. This request will help promote future development of this site under the MX-L zone district. This request furthers Policy 5.2.1 (n).

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

POLICY 5.3.1

Infill Development: Support additional growth in areas with existing infrastructure and public facilities. [ABC]

Applicant Response:

The request furthers Goal 5.3 and Policy 5.3.2 because this property is well serviced by existing infrastructure and other public facilities including access roads, water, sewer, and community parks (approximately 336ft away). As a result, the MX-L zoning of the site will promote a simplified development process on a site requiring no new city service expansion. In addition, the subject site is surrounded by existing residential zoning; therefore, the requested MX-L zone will maximize an efficient, development pattern of mixed uses on an infill property. The request furthers Goal 5.3 and Policy 5.3.1.

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

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

POLICY 5.4.2 (a): Ensure adequate capacity of land zoned for commercial, office, and industrial uses west of the Rio Grande to support additional job growth.

POLICY 5.4.2 (b): Prioritize employment opportunities within Centers.

Applicant Response:

The requested MX-L zone will further this goal and the policies by allowing for development that will create jobs on the West Side. The requested MX-L zone at this location is far more suited to further this goal and the policies than the current undefined PD zone.

The imbalance of jobs to households poses a significant challenge due to limited river crossings and our limited ability to increase the capacity of existing crossings. On the whole, residents drive less if there are job opportunities and services near their homes and desirable housing and amenities near workplaces. In areas with more houses than jobs, commute times tend to be longer, and congestion tends to be worse. East of the Rio Grande, there are almost 1.5 jobs for every household. West of the river, there is less than one job for every two households.

Particularly at peak hours, traffic congestion at river crossings is expected to worsen dramatically over time, leading to bridge crossing times of an hour or more by 2040 without significant job growth on the West Side, as workers will have to continue commuting to jobs east of the river. This request furthers Goal 5.4, Policy 5.4.2 (a)(b)(c).

POLICY 5.6.2

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

Applicant Response:

Policy 5.6.2 is being met because the subject site is located within an area of change, within a major transit corridor, and within close proximity of a center where change is encouraged. The surrounding area is designated as an area of consistency and with this request the surrounding area will be protected. Future development of this site will be subject under MX-L zone and will be subject to the IDO requirements including Neighborhood Edges (14-16-5-9), the mixed-use zone dimensional standards (Table 5-1-2), buffer landscaping (14-16-5-6(E)), and building design standards (14-16-5-11). These would help ensure appropriate scale and location of development and character of building design. These standards will protect and enhance the character of existing single-family neighborhoods. It will allow this land to develop increasing the aesthetics of the community while protecting its character. The requested MX-L zone will offer an efficient development process for the subject site, thereby directing growth where it is expected and desired as well as reinforcing the character and intensity of the surrounding area. This request furthers Policy 5.6.

POLICY 5.6.2 (b): Encourage development that expands employment opportunities.

Applicant Response:

As mentioned before, the designation of MX-L zoning will encourage light commercial and institutional development that will expand employment opportunities in the area. This request furthers Policy 5.6.2(b).

CHAPTER 7: URBAN DESIGN

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

Policy 7.2.1: Walkability: Ensure convenient and comfortable pedestrian travel. [ABC]

Applicant Response:

Currently, this vacant site contains sidewalks and bike lands. Development within the MX-L zone will require sidewalk construction along the property's street frontage, which already exists. Further development of this site will continue to create better pedestrian connectivity to surrounding residents and fill a longstanding void of this vacant lot. This request will allow residents in the community to have more community necessities that they currently lack. This will in turn promote walking to more convenient locations within their community. The development of this site will encourage a pedestrian-friendly community.

This request furthers Goal 7.2 and Policy 7.2.1.

POLICY 7.3.3: Place-making: Encourage efforts to establish and strengthen district identity within Centers, business districts, and neighborhoods.

Applicant Response:

Commercial development in the Southwest Mesa has not materialized anywhere near the growth the rest of Albuquerque has seen but it certainly remains one of the most underserved markets in Albuquerque. The requested MX-L zone will further this policy in a more direct and consistent manner than the current zone of PD, which relies upon negotiating the land uses and is intended for development that cannot be accommodated in one of the IDO's base zones. This request furthers Policy 7.3.3.

Policy 7.3.4: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located. [ABC]

- a) Promote building and massing of commercial and office uses adjacent to single-family neighborhoods that is neighborhood-scale, well-designated, appropriately located, and consistent with the existing development context and neighborhood character. [A]
- b) POLICY 7.3.4 (b): Promote buildings and massing of commercial and office uses adjacent to single-family neighborhoods that is neighborhood scale.

Applicant Response:

The request furthers Policy 7.3.4, and Policy 7.3.4 (b) because the requested MX-L zone will permit a more efficient development process with mixed- uses in an infill location. IDO regulations will encourage development that enhances the built environment and is compatible with the character of the surrounding context and similar in height mass and volume to adjacent development. The request furthers Policy 7.3.4, and Policy 7.3.4 (b).

CHAPTER 8: ECONOMIC DEVELOPMENT

GOAL 8.1 Placemaking: Create places where business and talent will stay and thrive

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

POLICY 8.1.2

Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy. [ABC]

Applicant Response:

This request furthers Goal 8.1, Policy 8.1.1 and Policy 8.1.2 because this request for a Zone Map Amendment to MX-L will foster a greater range of opportunities for different densities and uses in a location highly visible, accessible and central to Southwest Mesa Community Planning Area. This request will help to reduce barriers to infill, redevelopment, and adaptive reuse in urbanized areas. Neighborhoods with locally-serving businesses promote sustainable economic growth and reinvestment of local dollars. A range of amenities in neighborhoods reduces the need to

drive, increasing active transportation opportunities. The current limited variety in retail uses and lack of daily goods and services for neighboring residents fails to foster sociability or economic vitality. Mixed-use development of the site would assist the community in being more diverse in its use and service offerings to the community which is currently only residential. This request furthers Goal 8.1, Policy 8.1.1 and Policy 8.1.2.

POLICY 8.1.3 Economic Base: Strengthen and diversify the economic base to help reduce reliance on government spending. [ABC]

Applicant Response:

This request furthers Policy 8.1.3 by allowing for future development of the property, providing an incentive to local business to expand and diversify employment, promote local hiring, higher wages and business that contributes to the economic base of the community and region that helps reduce reliance on government spending. This request furthers Policy 8.1.3.

As demonstrated in our narrative policy, the proposed zone map amendment would further a preponderance of Goals and Policies found in the ABC Comprehensive Plan and would facilitate the desired goals of the Comp Plan which provides a framework to guide private development land use decisions, and decision-makers as they contemplate new plans affecting the whole community.

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

1. *There was typographical or clerical error when the existing zone district was applied to the property.*
2. *There has been a significant change in neighborhood or community conditions affecting the site.*
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).*

~~3.~~

Applicant Response:

This criterion is not applicable as the proposed amendment is wholly in an Area of Change as shown on the ABC Comp Plan.

- C. If the subject property is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets any of the following criteria:
1. *There was typographical or clerical error (as opposed to an error in the judgment of the approving body) 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 Com Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

3-

Applicant Response:

The proposed amendment is located in an Area of Change (as shown in the ABC Comp Plan). Our justification demonstrated that criteria number 3 would be most suitable for our application. The amendment would be more advantageous to the community since many of the ABC Comp Plan goals and policies will be furthered as articulated in the policy analysis section above. This proposed zone change will allow for implementation of development and implementation of patterns of land use that are consistent with the Comp Plan conditions, development density and intensity and connectivity as a designation for employment and services. The uses would be limited under the MX-L zone and will go through a streamlined approval process for development which better suits development possibilities. The PD zoning is to serve unique development schemes, which is not the case for this site. The PD is also one of the most intense zone districts and with this request we will be down-zoning the site. Which in turn will add additional layers of protection to the community as a whole. Attached is "Exhibit 1" that shows all the uses that are allowed under the PD Zone and also shows the uses permissive under the MX-L zone. The comparison shows how the MX-L will be a down zone and will be more advantageous to community. There are more harmful permissive uses under the PD zone including Bar, Night Club, Tap Room or Tasting Room, Light Vehicle Fueling Station, Heavy Vehicle and equipment sales, rental, fueling and repair, Liquor Retail, Nicotine Retail, Manufacturing and a Salvage Yard to name a few (See Exhibit 1 for all uses highlighted in purple). The listed uses will not be permissive under the MX-L zone.

MX-L was determined to be more beneficial than the MX-T zone district. One of the major difference from the MX-T and the MX-L is that single family homes are not permissive under the MX-L zone district. The proposed MX-L zone is more appropriate than the MX-T zone because the ABC Comp Plans discourages zone changes to detached single-family residential uses on the West Side. Additional single-family homes are not desired or needed in this area. It also encourages job to housing balance and with the proposed MX-L zone it will allow for a variety of uses that further the ABC Comp Plan's vision of growth on the West Side, while also eliminating single-family homes as a permissive use.

- 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 16-16-4-3 associated with that use will adequately mitigate those harmful impacts.

Response:

All uses permitted in the requested MX-L zone are also permitted in the existing PD zone. PD uses are determined on a case-by-case basis; however, the negotiated uses are required to be shown on a Site Plan, reviewed and approved by the EPC, prior to development. The requested MX-L zone permits a variety of commercial uses plus the potential for residential uses from townhouse to higher density multifamily, as well as an efficient process of development. The area is largely characterized by residential uses and it would be advantageous to the existing residents for commercial services to be located in close proximity. The Comprehensive Plan and IDO generally encourages mixed-use communities and responding to market demand rather than exerting restrictions as long as the permitted uses are not harmful to the adjacent communities. In addition, IDO regulations will provide design controls for both high-density residential and commercial development.

The permissive uses between the PD zoning designation and the MX-L zoning designation will be more limited and more controlled. For discussion, I have outlined the permissive uses in MX-L in the following bullet list as identified in Table 4-2-1 of the IDO (Allowable Uses):

MX-L Permissive Uses

*Dwelling, Townhouse
Dwelling, multi-family
Community residential facility small
Community residential facility, large
Group home, medium
Community center or library
Elementary or middle school
Museum
Religious institution
Community Garden
Other pet services
Mobile food truck
Residential Community amenity, indoor
Other indoor entertainment
Car wash
Paid parking lot
Bank
Commercial services
Office
Research or testing facility
Art gallery
Bakery goods or confectionery shop
General retail, small
Artisan manufacturing
Cannabis-derived products manufacturing
Electric facility*

*Dwelling, live-work
Assisted living facility or nursing home
Dormitory
Group home, small
Adult or child day care facility
Freestanding
High school
Parks and open space
Vocational school
Veterinary hospital
Health club or gym
Solar energy generation
Restaurant
Hotel or motel
Light vehicle repairs
Parking structure
Club or event facility
Medical or dental clinic
Personal and business service, small
Residential community amenity, outdoor
Cannabis retail
Farmers Market
Grocery store
Cannabis cultivation
Drainage facility
Major utility, other*

This property is underutilized and has stayed vacant. This zone map amendment will be a positive change as compared to if the property were to stay in its current condition. This opportunity to develop will provide more commercial retail choices for the area. The subject site is accessible from 86th St and from Sage Rd and eliminates the need for vehicles to drive through the surrounding neighborhoods to access the site.

Future development of this property and possible uses that could be considered harmful to adjacent property owners have been mitigated by specific use standards and regulations identified in the Integrated Development Ordinance. All uses shall comply with City ordinances regulating noise, odors, vibration, glare, heat, and other special nuisance conditions affecting other properties as well as use-specific standards.

Permissive uses that could be construed as having possible harmful effects such as a cannabis retail, cannabis cultivation, light vehicle repairs or artisan manufacturing are regulated by local,

state, and federal requirements and must comply with all New Mexico state laws, including but not limited to any required spacing from other uses or facilities. They are also controlled by Specific-Use Standards found in the IDO to mitigate potential harmful effects on the surrounding area. The uses that could constitute as harmful that are outlined below will be nonconsequential for the following reasons:

1. Cannabis retail – This establishment must comply with all New Mexico State law requirements, including but not limited to any required spacing from other uses or facilities. The use shall not include a storage display outside the building. A CUP is required for on-site consumption to include an odor control plan. Additional use-specific requirements defined in 4-3(D)(35) limit the use.
2. Cannabis-derived products manufacturing - This establishment must comply with all New Mexico State law requirements, including but not limited to any required spacing from other uses or facilities. A required odor control plan approved by the City is required if oil activation, distillation or extraction is occurring on site. In a mixed-use zone, the use shall not exceed 10,000 sf, all activities have to be within the building, and hazardous materials are prohibited. Additional use-specific requirements defined in 4-3(E)(3) limit the use.
3. Artesian manufacturing - This use requires that all activities be conducted within the fully enclosed portions of a building. If located in a mixed-use zone the use shall not exceed 10,000 sf.
4. Light vehicle repairs – Storage of inoperable vehicles are limited to 2 vehicles at time, which may not be parked for more than 14 calendar days. Painting is required within a building. Painting is prohibited within 25 feet of a residential zone district or lot containing a residential use. In a mixed-use zone district, vehicle service and maintenance shall be conducted within a building. Additional use-specific requirements defined in 4-3(D)(19) limit the use.
5. Car wash – A car wash building and any associated outdoor activities are prohibited within 50 feet in any direction of any Residential zone district or any lot containing a residential use in any Mixed-use zone district. This use must comply with storm water quality requirements found in the DPM. Additional use-specific requirements defined in 4-3(D)(16) limit the use.
6. Group home, small, medium - This use must comply with all applicable local and State regulations. This use is prohibited within 1,500 feet in any direction of any other group home. Additional use-specific requirements defined in 4-3(B)(9) limit the use.
7. Paid Parking Lot or Parking Structure - This use is limited to the parking of motor vehicles and any allowable accessory or temporary use. No vehicle repair, vehicle sales, or other uses are allowed on the property. Neighborhood edge provisions are required since the use is abutting a residential use. Minor accessory structures, including but not limited to waste container and dumpster enclosures, bike lockers, bike share facilities, and an attendant/payment booth, are allowed on the property, but shall not be located in any required setback area. Additional use-specific requirements defined in 4-3(D)(22) limit the use.
8. Electric facility - Substations shall be surrounded by a wall a minimum of 12 feet high. Substation walls shall be set back a minimum of 10 feet from all property lines to allow for perimeter landscape. Electric generation facilities, as identified in the Facility Plan for Electric System Transmission and Generation, are large scale industrial developments and are only allowed in the NR-GM zone district. Additional use-specific requirements defined in 4-3(E)(8) limit the use.

Future development on the subject site under the MX-L zone would be subject to IDO requirements including Neighborhood Edges (14-16- 5-9), the mixed-use zone dimensional standards (Table 5-1-2), buffer landscaping (14-16-5- 6-(E), and building design standards (14-16-5-11). These would help ensure appropriate scale and location of development and character of building design. Since the site is surrounded by R-1 uses the neighborhood edges will be in effect when the site gets developed. Neighborhood edges are “intended to preserve the residential neighborhood character of established low-density residential development in any Residential zone district on lots adjacent to any Mixed-use or Non-residential zone district”. The neighborhood edges restrict the height of a building, and contain restrictions for drive-through or drive-up facilities, loading and parking areas. These standard will add in another lay of protection for the surrounding community.

These Use Standards include precautionary measures such as distance requirements, size restrictions, design standards, screening requirements and various other measures. Additionally, future development of this subject site has the potential of having to go through a rigorous site planning approval process at which time the public will be fully engaged. **This is a downsize zone request and will adequately mitigate any potential harmful impacts to adjacent properties, the neighborhood or community.**

- 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.

Response:

This request meets criterion 1 because the City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems have adequate capacity to serve the development made possible by the change of zone. This is an infill location, and all the surrounding infrastructure has been developed. There are existing road ways (86th and Sage) abutting the subject site, there are existing side walks along all street frontages, and there is an existing stop light with and ADA ramp at the SWC of 86th and Sage. There are existing bike paths along Sage and 86th street.

Although improvements are unknown at this time, any improvement required by the city for the future development will be on the burden of the applicant. The applicant will fulfill the infrastructure obligations, if applicable, via an Infrastructure Improvements Agreement (IIA) or by constructing the work outright.

- F. The applicant's justification for the requested zone change is not completely based on the

property's location on a major street.

Response:

The justification provided herein is not based on the property's location at the intersection of two urban major collector streets (86th ST SW and Sage RD) but rather on the preponderance of applicable Goals and Policies of the Comp Plan as outlined in our policy narrative. The current zoning request is to allow for future MX-L uses, future development permissive by the MX-L zone will further multiple goals and policies of the Comprehensive Plan and will serve as an excellent development opportunity and will be in line with the surrounding community. This zone change seeks to provide use options that are in demand in the surrounding area and the City as a whole. The basis is connected more to providing a clearer and more predictable set of allowed uses, development standards, and path to development. While the location of the property is not the main reason for providing justification for commercial zoning, it does provide rationale for why this site is suitable for the proposed MX-L zoning and associated use. Access and connectivity are important considerations for mixed-use development.

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

Response:

This justification is not based completely or predominantly on the cost of land or other economic considerations and are not the determining factor for this zone change request. The requested zone change will allow MX-L uses to develop, thereby providing more commercial, retail, and mixed-use housing choices in an area of Albuquerque currently underserved by such facilities. The subject site is located in Albuquerque's Southwest Mesa where the imbalance of jobs to households pose a significant challenge for our future due to limited river crossings. On the whole, residents drive less if there are job opportunities and services near their homes and desirable housing and amenities near workplaces. In areas with more houses than jobs, commute times tend to be longer, and congestion tends to be worse. East of the Rio Grande, there are almost 1.5 jobs for every household. West of the river, there is less than one job for every two households. Particularly at peak hours, traffic congestion at river crossings is expected to worsen dramatically over time, leading to bridge crossing times of an hour or more by 2040 without significant job growth on the West Side, as workers will have to continue commuting to jobs east of the river.

Changing demographics pose both a challenge and opportunity for our region as preferences shift about the kinds of places we live and the transportation options we choose. In general, preferences are shifting toward places that give people options to walk, bike, or take public transportation. Complete, walkable neighborhoods with a range of housing and amenities make non-auto transportation options safer and more accessible.

Neighborhoods with locally-serving businesses promote sustainable economic growth and reinvestment of local dollars. A range of amenities in neighborhoods reduces the need to drive, increasing active transportation opportunities. The current limited variety in retail uses and lack of daily goods and services for neighboring residents fails to foster sociability. The request is not based primarily upon the cost of land or economic considerations. The request would allow the site to serve the needs of the neighborhood, while also maintaining the context and scale of the surrounding land uses.

- H. The Zoning Map Amendment does not apply a zone district different from surrounding zone districts to one small area or one premises (i.e. create a “spot zone”) or to a strip of land along a street (i.e. create a “strip zone”) unless the requested zoning will clearly facilitate implementation of the ABC Comp Plan, as amended, and at least one of the following applies:
1. The subject property is different from surrounding land because it can function as a transition between adjacent zone districts.
 2. The subject property is not suitable for the uses allowed in any adjacent zone district due to topography, traffic, or special adverse land uses nearby.
 3. The nature of structures already on the subject property makes it unsuitable for the uses allowed in any adjacent zone district.

Response:

Application of the MX-L zone may constitute a spot zone because it is different from the surrounding zones to the north, east, south and west. The requested change to MX-L will clearly facilitate implementation of the ABC Comp Plan, as amended, as discussed in the preponderance of goals and policies further by the change.

This proposal qualifies under criteria (1) in that it is different from surrounding land because it can function as a transition between adjacent zone districts. The surrounding area is residential and MX-L has ~~be~~ permissive uses than the current PD zonings. The MX-L zone will protect the neighborhood in a greater way than PD zone does. Per the permissive uses listed above it limits the uses that can be considered harmful more than the PD zone district. This in turn will benefit the surrounding neighborhoods while functioning as a transition between adjacent zone districts. Major Transit Corridors fostering high frequency transit service and encouraging pedestrian-oriented development minimizing negative impacts on nearby neighborhoods by providing transitions between development along Transit Corridors and residential areas, furthering criterion 1.

This Zone Map Amendment will fall in line with its surrounding area allowing the request to support additional growth in an Area of Change with existing infrastructure and where growth is desired. According to the ABC Comp Plan, developments of higher density and intensity, typically with a mixture of uses, are encouraged within Areas of Change. The proposed zone map amendment will encourage growth and high-quality development in accordance with this policy in a Major Transit Corridor in an area with adequate infrastructure. The subject site is vacant, and this site is being under-utilized. This site is in a highly accessible area and should be developed to its full potential. The ABC Comp Plan highlights that there needs to be change in order to direct growth within the developed metropolitan footprint and ensure sustainable growth over time (ABC Comp Plan P. 2-8). With the approval of this request, it will further the ABC Comp Plan’s vision on changing and utilizing existing vacant sites. The development of this land will be compatible in scale and character with the surrounding area will adding an extra layer of protection for the surrounding neighborhoods. The southwest mesa needs jobs and services that the MX-L zone allows. The change also addresses criterion 1 as it is a transition from PD to the north and R-1 to the south.

CONCLUSION

This is a request for a Zone Map Amendment (Zone Change) for an approximate ~~ly~~ 5-acre property located ~~is in~~ Albuquerque’s Southwest Mesa.

The primary difference between the existing PD zone and the requested MX-L zone is that the existing PD zone requires an EPC approved Site Plan and the requested MX-L zone would proceed to either

administrative approval or the Development Review Board (DRB) depending on the thresholds. There are also less permissive harmful uses under the MX-L zone, which provides more protection to the surrounding residential uses.

The approval of this request for a zone change to MX-L for the subject property will ensure that the current undeveloped property becomes a valuable project and will provide more employment and convenient services within the community. Future development of this site will be subject under MX-L zoning and subject to the IDO requirements including Neighborhood Edges (14-16- 5-9), the mixed-use dimensional standards (Table 5-1-2), buffer landscaping (14-16-5- 6-(E)), and building design standards (14-16-5-11). These would help ensure appropriate scale and location of development and character of building design. These Use Standards include precautionary measures such as distance requirements, size restrictions, design standards, screening requirements, and various other measures. Additionally, continuous development of this subject site must still go through a review with the City of Albuquerque to ensure compliance and adherence to the standards of the IDO as well as the DPM. This request~~s~~ will not have any negative effects on the Community Planning Area. This request to MX-L will help align the appropriate zone with goals and policies of the Comprehensive Plan.

We respectfully request that the EPC support this request with an approval.

Sincerely,

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER

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Exhibit 1

	Potential harmful uses under the MX-L Zone
	Harmful uses under the PD Zone
	MX-L Uses

4-2 ALLOWABLE USES

Table 4-2-1: Allowable Uses

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

Zone District >>	Residential						Mixed-use				Non-residential										Use-specific Standards
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO					
Land Uses																A	B	C			
PRIMARY USES THAT MAY BE ACCESSORY IN SOME ZONE DISTRICTS																					
RESIDENTIAL USES																					
Household Living																					
Dwelling, single-family detached	P	P	P	P	P		P												4-3(B)(1)		
Dwelling, mobile home			P																		
Dwelling, cluster development	P	P		P	P		P												4-3(B)(2)		
Dwelling, cottage development	P	P	P	P	P		P												4-3(B)(3)		
Dwelling, two-family detached (duplex)		P		P	P		P												4-3(B)(4)		
Dwelling, townhouse				P	P	P	P	P	P	P									4-3(B)(5)		
Dwelling, live-work				C	C	P	P	P	P	P	CA	CA							4-3(B)(6)		
Dwelling, multi-family					P	P	P	P	P	P									4-3(B)(7)		
Group Living																					
Assisted living facility or nursing home				C	P	P	P	P	P	P											
Community residential facility, small	P	P		P	P	P	P	P	P	P									4-3(B)(8)		
Community residential facility, large					P	P	P	P	P	P									4-3(B)(8)		
Dormitory						P	C	P	P	P											
Group home, small					C	P	P	P	P										4-3(B)(9)		
Group home, medium					C	C	C	P	P	P									4-3(B)(9)		
Group home, large						C				C	C								4-3(B)(9)		
CIVIC AND INSTITUTIONAL USES																					
Adult or child day care facility			C	C	C	P	P	P	P	P	P	P	A	A							
BioPark																P (in D)			4-3(C)(7)		
Cemetery															P						
Community center or library	C	P		P	P	P	P	P	P	P	C	C	C	C		P		C	4-3(C)(1)		
Correctional facility															P						
Elementary or middle school	C	C		C	P	P	P	P	P	P	P	P	CV			P		C	4-3(C)(2)		
Fire or police station															P						
High school	C	C		C	C	P	P	P	P	P	P	P	C			P			4-3(C)(3)		
Hospital									P	P	P	P							4-3(C)(4)		
Museum				CV	CV	C	P	P	P	P	P	P	P	P		P	A		4-3(C)(5)		
Overnight shelter											C	C	C	C	C				4-3(C)(6)		
Parks and open space	P	P		P	P	P	P	P	P	P	P	P	C	C	A	P	P	P	4-3(C)(7)		
Religious institution	P	P		P	P	P	P	P	P	P	P	P	CV	CV					4-3(C)(8)		
Sports field							CV	C	P	P	P	P	P	C		P		C			
University or college						CV	CV	C	P	P	P	P	CV	CV							

Part 14-16-4: Use Regulations

4-2: Allowable Uses

Table 4-2-1: Allowable Uses

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

Zone District >>	Residential						Mixed-use				Non-residential										Use-specific Standards
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	A	B	NR-PO	C		
Vocational school						CV	P	P	P	P	P	P	P	P							
COMMERCIAL USES																					
Agriculture and Animal-related																					
Community garden	P	P	P	P	P	P	P	P	P	P	P	P	C	C		A	A	A	4-3(D)(1)		
Equestrian facility	P																P	C	4-3(D)(2)		
General agriculture	P											C	P	P			P	A	4-3(D)(3)		
Kennel	C							C	C		P	P	P	P					4-3(D)(4)		
Nursery	P								A		P	P	P	P		A	A				
Veterinary hospital	C						C	P	P	P	P	P	P	P					4-3(D)(5)		
Other pet services	C						C	P	P	P	P	P	P	P							
Food, Beverage, and Indoor Entertainment																					
Adult entertainment												P	P	P					4-3(D)(6)		
Auditorium or theater						A	A	A	P	P	P	P	P	P					4-3(D)(7)		
Bar							C	C	P	P	P	P	P	P					4-3(D)(8)		
Catering service									P	P	P	P	P	P							
Health club or gym			A		A	A	P	P	P	P	P	P	P	A					4-3(D)(9)		
Mobile food truck court							C	P	P	P	P	P	P	C					4-3(D)(10)		
Nightclub									P	P	P	P	P						4-3(D)(8)		
Residential community amenity, indoor	P	P	P	P	P	P	P	P	P	P								C	4-3(D)(11)		
Restaurant							C	P	P	P	P	P	P	P					4-3(D)(8)		
Tap room or tasting room							C	C	P	P	P	P	P	P					4-3(D)(8)		
Other indoor entertainment							C	P	P	P	P	P	P	P		P		C	4-3(D)(12)		
Lodging																					
Bed and breakfast	A	CA		A	A	P	P												4-3(D)(13)		
Campground or recreational vehicle park									C		P	P					A	C	4-3(D)(14)		
Hotel or motel							P	P	P	P	P	P	P	P					4-3(D)(15)		
Motor Vehicle-related																					
Car wash								P	P	P	P	P	P	P					4-3(D)(16)		
Heavy vehicle and equipment sales, rental, fueling, and repair											P	C	P	P					4-3(D)(17)		
Light vehicle fueling station								C	P	P	P	P	P	P					4-3(D)(18)		
Light vehicle repair								P	P	P	P	P	P	P					4-3(D)(19)		
Light vehicle sales and rental								C	P	P	P	P	P	P					4-3(D)(20)		
Outdoor vehicle storage											C	C	P	P			A		4-3(D)(21)		
Paid parking lot			A		A	A	C	P	P	A	P	P	P	P	A	A	A		4-3(D)(22)		
Parking structure			A		A	A	CA	P	P	P	P	P	P	P	A				4-3(D)(22)		
Offices and Services																					
Bank							P	P	P	P	P	P	P	CV					4-3(D)(23)		
Blood services facility									C	C	C	P	P	P							
Club or event facility							C	P	P	P	P	P	P	CV		P	P	C	4-3(D)(24)		

Part 14-16-4: Use Regulations

4-2: Allowable Uses

Table 4-2-1: Allowable Uses

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

Zone District >>	Residential						Mixed-use				Non-residential										Use-specific Standards
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	A	B	NR-PO	C		
Land Uses																					
Commercial services								P	P	P	P	P	P	P							
Construction contractor facility and yard										C	P	P	P	P					4-3(D)(25)		
Crematorium															P						
Medical or dental clinic							P	P	P	P	P	P	P	P					4-3(D)(26)		
Mortuary								C	P	P	P	P	C		A						
Office							P	P	P	P	P	P	P	P							
Personal and business services, small							P	P	P	P	P	P	P	P					4-3(D)(27)		
Personal and business services, large									P	P	P	P	P	P					4-3(D)(27)		
Research or testing facility							P	P	P	P	P	P	P	P					4-3(D)(28)		
Self-storage								C	C	P	P	P	P	P			A		4-3(D)(29)		
Outdoor Recreation and Entertainment																					
Amphitheater										C	C	C	C	C	A	P	A	C			
Balloon Fiesta Park events and activities																P			4-3(D)(30)		
Drive-in theater									C	C	C	C	C						4-3(D)(31)		
Fairgrounds															P						
Residential community amenity, outdoor	P	P	P	P	P	P	P	P	P	P								A			
Stadium or racetrack															P	P					
Other outdoor entertainment	CA	CA	CA	CA	CA	CA	A	A	A	A	P	P	P	A		P		P	4-3(D)(32)		
Retail Sales																					
Adult retail										P		P	P	P					4-3(D)(6)		
Art gallery	CV	CV	C	P	P	P	P	P	P	P	P		P	A					4-3(D)(33)		
Bakery goods or confectionery shop							C	P	P	P	P	P	P	P							
Building and home improvement materials store									C	C	P	P	P	C					4-3(D)(34)		
Cannabis retail							P	P	P	P	P	P	A	A					4-3(D)(35)		
Farmers’ market	T		T	T	T	T	T	P	P	P	P	P	CV	CV		P	A	CA	4-3(D)(36)		
General retail, small			A			A	P	P	P	P	P	P	P	P					4-3(D)(37)		
General retail, medium									P	P	P	C	C						4-3(D)(37)		
General retail, large									C	C	P	P							4-3(D)(37)		
Grocery store								P	P	P	P		P	P					4-3(D)(38)		
Liquor retail							C	A	C	C	C	C	C	C					4-3(D)(39)		
Nicotine retail							CA	A	C	C	C	C	C	C					4-3(D)(40)		
Pawn shop								C	P	P	P	P	P	P					4-3(D)(41)		
Transportation																					
Airport															P				4-3(D)(42)		

Part 14-16-4: Use Regulations

4-2: Allowable Uses

Table 4-2-1: Allowable Uses

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

Zone District >>	Residential						Mixed-use				Non-residential									Use-specific Standards
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	NR-PO				
Land Uses																A	B	C		
Freight terminal or dispatch center												C	P	P					4-3(D)(43)	
Helipad									CA	CA	A	P	P	P	A				4-3(D)(44)	
Park-and-ride lot						C	C	C	P	C	C	P	C	C	A	A			4-3(D)(45)	
Railroad yard												C	P	P					4-3(D)(46)	
Transit facility						C	C	C	P	P	P	P	P	P					4-3(D)(47)	
INDUSTRIAL USES																				
Manufacturing, Fabrication, and Assembly																				
Artisan manufacturing							C	P	P	P	P	P	P	P					4-3(E)(1)	
Cannabis cultivation							C	P	P	P	P	P	P	P					4-3(E)(2)	
Cannabis-derived products manufacturing							C	P	P	P	P	P	P	P					4-3(E)(3)	
Light manufacturing										A	P	P	P	P					4-3(E)(4)	
Heavy manufacturing														P					4-3(E)(5)	
Natural resource extraction															P				4-3(E)(6)	
Special manufacturing														C					4-3(E)(7)	
Telecommunications, Towers, and Utilities																				
Drainage facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	C		
Electric utility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4-3(E)(8)	
Geothermal energy generation	A	A	A	A	A	A	A	A	A	A	A	P	P	P		A	A		4-3(E)(9)	
Major utility, other	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A		
Solar energy generation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	P	P	P	4-3(E)(10)	
Wind energy generation							A	A	A	A	A	A	A	C	A	A	A		4-3(E)(11)	
Wireless Telecommunications Facility (WTF)																		4-3(E)(12)		
Architecturally integrated	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				
Non-commercial or broadcasting antenna	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				
Collocation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				
Freestanding							P	P	P	P	P	P	P	P	A					
Public utility collocation	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				
Roof-mounted			A		A	A	A	A	A	A	A	A	A	A	A					
Small cell	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Waste and Recycling																				
Recycling drop-off bin facility						A	A	A	A	A	P	P	P	P					4-3(E)(13)	
Solid waste convenience center															P				4-3(E)(14)	
Salvage yard												C	C	P					4-3(E)(15)	
Waste and/or recycling transfer station															P				4-3(E)(16)	
Wholesaling and Storage																				
Above-ground storage of fuels or feed													C	P						
Outdoor storage								CA	C	C	C	A	P	P					4-3(E)(17)	

Part 14-16-4: Use Regulations

4-2: Allowable Uses

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Zone District >>	Residential						Mixed-use				Non-residential									Use-specific Standards
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU	A	B	NR-PO	C	
Warehousing									C	C	P	P	P	P						4-3(E)(18)
Wholesaling and distribution center									C	C	P	P	P	P						4-3(E)(19)
ACCESSORY AND TEMPORARY USES																				
ACCESSORY USES																				4-3(F)(1)
Agriculture sales stand	A	A	A	A	A	A	A	A	A	A	A	A	CA	CA			A			4-3(F)(2)
Animal keeping	A	A	A	A	A	A	A	A	A	A	A	A	A	A				CA		4-3(F)(3)
Automated Teller Machine (ATM)			A		A	A	A	A	A	A	A	A	A	A		T	T			
Drive-through or drive-up facility								A	A	CA	A	A	A							4-3(F)(4)
Dwelling unit, accessory with kitchen		A		A	A	A	A	A	A		A	A	A	A	A		A			4-3(F)(5)
Dwelling unit, accessory without kitchen	CA	A		A	A	A	A	A	A		A	A	A	A	A		A			4-3(F)(5)
Family care facility	A	A	A	A	A	A	A	A	A	A										4-3(F)(6)
Family home day care	CA	CA	CA	CA	A	A	A													4-3(F)(7)
Garden	A	A	A	A	A	A	A	A	A	A	A	A	A				A			
Hobby breeder	A	A	A	A																4-3(F)(8)
Home occupation	A	A	A	A	A	A	A	A	A	A										4-3(F)(9)
Independent living facility				A	A	A	A	A	A	A										4-3(F)(10)
Mobile food truck	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A				4-3(F)(11)
Mobile vending cart							A	A	A	A	A	A	A	A		A		A		4-3(F)(12)
Outdoor animal run	A							CA	CA		CA		A	A						4-3(F)(13)
Outdoor dining area							CA	A	A	A	A	A	A	A	A					4-3(F)(14)
Second kitchen in a dwelling	A	A	A	A	A	A	A													4-3(F)(15)
Other use accessory to non-residential primary use							A	A	A	A	A	A	A	A	A			A		4-3(F)(16)
Other use accessory to residential primary use	A	A	A	A	A	A	A	A	A	A										4-3(F)(17)
TEMPORARY USES																				
Temporary Uses That Require A Permit																				
Circus									T		T	T	T							4-3(G)(1)
Construction staging area, trailer, or office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T			4-3(G)(2)
Dwelling, temporary	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T			4-3(G)(3)
Fair, festival, or theatrical performance	T	T	T	T	T	T	T	T	T	T	T				T	T	T			4-3(G)(4)
Open air market							T	T	T	T							T			4-3(G)(5)
Park-and-ride facility, temporary						T	T	T	T	T	T	T	T	T	T		T			4-3(G)(6)
Real estate office or model home	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T					4-3(G)(7)
Seasonal outdoor sales							T	T	T	T	T	T	T	T						4-3(G)(8)

Part 14-16-4: Use Regulations

4-2: Allowable Uses

Table 4-2-1: Allowable Uses

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Zone District >>	Residential						Mixed-use			Non-residential										Use-specific Standards
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Temporary use not listed			T			T	T	T	T	T	T	T	T	T	T		T			4-3(G)(9)
Temporary Uses That Do Not Require A Permit																				
Garage or yard sale	T	T	T	T	T	T	T	T												4-3(G)(10)
Hot air balloon takeoff/landing	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	4-3(G)(11)

NOTIFICATION

Regina Okoye

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Monday, April 11, 2022 10:41 AM
To: Regina Okoye
Subject: 99999 SAGE RD SW Neighborhood Meeting Inquiry Sheet Submission
Attachments: IDOZoneAtlasPage_M-09-Z.pdf

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccd@gmail.com	5921 Central Avenue NW	Albuquerque	NM	87105	5053855809	5058362976
South West Alliance of Neighborhoods (SWAN Coalition)	Luis	Hernandez Jr.	luis@wccd.org	5921 Central Avenue NW	Albuquerque	NM	87105		
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	
South Valley Coalition of Neighborhood Associations	Robert	Trujillo	rttrujil22@gmail.com	5636 Cletsoway Drive SW	Albuquerque	NM	87105		5059800679
South Valley Coalition of Neighborhood Associations	Patricio	Dominguez	dpatriciod@gmail.com	3094 Rosendo Garcia Road SW	Albuquerque	NM	87105		5052382429
Westgate Heights NA	Christoper	Sedillo	navrmc6@aol.com	605 Shire Street SW	Albuquerque	NM	87121	6193155051	
Westgate Heights NA	Matthew	Archuleta	mattearchuleta1@hotmail.com	1628 Summerfield Place SW	Albuquerque	NM	87121	5054016849	

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf. The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>

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

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

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

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

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



Dalaina L. Carmona

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

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



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

From: webmaster=cabq.gov@mailgun.org <webmaster=cabq.gov@mailgun.org> **On Behalf Of** webmaster@cabq.gov
Sent: Monday, April 11, 2022 8:17 AM
To: Office of Neighborhood Coordination <rokoye@modulusarchitects.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

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

Neighborhood Meeting Inquiry For:
Environmental Planning Commission
If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:
Contact Name
Regina Okoye
Telephone Number
15052677686
Email Address
rokoye@modulusarchitects.com
Company Name
Modulus Architects & Land Use Planning
Company Address
100 Sun Ave NE Suite 600
City
Albuquerque
State
NM
ZIP
87109
Legal description of the subject site for this project:
TR 492 (EXCL N'LY PORT OUT TO R/W) UNIT 7 ATRISCO GRANT
Physical address of subject site:
99999 SAGE RD SW
Subject site cross streets:
Sage Rd SW and 86th St SW
Other subject site identifiers:
This site is located on the following zone atlas page:
M-09-Z
Captcha

Regina Okoye

From: Regina Okoye
Sent: Monday, April 11, 2022 2:19 PM
To: 'jgallegoswccdg@gmail.com'; 'luis@wccdg.org'; 'Rene' Horvath'; 'ekhaley@comcast.net'; 'rttrujil22@gmail.com'; 'dpatriciod@gmail.com'; 'navrmc6@aol.com'; 'mattearchuleta1@hotmail.com'
Subject: Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque
Attachments: IDOZoneAtlasPage_M-09-Z.PDF; CABQ-Official_public_notice_form-2019.pdf

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

Date of Request: April 11, 2022

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

Neighborhood Association (NA): South West Alliance of Neighborhoods, Westside Coalition of Neighborhood Associations, South Valley Coalition of Neighborhood Associations, Westgate Heights NA

Name of NA Representative: Jerry Gallegos, Luis Hernandez Jr., Rene Horvath, Elizabeth Haley, Robert Trujillo, Patricio Dominguez, Christopher Sedillo, Matthew Archuleta

Email Address or Mailing Address of NA Representative: jgallegoswccdg@gmail.com; luis@wccdg.org; aboard111@gmail.com; ekhaley@comcast.net; rttrujil22@gmail.com; dpatriciod@gmail.com; navrmc6@aol.com; mattearchuleta1@hotmail.com

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

Email address to respond yes or no: Yes – rokoye@modulusarchitects.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above (04/11/2022), unless you agree to an earlier date.

Meeting Date/Time/Location: TBD – All Neighborhood Associations have 15 calendar days from the date of this offer letter (04/11/2022) in which to respond. Once we are notified that you would like a meeting, a meeting must be scheduled for a date within 30 calendar days but no fewer than 15 calendar days after the Neighborhood Association accepts the meeting request, unless an earlier date is agreed upon.

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

1.

Subject Property Address:

99999 Sage Rd. SW, Albuquerque, NM 87121

Location Description:

SE Corner of Sage Rd. SW and 86th St. SW
2.

Property Owner:

Quraishi Shaikh Mohammed & Rizwana Trustees Quraishi RVT
3.

Agent/Applicant [if applicable]:

Modulus Architects & Land Use Planning Inc./G2 Enterprises, LLC – Lisa Gravelle/Keith Griego
4.

Application(s) Type per IDO Table 6-1-1 [mark all that apply]:

Conditional Use Approval

Permit _____ (Carport or Wall/Fence - Major)

Site Plan
- 1

Subdivision Major: Preliminary Plat (Minor or Major)

Vacation _____ (Easement/Private Way or Public Right-of-way)

Variance

Waiver

Zoning Map Amendment

Other: _____

Summary of project/request: **Zone Map Amendment from Planned Development Zone District (PD) to Mixed-Use Low Density (MX-L) Zone District.**

5. This type of application will be decided by:

City Staff

OR at a public meeting or hearing by:

Zoning Hearing Examiner (ZHE)

Development Review Board (DRB)

Landmarks Commission (LC)

Environmental Planning Commission (EPC)

City Council

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

Please contact Regina Okoye with Modulus Architects & Land Use Planning, Inc. at (505) 338-1499 ext. 1003

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

1. Zone Atlas Page(s): M-09-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards will be requested for this project: N/A

Deviation(s)

Variance(s)

Waiver(s)

Explanation: N/A – no variances, deviations or waivers are being requested at this time.

4. An offer of a Pre-submittal Neighborhood Meeting is required by Table 6-1-1: **X YES** NO

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

Additional Information:

1. From the IDO Zoning Map:
- a. Area of Property [typically in acres]: +/- 4.95 acres

b. IDO Zone District Planned development: PD

c. Overlay Zone(s): N/A

d. Center or Corridor Area: Major Transit Corridors – Arenal/86th/Benavides
2. Current Land Use(s) [vacant, if none]: Vacant

Useful Links

Integrated Development Ordinance (IDO)

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

- cc: South West Alliance of Neighborhoods (SWAN Coalition)
- Westside Coalition of Neighborhood Associations
- South Valley Coalition of Neighborhood Associations
- Westgate Heights NA

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

- 2 If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.
- 3 Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information
- 4 Address (mailing or email), phone number, or website to be provided by the applicant
- 5 Available online here: <http://data.cabq.gov/business/zoneatlas/>
- 6 Available here: <https://tinurl.com/idozoningmap>

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER
MODULUS ARCHITECTS & LAND USE PLANNING, INC.

100 Sun Avenue NE, Suite 600
Albuquerque, NM 87109
Office 505.338.1499 (Ext. 1003)
Mobile + Text 505.267.7686
Email: rokoye@modulusarchitects.com
Website: www.modulusarchitects.com
Join us on Facebook: [Modulus Architects on Facebook](#)
New Mexico | Texas | Arizona | Colorado | Oklahoma



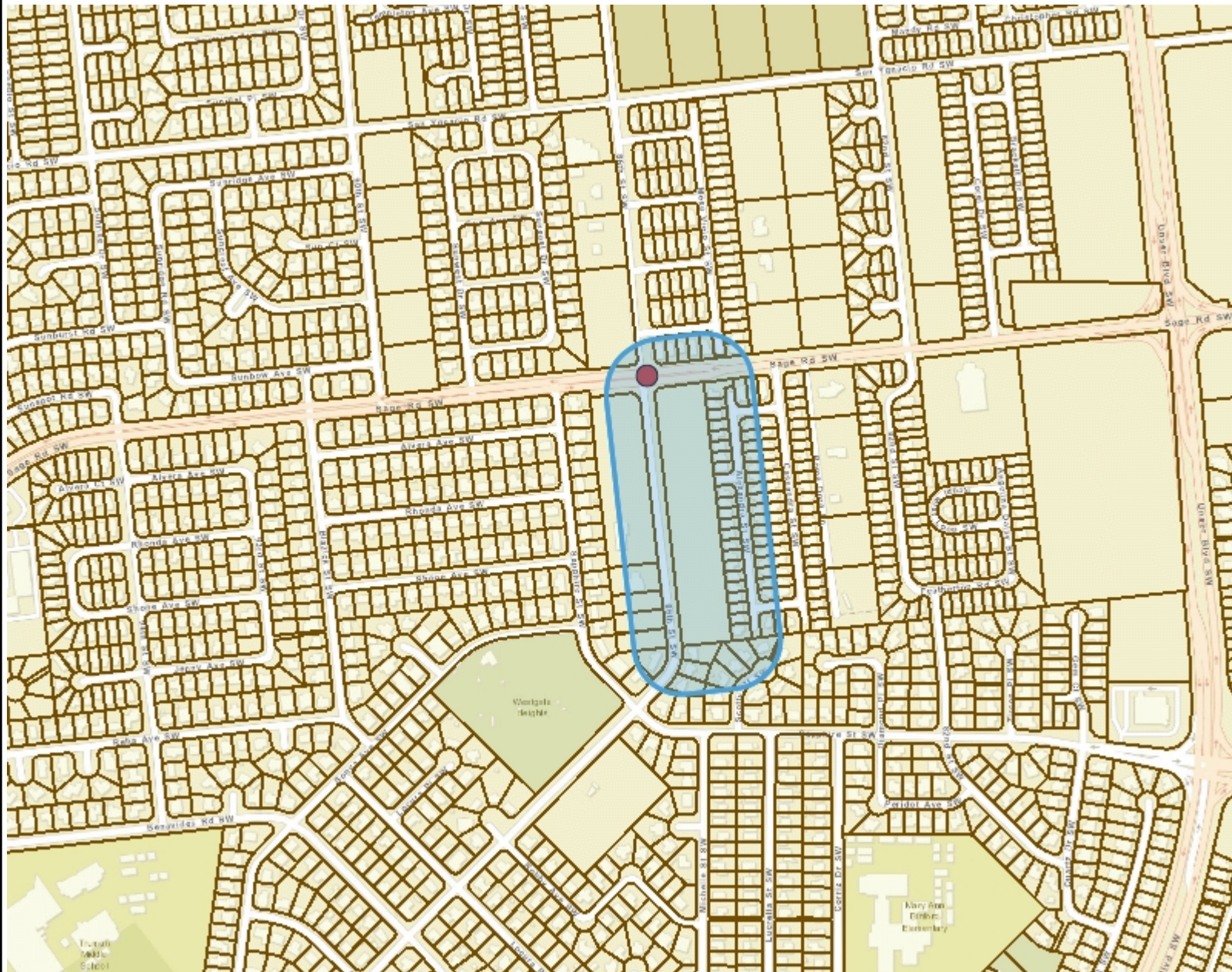


Sage SW and 86th St



Legend

■ Bernalillo County Parcels



Notes

Buffer: 198 ft.
ROW: Sage Rd, 98 ft.

1,202 0 601 1,202 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
4/26/2022 © City of Albuquerque

1: 7,212

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



011420202104109



South Valley Coalition of NA
Robert Trujillo
5636 Cletsoway Drive SW
Albuquerque NM 87105

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



011420202104109



Westside Coalition of NA
Elizabeth Haley
6005 Chaparral Circle NW
Albuquerque NM 87114

HERNANDEZ ELADIO F & SUGEY G
1028 ALEXANDRA ST SW
ALBUQUERQUE NM 87121-1207

LOPEZ ERNEST L & JEANETTE
1208 SAPPHIRE ST SW
ALBUQUERQUE NM 87121

JIMENEZ J ANTONIO CASTANEDA
1155 ALEXANDRA ST SW
ALBUQUERQUE NM 87121

ROMERO ALEXANDREA E & PORRAS JACOB
M
1128 ALEXANDRA ST SW
ALBUQUERQUE NM 87121-4323

ORTIZ ANTONIO & TIFFANY ANAYA
948 MESA VIEJO ST SW
ALBUQUERQUE NM 87121

ROMERO FRED F
1015 ALEXANDRA ST SW
ALBUQUERQUE NM 87121

RAMOS JESUS A
1115 ALEXANDRA ST SW
ALBUQUERQUE NM 87121

SANTOS KYLE RIC P
8404 BOSQUE POINTE AVE SW
ALBUQUERQUE NM 87121-4331

WILLIAMS DALE A JR
944 MESA VIEJO ST SW
ALBUQUERQUE NM 87121

ROMERO ORLANDO J & MAGDALENA
7416 VIA TRANQUILO SW
ALBUQUERQUE NM 87121-3336

MONTOYA DEBORAH A
1116 ALEXANDRA ST SW
ALBUQUERQUE NM 87121

JAURIGUI GUADALUPE & SOFIA SANDOVAL
8405 DESERT POINTE AVE SW
ALBUQUERQUE NM 87121-1206

SANDOVAL RICHARD A & ANDREA M
1019 ALEXANDRA ST SW
ALBUQUERQUE NM 87121

MADRID EVETTE E & JAMES A
1108 ALEXANDRA ST SW
ALBUQUERQUE NM 87121-4323

CATTO TALITA C
8024 DECATUR ST
WESTMINSTER CO 80031-7215

GALLARDO BRADY & KAREN
1127 ALEXANDRA ST SW
ALBUQUERQUE NM 87121

GARCIA ALBERT G & MARCELLA T
8509 SAPPHIRE ST SW
ALBUQUERQUE NM 87105

STEVENS KRISTIN & RANDY J
1109 ALEXANDRA ST SW
ALBUQUERQUE NM 87121

GUZMAN PRISCILLA & JORGE
1224 86TH ST SW
ALBUQUERQUE NM 87121-7900

CHAVES MELISSA
8408 BOSQUE POINTE AVE SW
ALBUQUERQUE NM 87121

SCHRAEDER JOSHUA M
1147 ALEXANDRA ST SW
ALBUQUERQUE NM 87121

SOLANO CANDELARIO & ERIKA I
8500 MESA REAL AVE SW
ALBUQUERQUE NM 87121-7982

URQUIDI LIZETH
1039 ALEXANDRA ST SW
ALBUQUERQUE NM 87121-0000

MONTOYA MICHAEL P
1001 ALEXANDRA ST SW
ALBUQUERQUE NM 87121

RAMIREZ GEORGE & VIDALITA L
8516 MESA REAL AVE SW
ALBUQUERQUE NM 87121-7982

MONTALVO ANITA P
1024 ALEXANDRA ST SW
ALBUQUERQUE NM 87121-1207

GONZALEZ MONGE NORMALY
1100 ALEXANDRA ST SW
ALBUQUERQUE NM 87121-4323

NAVARRETTE CAIN & MARIA F
1143 ALEXANDRA ST SW
ALBUQUERQUE NM 87121-4324

PEREZ CHRISTIAN ROMAN & SOTO
YAMILETH PEREZ
1031 ALEXANDRA ST SW
ALBUQUERQUE NM 87121-1416

LUCERO CHRISTOPHER G
1016 ALEXANDRA ST SW
ALBUQUERQUE NM 87121

MENDOZA LABRACHA T & JOEL
1020 ALEXANDRA ST SW
ALBUQUERQUE NM 87121-1207

RODRIGUEZ ADAM V
1205 SCOTTY CT SW
ALBUQUERQUE NM 87121

SHAVER CYNTELLA K
1201 SCOTTY CT SW
ALBUQUERQUE NM 87105

TREJO WILLIAM A
1104 ALEXANDRA ST SW
ALBUQUERQUE NM 87121

ROMERO DAVID M & LEGARE-ROMERO
STEPHANIE C/O RIVERAS JAIME CARDENAS &
ETAL
1032 ALEXANDRA ST SW
ALBUQUERQUE NM 87121-1207

MOYA LOU TRUSTEE MOYA RVT
15 PINON CT
PLACITAS NM 87043-9251

SANCHEZ BEATRICE
1200 SCOTTY CT SW
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FERNANDEZ ANTONIO & MANUEL
FERNANDEZ
8409 DESERT POINTE AVE SW
ALBUQUERQUE NM 87121-1206

RODRIGUEZ NANCY
1009 ALEXANDRA ST SW
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CHAVEZ MARIO A C/O GONZALES BRITTANY
1564 MONTIANO LP SE
RIO RANCHO NM 87124-8768

GOMEZ HELEN H
1209 SCOTTY CT SW
ALBUQUERQUE NM 87105

PEDRONCELLI GINETTE B
8504 MESA RAE AVE SW
ALBUQUERQUE NM 87121

DIAZ WALTER A JR C/O GALAVIZ CARLOS
CANTU
1139 ALEXANDRA ST SW
ALBUQUERQUE NM 87121-4324

CANALES OMAR
1151 ALEXANDRA ST SW
ALBUQUERQUE NM 87121-4324

CURLEY MARVIN & JOLENA
1119 ALEXANDER ST SW
ALBUQUERQUE NM 87121

SALAZAR MONICA O
1027 ALEXANDRA ST SW
ALBUQUERQUE NM 87121-1416

YVON FRANK
1123 ALEXANDRA ST SW
ALBUQUERQUE NM 87121-4324

GARCIA-GARCIA NANCY
1213 SCOTTY CT SW
ALBUQUERQUE NM 87121-7949

GARCIA STEVEN ETUX
1225 86TH ST SW
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HSIEH YUNG T
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PEREZ ALFONSO H
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SENA LARA A
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LUJAN TERESA & LUIS A ORTIZ
1140 ALEXANDRA ST SW
ALBUQUERQUE NM 87121-4183

FELIX VALERIE JUANITA
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ALBUQUERQUE NM 87121-4323

HERNANDEZ YESENIA TREJO & MARTINEZ
SELSO A CASTELLANOS
1216 86TH ST SW
ALBUQUERQUE NM 87121-7900

PEREZ ROSARIO
1101 ALEXANDRA ST SW
ALBUQUERQUE NM 87121-4324

VELASQUEZ JORDAN J
1135 ALEXANDRA ST SW
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NICHOLAS RYDER J
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1628 SUMMERFIELD PL SW
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WESTGATE HEIGHTS NA
CHRISTOPHER SEDILLO
605 SHIRE ST SW
ALBUQUERQUE NM 87121

[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*: 5/2/2022

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

South West Alliance of Neighborhoods (SWAN), Westside Coalition of Neighborhood Association (NA)*: NA, South Valley Coalition of NA, Westgate Heights NA

Jerry Gallegos, Luis Hernandez Jr., Elizabeth Haley, Rene Horvath, Patricio
Name of NA Representative*: Dominguez, Peter Eschman, Matthew Archuleta, Christopher Sedillo
jgallegoswccdg@gmail.com; luis@wccdg.org;

Email Address* or Mailing Address* of NA Representative¹: ekhaley@comcast.net; aboard111@gmail.com;
dpatriciod@gmail.com; eschman@unm.edu;

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#) mattearchuleta1@hotmail.com; navrmc6@aol.com

1. Subject Property Address* 99999 Sage Rd SW, Albuquerque, NM 87121
Location Description SE corner of Sage Rd. SW and 86th St. SW
2. Property Owner* Quraishi Shaikh Mohammed & Rizwana Trustees Quraishi Rvt
3. Agent/Applicant* [if applicable] Modulus Architects & Land Use Planning/G2 Enterprises, LLC - Lisa
Gravelle/Keith Griego
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]

☒ Zoning Map Amendment

☐ Other: _____

Summary of project/request²*: _____

Zone Map Amendment from Planned Development Zone District (PD) to Mixed-Use
Low Intensity (MX-L) Zone District. There are no uses being proposed at this time.

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

☒ Environmental Planning Commission (EPC)

☐ City Council

This application will be first reviewed and recommended by:

☐ Environmental Planning Commission (EPC)

☐ Landmarks Commission (LC)

☒ Not applicable (Zoning Map Amendment – EPC only)

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

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

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

Date/Time*: June 16, 2022 at 8:40 am

Location*³: VIA ZOOM - on attachment call "Official Public Notification Form"

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

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

6. Where more information about the project can be found*⁴:
Regina Okoye with Modulus Architects & Land Use Planning (505) 338-1499 ext. 1003

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

1. Zone Atlas Page(s)*⁵ M-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:
- ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:

No variances, deviations or waivers are being requested at this time.

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:

A meeting was offered but a meeting was not requested.

³ Physical address or Zoom link

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

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

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

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 4.95 acres
 2. IDO Zone District Planned Development Zone District (PD)
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] Major Transit Corridors - Arenal/86th/Benavides
- Current Land Use(s) [vacant, if none] Vacant
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Southwest Alliance of Neighborhoods (SWAN) [Other Neighborhood Associations, if any]

Westside Coalition of NA

South Valley Coalition of NA

Westgate Heights NA

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

Regina Okoye

From: Regina Okoye
Sent: Monday, May 2, 2022 1:20 PM
To: 'jgallegoswccdg@gmail.com'; 'luis@wccdg.org'; 'ekhaley@comcast.net'; 'Rene' Horvath; 'dpatriciod@gmail.com'; 'eschman@unm.edu'; 'mattearchuleta1@hotmail.com'; 'navrmc6@aol.com'
Subject: Public Notice of a Proposed Project in the City of Albuquerque
Attachments: CABQ-Official_public_notice_form-2019.pdf; IDOZoneAtlasPage_M-09-Z.PDF

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

Date of Notice: 05/02/2022

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

Neighborhood Association (NA): SWAN Coalition, Westside Coalition of NA, South Valley Coalition of NA, Westgate Heights NA

Name of NA Representative: Luis Hernandez Jr., Jerry Gallegos, Elizabeth Haley, Rene Horvath, Patricio Dominguez, Peter Eschman, Matthew Archuleta, Christopher Sedillo

Email Address or Mailing Address of NA Representative: luis@wccdg.org; jgallegoswccdg@gmail.com; ekhaley@comcast.net; aboard111@gmail.com; dpatriciod@gmail.com; eschman@unm.edu; mattearchuleta1@hotmail.com; navrmc6@aol.com

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address: 99999 Sage Rd. SW, Albuquerque, NM 87121
Location Description: SE Corner of Sage Rd. SW and 86th St. SW
2. Property Owner: Quraishi Shaikh Mohammed & Rizwana Trustees Quraishi Rvt
3. Agent/Applicant [if applicable]: Modulus Architects & Land Use Planning, Inc./G2 Enterprises, LLC – Lisa Gravelle/Keith Griego
4. Application(s) Type per IDO Table 6-1-1 [mark all that apply]:

Zone Map Amendment

Other:
Summary of project/request: Zone Map Amendment from Planned Development Zone District (PD) to Mixed-Use Low Intensity (MX-L) Zone District. There are no uses being proposed at this time.

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

Environmental Planning Commission (EPC)

Date/Time: June 16, 2022 at 8:40 am

Location: VIA Zoom – on attachment called “Official Public Notification Form”
Agenda/Meeting Materials: <http://www.cabq.gov/planning/boards-commissions>
To contact staff, email devhelp@cabq.gov or call the Planning Department at (505) 924-3860.

6. Where more information about the project can be found:
Regina Okoye with Modulus Architects & Land Use Planning (505) 338-1499 ext. 1003

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

1. Zone Atlas Page(s): M-09-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted

Above

3. The following exceptions to IDO standards will be requested for this project:
Deviation(s)
Variance(s)
Waiver(s)
Explanation: No Variances, Deviations or Waivers are being requested at this time.
4. Pre-submittal Neighborhood Meeting: Yes.
Summary of Pre-Submittal Neighborhood Meeting, if one occurred: A meeting was offered but a meeting was not requested.

Additional Information:

1. From the IDO Zoning Map:
a. Area of Property [typically in acres]: 4.95 acres
b. IDO Zone District: Planned Development Zone District (PD)
c. Overlay Zone(s): N/A
d. Center or Corridor Area: Major Transit Corridor – Arenal/86th/Benavides
2. Current Land Use(s) [vacant, if none]: Vacant

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associates within 660 feet may request a post-submittal facilitated meeting within 15 days of the date of this notice. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955

Useful Links

Integrated Development Ordinance (IDO)

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

- cc: SWAN Coalition
- Westside Coalition of NA
- Westgate Heights NA
- South Valley Coalition of NA

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

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

³ Physical address or Zoom link

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

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

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

REGINA OKOYE, ENTITLEMENTS PROJECT MANAGER
MODULUS ARCHITECTS & LAND USE PLANNING, INC.

100 Sun Avenue NE, Suite 600

Albuquerque, NM 87109

Office 505.338.1499 (Ext. 1003)

Mobile + Text 505.267.7686

Email: rokoye@modulusarchitects.com

Website: www.modulusarchitects.com

Join us on Facebook: [Modulus Architects on Facebook](#)

New Mexico | Texas | Arizona | Colorado | Oklahoma



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CHAVES MELISSA
8408 BOSQUE POINTE AVE SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



PEREZ CHRISTIAN ROMAN & SOTO
YAMILETH PEREZ
1031 ALEXANDRA ST SW
ALBUQUERQUE NM 87121-1416

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



GALLARDO BRADY & KAREN
1127 ALEXANDRA ST SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
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ALBUQUERQUE, NM 87109



GUZMAN PRISCILLA & JORGE
1224 86TH ST SW
ALBUQUERQUE NM 87121-7900

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



PEDRONCELLI GINETTE B
8504 MESA RAE AVE SW
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ALBUQUERQUE, NM 87109



YVON FRANK
1123 ALEXANDRA ST SW
ALBUQUERQUE NM 87121-4324

MODULUS ARCHITECTS INC.
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SALAZAR MONICA O
1027 ALEXANDRA ST SW
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MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



RAMIREZ GEORGE & VIDALITA L
8516 MESA REAL AVE SW
ALBUQUERQUE NM 87121-7982

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100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



MADRID EVETTE E & JAMES A
1108 ALEXANDRA ST SW
ALBUQUERQUE NM 87121-4323

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SHAVER CYNTELLA K
1201 SCOTTY CT SW
ALBUQUERQUE NM 87105

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ALBUQUERQUE, NM 87109



SANTOS KYLE RIC P
8404 BOSQUE POINTE AVE SW
ALBUQUERQUE NM 87121-4331

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ALBUQUERQUE, NM 87109



JIMENEZ J ANTONIO CASTANEDA
1155 ALEXANDRA ST SW
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MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



HERNANDEZ ELADIO F & SUGHEY G
1028 ALEXANDRA ST SW
ALBUQUERQUE NM 87121-1207

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



SOLANO CANDELARIO & ERIKA I
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MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



RODRIGUEZ ADAM V
1205 SCOTTY CT SW
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MODULUS ARCHITECTS INC.
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ALBUQUERQUE, NM 87109



URQUIDI LIZETH
1039 ALEXANDRA ST SW
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100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



ROMERO ALEXANDREA E & PORRAS JACOB
M
1128 ALEXANDRA ST SW
ALBUQUERQUE NM 87121-4323

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



LOPEZ ERNEST L & JEANETTE
1208 SAPPHIRE ST SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



SCHRAEDER JOSHUA M
1147 ALEXANDRA ST SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



STEVENS KRISTIN & RANDY J
1109 ALEXANDRA ST SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



GARCIA ALBERT G & MARCELLA T
8509 SAPPHIRE ST SW
ALBUQUERQUE NM 87105

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



SANDOVAL RICHARD A & ANDREA M
1019 ALEXANDRA ST SW
ALBUQUERQUE NM 87121

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



CATTO TALITA C
8024 DECATUR ST
WESTMINSTER CO 80031-7215

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
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MONTOYA DEBORAH A
1116 ALEXANDRA ST SW
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MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



JAURIGUI GUADALUPE & SOFIA SANDOVAL
8405 DESERT POINTE AVE SW
ALBUQUERQUE NM 87121-1206

MODULUS ARCHITECTS INC.
100 SUN AVENUE NE, SUITE 600
ALBUQUERQUE, NM 87109



RAMOS JESUS A
1115 ALEXANDRA ST SW
ALBUQUERQUE NM 87121



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Account #: XXXXXXXXXXXXX1521

Approval #: 035973

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Sign Posting

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from _____ To _____

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.

Regina Skaya
(Applicant or Agent)

5/5/2022
(Date)

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

PROJECT NUMBER: _____